

***MEADOW VIEW  
AT TWIN CREEKS***

*Community Development District*

*JULY 18, 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

July 15, 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, July 18, 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. Financing Matters
  - A. Update on Phase 2B Financing
  - B. Consideration of Supplemental Investment Banking Agreement with MBS
  - C. Authorization for Bond Counsel to Prepare Bond Related Documents
  - D. Authorization for District Engineer and Assessment Consultant to Prepare Supplemental Reports
- IV. Approval of the Minutes of the June 20, 2019 Meeting
- V. Acceptance of the Fiscal Year 2018 Audit Report
- VI. Consideration of Proposals
  - A. KAD Electric Company for Electrical Work on Street Signs
  - B. ECS Florida, LLC for Geotechnical Exploration Services in Phase 3B
- VII. Update Regarding the Fiscal Year 2020 Budget
- VIII. Update Regarding Amenity Center Operations and Events
- IX. Consideration of Street Parking Policies
- X. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Requisition Summary
    - 2. Hughes Brothers Change Order No. 3 – Phase 2
    - 3. Hughes Brothers Change Order No. 17 – Phase 1
  - 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. 37
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – August 15, 2019 at 10:00 a.m. at the offices of GMS
- XIV. Adjournment

The third order of business is financing matters related to phase 2B. Enclosed for your review and approval is a copy of the supplemental investment banking agreement with MBS Capital Markets.

Enclosed under the fourth order of business is a copy of the minutes of the June 20, 2019 meeting for your review.

The fifth order of business is acceptance of the Fiscal Year 2018 audit report. A copy of the audit report is enclosed for your review.

The sixth order of business is consideration of proposals from KAD electric company for electrical work on street signs and ECS Florida, LLC for geotechnical exploration services in phase 3B. Copies of both proposals 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.

The ninth order of business is consideration of street parking policies. A copy of the proposed policies will be provided under separate cover.

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  
July 18, 2019  
10:00 a.m.

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

- I. Call to Order
- II. Public Comment
- III. Financing Matters
  - A. Update on Phase 2B Financing
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- IX. Consideration of Street Parking Policies
- X. Staff Reports
  - A. District Counsel

B. District Engineer

1. Requisition Summary
2. Hughes Brothers Change Order No. 3 – Phase 2
3. Hughes Brothers Change Order No. 17 – Phase 1

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. 37

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – August 15, 2019 at 10:00 a.m. at the offices of GMS

XIV. Adjournment

### *THIRD ORDER OF BUSINESS*

*B.*





## MBS CAPITAL MARKETS, LLC

### SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED MARCH 17, 2016 REGARDING BOND ISSUANCES BY MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

July 18, 2019

Board of Supervisors  
Meadow View at Twin Creeks Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (“Underwriter”) and the Board of Supervisors of the Meadow View at Twin Creeks Community Development District (“District”) entered into an Investment Banking Agreement effective March 17, 2016 (“Agreement”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Series 2019A-3 & 2019A-4 Special Assessment Bonds (collectively, the “Bonds”) in order to fund certain public infrastructure improvements for the 2019 Projects outlined in the District’s Capital Improvement Program, as updated in the Engineer’s Report to be prepared for Phase 2B of Beacon Lakes. It is the District’s intent to engage the Underwriter to provide investment banking services for the issuance of the Bonds.

**1. Scope of Services:** The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.



## **MBS CAPITAL MARKETS, LLC**

- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

[Signature Page to Follow]



## MBS CAPITAL MARKETS, LLC

Sincerely,  
**MBS Capital Markets, LLC**

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Rhonda Mossing  
Managing Partner

Approved and Accepted By:

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Title:

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Date:

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## **MBS CAPITAL MARKETS, LLC**

### **EXHIBIT A**

#### **Disclosures Concerning the Underwriter's Role**

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

#### **Disclosure Concerning the Underwriter's Compensation**

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

#### **Conflicts of Interest**

**Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than

the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

**Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the



## MBS CAPITAL MARKETS, LLC

resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

## *FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, 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.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager
Leah Tincher	Amenity Manager
Lisa Cathell	BBX Capital (by phone)

The following is a summary of the discussions and actions taken at the June 20, 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 10:15 a.m.

**SECOND ORDER OF BUSINESS**                      **Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**                      **Minutes**

**A. Approval of the Minutes of the May 16, 2019 Meeting**

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the minutes of the May 16, 2019 meeting were approved as presented.
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**B. Acceptance of the Minutes of the May 16, 2019 Audit Committee Meeting**

On MOTION by Mr. Blanchard seconded by Mr. Kovacic with all in favor the minutes of the May 16, 2019 audit committee meeting were accepted.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the FY19 Audit Engagement Letter with Grau & Associates**

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the Grau & Associates engagement letter for FY19 audit services was accepted.

**FIFTH ORDER OF BUSINESS**

**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**

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the agreements with Clary & Associates for platting services and the agreement with ECS Florida for construction material testing were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Lake Maintenance**

Mr. Oliver stated although we budgeted for lake maintenance during FY19 we haven't actually used any lake maintenance services up to this point. Brian Stephens has provided two proposals each from Lake Doctors and Future Horizons. One would be 12 visits per year and the other would be 24 visits per year. For the 12 visits per year Future Horizons would be \$11,220 and Lake Doctors would be \$15,600. For 24 visits per year Future Horizons would be \$13,220 and Lake Doctors would be \$20,280. During our discussion Brian recommended 12 visits because the lakes are fairly new and we haven't had problems. If they do find problems they can be called back for additional treatments at no additional charge.

Mr. Parker asked Aaron have you ever used Future Horizons?

Mr. Lyman stated I don't. We've used Lake Doctors for almost 20 years so I know them.

Mr. Oliver stated I will say that Lake Doctors is the gold standard up here in Northeast Florida.

Mr. Lyman stated I've never had an issue with them.



Mr. Stephens stated we do use both companies and I've never had an issue with either company. I've actually got Future Horizons on more properties now than I do Lake Doctors and their prices are why but we haven't had any issues with them.

Mr. Parker asked what did we budget?

Mr. Oliver stated \$12,000.

Mr. Lyman asked if we weren't happy with either one what is the cancellation notice?

Mr. Oliver stated 30 days.

Mr. Lyman stated I would recommend going with the low bidder and give it a shot.

Mr. Parker stated if we go with 24 treatments then we are over budget by \$1,300. If we don't we're under budget by \$800 and if the lakes look bad it's their problem.

Mr. Oliver stated they both have callback provisions at no additional costs.

Mr. Parker asked any chance to go back to Future Horizons and say they can have the job at \$10,000 for 12 treatments?

Mr. Stephens stated I can certainly ask.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Future Horizons proposal for lake maintenance services was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Update Regarding the Fiscal Year 202 Budget**

Mr. Oliver stated this is the same budget that you approved at the last meeting. I did have a call earlier this week with Lisa and some other folks. The only question that we can talk about today or offline is what you want to do in terms of the 302 units that are on-roll this year. Do you want to leave them at the same assessment levels or do you want some type of increase on that?

Ms. Cathell stated we're not going to pass along the increase.

#### **EIGHTH ORDER OF BUSINESS**

#### **Update Regarding Process and Timeline for Next Bond Series Issue**

Mr. Parker stated I think we need to call Ed to get that started. I think we're looking at November for funding but we're going to get the process started and then we will deal with that timing as it comes up.

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

Ms. Tinchler stated we are having a July 4<sup>th</sup> pool party from 11:00-2:00 and we will have a DJ, family games and food.

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

Mr. Earlywine stated we're working on some request for proposals for the landscape and irrigation for the townhomes and phase two. There are a couple of different bids that don't require formal packages and that's the townhomes and phase two hardscape, as well as the condo installation and I think Aaron is working on getting some proposals out on those. There are however two formal RFPs that we need, one is for townhomes and one for phase two and they deal with the landscape and irrigation. It's the same RFP package that we've used in the past and we're just looking for authorization from the board to move forward with advertising those requests for proposals.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor authorizing staff to issue an RFP for townhomes and phase two landscape and irrigation was approved.

**B. District Engineer – Requisition Summary**

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

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the requisition summary was approved.

Mr. Lockwood stated we're going to work with the contractor on change order number three to resolve minor differences in quantities.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor Hughes Brothers change order number three was approved subject to verifying quantities of stripping, fine grading slopes and sod.

**C. District Manager**

There being none, the next item followed.

**D. Amenity Manager – Report**

The operations manager reviewed his report, a copy of which was included in the agenda package.

**ELEVENTH ORDER OF BUSINESS                      Financial Reports**

- A. Balance Sheet & Income Statement**
- B. Assessment Receipts Schedule**
- C. Check Register**

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the check register was approved.
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**D. Funding Request No. 36**

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor funding request number 36 was approved.
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**TWELFTH ORDER OF BUSINESS                      Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – July 18, 2019 at 10:00 a.m. at the Offices of GMS**

**FOURTEENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Blanchard seconded by Mr. Parker with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*FIFTH ORDER OF BUSINESS*

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

**ANNUAL FINANCIAL REPORT**

**September 30, 2018**

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

**ANNUAL FINANCIAL REPORT**

**September 30, 2018**

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Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Meadow View at Twin Creeks Community Development District as of and for the year ended September 30, 2018, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, as of September 30, 2018, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated June 26, 2019 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Meadow View at Twin Creeks Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 26, 2019



**Meadow View at Twin Creeks Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2018**

Management's discussion and analysis of Meadow View at Twin Creeks Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in two categories; 1) restricted, and 2) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Meadow View at Twin Creeks Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2018**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities of the District are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2018.

- ◆ The District's total assets exceeded total liabilities by \$2,071,353 (net position). Unrestricted net position for Governmental Activities was \$(2,487,165). Restricted net position was \$1,562,548 and net investment in capital assets was \$2,995,970.
- ◆ Governmental activities revenues totaled \$5,115,910 while governmental activities expenses totaled \$1,544,039.

**Meadow View at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2018</b>	<b>2017</b>
Current assets	\$ 567,060	\$ 41,549
Restricted assets	2,298,436	12,560,332
Capital assets	21,621,086	9,641,968
<b>Total Assets</b>	<b>24,486,582</b>	<b>22,243,849</b>
Current liabilities	3,430,229	2,479,367
Non-current liabilities	18,985,000	21,265,000
<b>Total Liabilities</b>	<b>22,415,229</b>	<b>23,744,367</b>
Net investment in capital assets	2,995,970	-
Restricted net position	1,562,548	-
Unrestricted	(2,487,165)	(1,500,518)
<b>Total Net Position</b>	<b>\$ 2,071,353</b>	<b>\$ (1,500,518)</b>

The increase in current assets is related to an increase in assessments receivable in the current year.

The decrease in restricted assets and increase in capital assets is related to capital project activity in the current year.

The increase in current liabilities is related to the contracts/retainage payable at year end.

The decrease in non-current liabilities is related to principal payments in the current year.

**Meadow View at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District.

**Financial Activity**

	<b>Governmental Activities</b>	
	<b>2018</b>	<b>2017</b>
Program Revenues		
Charges for services	\$ 4,917,838	\$ -
Operating grants and contributions	178,308	97,353
General Revenues		
Investment earnings	15,861	24,387
Miscellaneous revenues	3,903	-
Total Revenues	<u>5,115,910</u>	<u>121,740</u>
Expenses		
General government	137,986	92,744
Physical environment	37,470	-
Transportation	552	-
Interest on long-term debt	1,368,031	1,540,550
Total Expenses	<u>1,544,039</u>	<u>1,633,294</u>
Change in Net Position	3,571,871	(1,511,554)
Net Position - Beginning of Year	<u>(1,500,518)</u>	<u>11,036</u>
Net Position - End of Year	<u>\$ 2,071,353</u>	<u>\$ (1,500,518)</u>

The increase in charges for services is related to special assessments that were collected in the current year.

The increase in general government and physical environment expenses is related to increased engineering fees and landscape maintenance in the current year.

**Meadow View at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2018**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2018 and 2017.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2018</u>	<u>2017</u>
Construction in progress	<u>\$ 21,621,086</u>	<u>\$ 9,641,968</u>

The current year activity was capital additions to construction in progress of \$11,979,118.

**General Fund Budgetary Highlights**

The budget exceeded governmental expenditures primarily because actual repairs and maintenance expenses were less than anticipated.

There were no amendments to the September 30, 2018 budget.

**Debt Management**

In November 2016, the District issued \$21,435,000 Special Assessment Bonds Series 2016A1, Series 2016A2 and Series 2016B. These bonds were issued to finance the acquisition and construction of certain improvements within the District. The balance outstanding at September 30, 2018 was \$19,135,000.

**Economic Factors and Next Year's Budget**

The District has issued additional debt and anticipates major construction projects for infrastructure maintenance programs will continue in 2019.

**Request for Information**

The financial report is designed to provide a general overview of Meadow View at Twin Creeks Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Meadow View at Twin Creeks Community Development District, c/o GMS LLC., 475 West Town Place, Suite 114 World Golf Village, St. Augustine, FL 32092.

**Meadow View at Twin Creeks Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2018**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 75,579
Accounts receivable	43,743
Assessments receivable	446,158
Prepaid expenses	1,580
Total Current Assets	<u>567,060</u>
Non-current Assets	
Restricted assets	
Investments	2,298,436
Capital assets, not being depreciated	
Construction in progress	21,621,086
Total Non-current Assets	<u>23,919,522</u>
Total Assets	<u>24,486,582</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	44,076
Contracts/retainage payable	2,726,323
Unearned revenues	56,676
Accrued interest	453,154
Bonds payable	150,000
Total Current Liabilities	<u>3,430,229</u>
Non-current liabilities	
Bonds payable	18,985,000
Total Liabilities	<u>22,415,229</u>
<b>NET POSITION</b>	
Net investment in capital assets	2,995,970
Restricted-debt service	1,562,548
Unrestricted	(2,487,165)
Total Net Position	<u>\$ 2,071,353</u>

*See accompanying notes to financial statements.*

**Meadow View at Twin Creeks Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2018**

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Services</u></b>		<b>Net (Expense)</b>
		<b><u>Charges for</u></b>	<b><u>Operating</u></b>	<b>Revenues and</b>
		<b><u>Services</u></b>	<b><u>Grants and</u></b>	<b>Changes in</b>
			<b><u>Contributions</u></b>	<b>Net Position</b>
				<b><u>Governmental</u></b>
				<b><u>Activities</u></b>
Governmental Activities				
General government	\$ (137,986)	\$ -	\$ 139,789	\$ 1,803
Physical environment	(37,470)	-	37,960	490
Transportation	(552)	-	559	7
Interest on long-term debt	(1,368,031)	4,917,838	-	3,549,807
Total Governmental Activities	<u>\$ (1,544,039)</u>	<u>\$ 4,917,838</u>	<u>\$ 178,308</u>	<u>3,552,107</u>
<b>General revenues:</b>				
Investment earnings				15,861
Miscellaneous revenues				3,903
Total General Revenues				<u>19,764</u>
Change in Net Position				3,571,871
Net Position - October 1, 2017				(1,500,518)
Net Position - September 30, 2018				<u>\$ 2,071,353</u>

*See accompanying notes to financial statements.*

**Meadow View at Twin Creeks Community Development District**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**September 30, 2018**

	General	Debt Service 2016-A	Debt Service 2016-B	Capital Projects 2016-A	Capital Projects 2016-B	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 75,579	\$ -	\$ -	\$ -	\$ -	\$ 75,579
Accounts receivable	43,743	-	-	-	-	43,743
Assessments receivable	-	164,008	282,150	-	-	446,158
Prepaid expenses	1,580	-	-	-	-	1,580
Restricted assets						
Investments, at fair value	-	1,796,539	282,889	195	218,813	2,298,436
Total Assets	<u>\$ 120,902</u>	<u>\$ 1,960,547</u>	<u>\$ 565,039</u>	<u>\$ 195</u>	<u>\$ 218,813</u>	<u>\$ 2,865,496</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>						
<b>LIABILITIES</b>						
Accounts payable and accrued expenses	\$ 44,076	\$ -	\$ -	\$ -	\$ -	\$ 44,076
Contracts/retainage payable	-	-	-	-	2,726,323	2,726,323
Unearned revenues	56,676	-	-	-	-	56,676
Total Liabilities	<u>100,752</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,726,323</u>	<u>2,827,075</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred revenues	<u>43,743</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>43,743</u>
<b>FUND BALANCES</b>						
Nonspendable-prepays	1,580	-	-	-	-	1,580
Restricted:						
Debt service	-	1,960,547	565,039	-	-	2,525,586
Capital projects	-	-	-	195	-	195
Unassigned	<u>(25,173)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,507,510)</u>	<u>(2,532,683)</u>
Total Fund Balances	<u>(23,593)</u>	<u>1,960,547</u>	<u>565,039</u>	<u>195</u>	<u>(2,507,510)</u>	<u>(5,322)</u>
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 120,902</u>	<u>\$ 1,960,547</u>	<u>\$ 565,039</u>	<u>\$ 195</u>	<u>\$ 218,813</u>	<u>\$ 2,865,496</u>

See accompanying notes to financial statements.



**Meadow View at Twin Creeks Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2018**

Total Governmental Fund Balances	\$ (5,322)
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported in the fund level statements.	21,621,086
Deferred inflows of resources are not current financial resources and therefore are not reported at the funds level.	43,743
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore, are not reported at the fund level statements.	(19,135,000)
Accrued interest expense for long-term debt is not a financial use and therefore, is not reported in the fund level statements.	<u>(453,154)</u>
Net Position of Governmental Activities	<u><u>\$ 2,071,353</u></u>

*See accompanying notes to financial statements.*

**Meadow View at Twin Creeks Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2018**

	General	Debt Service 2016A	Debt Service 2016B	Capital Projects 2016A	Capital Projects 2016B	Total Governmental Funds
<b>Revenues</b>						
Special assessments	\$ -	\$ 4,353,538	\$ 564,300	\$ -	\$ -	\$ 4,917,838
Developer contributions	138,877	-	-	-	-	138,877
Investment earnings	-	2,154	808	1,245	11,654	15,861
Miscellaneous revenues	3,903	-	-	-	-	3,903
Total Revenues	<u>142,780</u>	<u>4,355,692</u>	<u>565,108</u>	<u>1,245</u>	<u>11,654</u>	<u>5,076,479</u>
<b>Expenditures</b>						
Current						
General government	137,986	-	-	-	-	137,986
Physical environment	37,470	-	-	-	-	37,470
Transportation	552	-	-	-	-	552
Capital outlay	-	-	-	1,156,767	10,822,351	11,979,118
Debt service						
Principal	-	2,300,000	-	-	-	2,300,000
Interest	-	670,668	564,300	-	-	1,234,968
Total Expenditures	<u>176,008</u>	<u>2,970,668</u>	<u>564,300</u>	<u>1,156,767</u>	<u>10,822,351</u>	<u>15,690,094</u>
Excess Revenue over/(under) Expenditures	<u>(33,228)</u>	<u>1,385,024</u>	<u>808</u>	<u>(1,155,522)</u>	<u>(10,810,697)</u>	<u>(10,613,615)</u>
<b>Other Financing Sources (Uses)</b>						
Transfers in	-	-	-	510	647	1,157
Transfers out	-	(510)	(647)	-	-	(1,157)
Total Other Financing Sources /(Uses)	<u>-</u>	<u>(510)</u>	<u>(647)</u>	<u>510</u>	<u>647</u>	<u>-</u>
Net change in fund balances	(33,228)	1,384,514	161	(1,155,012)	(10,810,050)	(10,613,615)
Fund Balances - October 1, 2017	<u>9,635</u>	<u>576,033</u>	<u>564,878</u>	<u>1,155,207</u>	<u>8,302,540</u>	<u>10,608,293</u>
Fund Balances - September 30, 2018	<u>\$ (23,593)</u>	<u>\$ 1,960,547</u>	<u>\$ 565,039</u>	<u>\$ 195</u>	<u>\$ (2,507,510)</u>	<u>\$ (5,322)</u>

See accompanying notes to financial statements.

**Meadow View at Twin Creeks Community Development District  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2018**

Net Change in Fund Balances - Total Governmental Funds	\$(10,613,615)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current period.	11,979,118
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Principal payments on long-term debt are reported as expenditures at the fund level, however, these payments reduce non-current liabilities at the government-wide level.	2,300,000
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Revenues that do not provide current financial resources are recognized as deferred inflows of resources at the fund level. This is change in unavailable revenues in the current year.	39,431
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net difference between the prior year and the current year accruals.	<u>(133,063)</u>
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Change in Net Position of Governmental Activities	<u><u>\$ 3,571,871</u></u>
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*See accompanying notes to financial statements.*

**Meadow View at Twin Creeks Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –**  
**GENERAL FUND**

**For the Year Ended September 30, 2018**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
Revenues				
Developer Contributions	\$ 402,012	\$ 402,012	\$ 138,877	\$ (263,135)
Miscellaneous revenues	-	-	3,903	3,903
Total Revenues	<u>402,012</u>	<u>402,012</u>	<u>142,780</u>	<u>(259,232)</u>
Expenditures				
Current				
General government	123,875	123,875	137,986	(14,111)
Physical environment	278,137	278,137	37,470	240,667
Transportation	-	-	552	(552)
Total Expenditures	<u>402,012</u>	<u>402,012</u>	<u>176,008</u>	<u>226,004</u>
Net change in fund balances	-	-	(33,228)	(33,228)
Fund Balances - October 1, 2017	<u>-</u>	<u>-</u>	<u>9,635</u>	<u>9,635</u>
Fund Balances - September 30, 2018	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (23,593)</u>	<u>\$ (23,593)</u>

*See accompanying notes to financial statements.*

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Meadow View at Twin Creeks Community Development District (the District) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on March 7, 2016 by the St. Johns County, Florida pursuant to Ordinance 2016-11 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing, acquire, construct, operation and maintain infrastructure and community facilities necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining infrastructure, earthwork, water, sewer, reuse, and drainage system, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements, and other infrastructure projects within or without the boundaries of the Meadow View at Twin Creeks Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of two or four years. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present Meadow View at Twin Creeks Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include separate columns for the governmental and business-type activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which normally are supported by special assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service 2016-A – Accounts for debt service requirements to retire the special assessment bonds, used to finance the construction of District infrastructure.

Debt Service 2016-B – Accounts for debt service requirements to retire the special assessment bonds, which were used to finance the construction of District infrastructure.

Capital Projects 2016-A – Accounts for construction of infrastructure improvements within the boundaries of the District.

Capital Projects 2016-B – Accounts for construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, due to developer and accrued compensated absences be reported in the governmental activities column in the government-wide Statement of Net Position.



**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**b. Capital Assets**

Capital assets, which include construction in progress, land, buildings and other improvements and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements will be capitalized as projects are constructed.

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**c. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**d. Deferred Inflows of Resources**

Deferred inflows of resources is the change of net position by the government that is applicable to a future reported period at the fund level.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds (\$(5,322)) differs from “net position” of governmental activities (\$2,071,353) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (construction in progress, that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>21,621,086</u>
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**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Deferred Inflow of Resources**

Deferred inflows of resources applicable to the District's fund level are not current financial resources and therefore, are not reported as revenues at the fund level, however, at the government-wide level revenues are recognized when earned.

Unavailable revenues	<u>\$ 43,743</u>
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**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	<u>\$ (19,135,000)</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the accrued interest on bonds, which are not reported at the fund level because they do not use current resources.

Accrued interest	<u>\$ (453,154)</u>
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**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds (\$10,613,615)) differs from the “change in net position” for governmental activities (\$3,571,871) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position increases by the capital assets purchased.

Capital outlay	\$ <u>11,979,118</u>
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**Long-term debt transactions**

Principal payments on long-term debt are reported as expenditures in the fund level but decrease liabilities at the government-wide level.

Principal payments on long-term debt	\$ <u>2,300,000</u>
--------------------------------------	---------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.

Net increase in accrued interest payable	\$ <u>(133,063)</u>
--	---------------------

**Deferred Inflows of Resources**

Deferred inflows of resources do not provide current resources and, therefore, are not reported at the fund level, however, they are recognized when earned at the government-wide level.

Unavailable revenues	\$ <u>39,431</u>
----------------------	------------------

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk. The District does, however, follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2018, the District's bank balance and the carrying value were \$75,579. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2018, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
US Bank Mmkt Managed	N/A	<u>\$ 2,298,436</u>

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above is a level 1 assets.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund and the investment in US Bank MMKT Managed represents 100% of the District's investments.

The types of investments and their level of risk exposure as of September 30, 2017 were typical of these items throughout the fiscal year. The District considers any decline in fair value for investments to be temporary.

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2018 was as follows:

	Balance 10/1/2017	Additions	Deletions	Balance 09/30/18
Capital assets, not being depreciated:				
Construction in progress	\$ 9,641,968	\$ 11,979,118	\$ -	\$ 21,621,086

**NOTE E – LONG-TERM DEBT**

The following is a summary of debt activity for the District for the year ended September 30, 2018:

	Balance 10/1/2017	Additions	Deletions	Balance 9/30/2018	Within One Year
<u>Bonds Payable</u>					
Series 2016	\$ 21,435,000	\$ -	\$ (2,300,000)	\$ 19,135,000	\$ 150,000

District debt is comprised of the following at September 30, 2018:

**Special Assessment Bonds**

\$21,435,000 Series 2016 Special Assessment Bonds (A1, A2 and B) due in annual installments through May 1, 2047 with an interest rate of 4.5% to 6.0%.

\$ 19,135,000

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2018 are as follows:

Year Ending September 30,	Principal	Interest	Total
2019	\$ 150,000	\$ 1,087,570	\$ 1,237,570
2020	155,000	1,080,235	1,235,235
2021	165,000	1,072,675	1,237,675
2022	170,000	1,064,600	1,234,600
2023	180,000	1,056,300	1,236,300
2024-2028	10,460,000	4,292,915	14,752,915
2029-2033	1,365,000	2,017,170	3,382,170
2034-2038	1,770,000	1,617,410	3,387,410
2039-2043	2,325,000	1,076,265	3,401,265
2044-2047	2,395,000	344,780	2,739,780
Totals	<u>\$ 19,135,000</u>	<u>\$ 14,709,920</u>	<u>\$ 33,844,920</u>

Summary of Significant Bonds Resolution Terms and Covenants

**Special Assessment Bonds**

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Bonds are subject to redemption at the option of the District and are also subject to extraordinary mandatory redemption prior to maturity as outlined in the Trust Indenture.

	<u>Reserve</u>	<u>Reserve</u>
	<u>Balance</u>	<u>Requirement</u>
Series 2016	<u>\$ 529,884</u>	<u>\$ 484,032</u>

**Meadow View at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2018**

**NOTE F – DEVELOPER FUNDING AGREEMENT**

The Developer has agreed to enter into a funding agreement with the District for the District's general fund budget. The Developer agrees to make available to the District the monies necessary for the operations of the District as called for in the approved budgets for 2016 through 2018. Budgets shall be amended as needed. Payments are made by the Developer in lieu of taxes, fees or assessments that might otherwise be imposed or levied by the District.

**NOTE G – MANAGEMENT AGREEMENTS**

The District has contracted with a management company to perform management consulting services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. It should be noted that any suit or action brought or maintained against the district for damages arising out of tort, including, without limitation, any claim arising upon account of an act causing an injury or loss of property, personal injury, or death, shall be subject to the limitations provided in Section 768.28, Florida Statutes.

**NOTE I – SUBSEQUENT EVENTS**

Subsequent to year end, the District paid off the Series 2016A-2 Bonds by making bond prepayments of \$1,475,000, \$800,000, and \$915,000 in November 2018, February 2019 and May 2019, respectively.

The District made bond prepayments on the Series 2016B Bonds in December 2018 and March 2019 of \$3,400,000 and \$1,425,000, respectively.

In November 2018, the District issued Special Assessment Revenue Bonds, Series 2018A-1 and Series 2018A-2 in the amount of \$8,955,000 and \$7,535,000 respectively. Proceeds from the Series 2018A Bonds will fund the acquisition and construction of improvements comprising the Series 2018A Project.

In February 2019, the District issued Special Assessment Revenue Bonds, Series 2019A-1 and Series 2019A-2 in the amount of \$3,660,000 and \$4,450,000, respectively. Proceeds from the Series 2019A Bonds will fund the acquisition and construction of improvements comprising the Series 2019A Project.





Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of Meadow View at Twin Creeks Community Development District, as of and for the year ended September 30, 2018, and the related notes to the financial statements, and have issued our report thereon dated June 26, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Meadow View at Twin Creeks Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Meadow View at Twin Creeks Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Meadow View at Twin Creeks Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To The Board of Supervisors  
Meadow View at Twin Creeks Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Meadow View at Twin Creeks Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants  
Fort Pierce, Florida

June 26, 2019



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

## **MANAGEMENT LETTER**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### **Report on the Financial Statements**

We have audited the financial statements of the Meadow View at Twin Creeks Community Development District as of and for the year ended September 30, 2018, and have issued our report thereon dated June 26, 2019.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2019, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Meadow View at Twin Creeks Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Meadow View at Twin Creeks Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Meadow View at Twin Creeks Community Development District. It is management's responsibility to monitor the Meadow View at Twin Creeks Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2018.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 26, 2019



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2018. Management is responsible for Meadow View at Twin Creeks Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Meadow View at Twin Creeks Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Meadow View at Twin Creeks Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Meadow View at Twin Creeks Community Development District's compliance with the specified requirements.

In our opinion, Meadow View at Twin Creeks Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2018.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 26, 2019

*SIXTH ORDER OF BUSINESS*

*A.*

# PROPOSAL



EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

Date: 7/2/19

To: Aaron Lyman

Of (company): Meadow View @ Twin Creek CDD

City, State, Zip: St. Aug., FL 32902

Good until: \_\_\_\_\_

Project name: Beacon Lakes stop signs

We propose to furnish all material and perform all labor necessary to complete the following:

Add electrical panel with meter and power to (2) stop signs in Area A

Boring conduit under intersection

Add electrical power to Sign from existing panel B Area B

Boring conduit under intersection

Add electrical panel with meter and power to (2) stop signs in Area C

Boring conduit under intersection twice

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: Twenty three thousand seven hundred

Dollars \$ 23,700

Payments to be made as follows: \_\_\_\_\_

Contractor's signature: \_\_\_\_\_

Keith A. Dease

Acceptance of proposal - The above price, 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.

Owner's signature: \_\_\_\_\_

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



*B.*



# ECS Florida, LLC

Proposal for Geotechnical Exploration and Engineering Services

Beacon Lake Phase 3B  
St. Johns County, Florida  
ECS Proposal Number 35-15546

July 2, 2019





July 2, 2019

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

ECS Proposal No. 35-15546

Reference: Proposal for Geotechnical Exploration and Engineering Services  
**Beacon Lake Phase 3B**  
St. Johns County, Florida

Dear Mr. Kovacic:

ECS Florida, LLC (ECS) is pleased to submit this proposal to provide subsurface exploration and geotechnical engineering services for the above referenced project. This proposal contains our project understanding, proposed scope of services, lump sum fee, schedule of work, and authorization requirements.

#### **PROJECT UNDERSTANDING**

Based on our discussions with Mr. Scott Lockwood, P.E. with ETM, Inc., we understand that an additional phase of Beacon Lake is proposed. This phase of Beacon Lake is proposed to consist of several single-family residential lots with associated paved roadways and two stormwater ponds. Grading plans were not available at the time of this proposal preparation. We have assumed that 4 feet of fill, or less, will be required to establish finished grades in structural areas. We also understand that the stormwater ponds may be excavated to depths of up to 50 feet below existing grades. Depending on the final pond design, drawdown analyses may be required to evaluate potential impacts to the adjacent wetlands. We have included drawdown analyses as an option service herein.

#### **SCOPE OF SERVICES**

The objective of the geotechnical exploration is to provide site and subsurface information to evaluate the subsurface conditions at the site for the proposed construction. The following field services are requested:

Location	Number of Borings	Depth of Borings Below Ground Surface, feet
Roadways	18 Auger	6
Lift Station	1 SPT*	30
Stormwater Ponds	2 SPT*	50
	9 Auger	30

\*Standard Penetration Test

We will attempt to locate existing underground utilities at the site using the One-Call system. However, private utilities not registered with this system, such as irrigation systems, will need to be located by the Owner. We will locate the borings using our hand-held Global Positioning System (GPS) receivers. Please provide an electronic copy of the Site Plan in AutoCAD format to generate the coordinates for our GPS receiver.

Laboratory classification and index property tests will be performed as necessary on selected soil samples obtained from the exploration.

A geotechnical engineer, licensed in the State of Florida, will direct the geotechnical exploration and provide an engineering evaluation of the site and subsurface conditions with respect to the planned construction and imposed loading conditions. The results of the exploration and engineering evaluation will then be documented in a report containing the following:

1. A brief discussion of our understanding of the planned construction and imposed loading conditions.
2. A presentation of the field and laboratory test procedures used and the data obtained.
3. A presentation of the existing on-site conditions, such as topography, surface vegetation, etc. as they relate to the planned construction.
4. A presentation of the encountered subsurface conditions, including subsurface profiles and measured groundwater levels, estimated seasonal high groundwater levels, and estimated geotechnical engineering properties (as necessary).
5. A geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction.
6. Recommendations for lift station foundation design parameters, including our estimate of the performance of the foundation system.
7. Recommendations for pavement design.
8. The results of two slope stability analyses for the proposed stormwater pond slopes.
9. Recommendations for the required site preparation and earthwork construction.
10. OPTIONAL – Recommendations for cut-off walls to preclude impacts to the adjacent wetlands, if necessary.



**PROPOSAL ASSUMPTIONS**

ECS has made the following assumptions in developing this proposal:

- 2 full business days are needed for utility mark-up prior to the start of drilling operations.
- Drilling operations will last approximately 4-5 business days.
- Client will provide the right of access to the property.

**COST OF SERVICES**

ECS will provide the proposed geotechnical base scope of services for a lump sum fee of **\$10,300**. We will provide drawdown analyses (when requested) for a lump sum fee of **\$1,800 per pond**. If additional services are required because of unexpected field conditions encountered in our field exploration program, or because of a request for additional services, they would be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, you would be informed of our intentions for both your review and authorization.

**SCHEDULE OF WORK AND AUTHORIZATION**

We are prepared to mobilize to the site within two weeks after authorization to proceed. Preliminary verbal results and recommendations can be provided within 1 to 2 days after completion of the field drilling portion of the project. The written report containing final recommendations will be submitted within two weeks after completion of all field and laboratory testing.

Our insurance carrier requires that we receive written authorization prior to initiation of work, and a signed contract prior to the release of any work product. Your acceptance of this proposal may be indicated by signing and returning the enclosed Proposal Acceptance Form.

Thank you for the opportunity to submit this proposal to provide services and serve as your consultant. We look forward to working with you on this project, and to hopefully serve as your consultant in the future. If you have any questions, or if we can be of any additional service, please contact us at (904) 880.0960.

Respectfully submitted,  
**ECS FLORIDA, LLC**



Chris M. Egan, P.E.  
Project Engineer  
CEgan@ecslimited.com



Joey Broussard, P.E.  
Branch Manager  
JBroussard@ecslimited.com

Attachments: Proposal Acceptance Form  
ECS Terms and Conditions of Service

**PROPOSAL ACCEPTANCE FORM  
ECS FLORIDA, LLC**

**Project Name:** Beacon Lake Phase 3B  
**Location:** St. Johns County, Florida  
**Estimate:** \$10,300.00

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 Client. 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>	see above	see above
<b>Company Name:</b>		
<b>Address:</b>		
<b>Address:</b>		
<b>City, State, Zip:</b>		
<b>Telephone No.:</b>		
<b>Fax No:</b>		
<b>E-mail Address:</b>		

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.

Name	E-mail Address	Phone Number	Fax Number
BLAZE KOVACIC	BKOVACIC@BBXCAPITAL.COM		
SCOTT LOCKWOOD	LOCKWOODS@ETMINC.COM		
AARON LYMAN	ALYMAN@BBXCAPITAL.COM		
LISA CATHELL	LCATHELL@BBXCAPITAL.COM		

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

**Client Signature: x**  **Date:** 7/8/2019



## 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 CAUSES, 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.

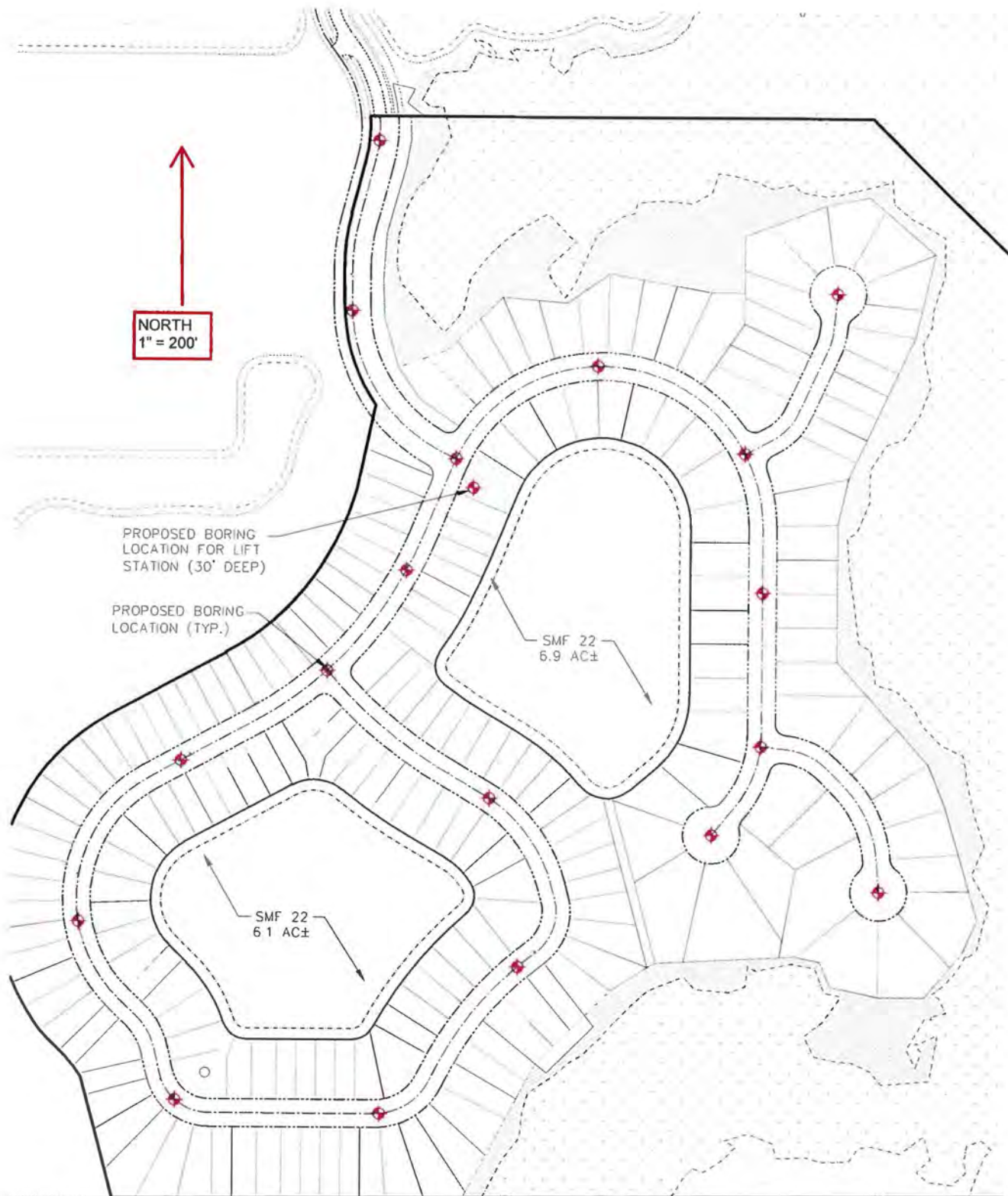
- 18.3 CLIENT agrees that ECS' liability for all non-professional liability arising out of this Agreement or the services provided as a result of the Proposal be limited to \$500,000.

## 19.0 INDEMNIFICATION

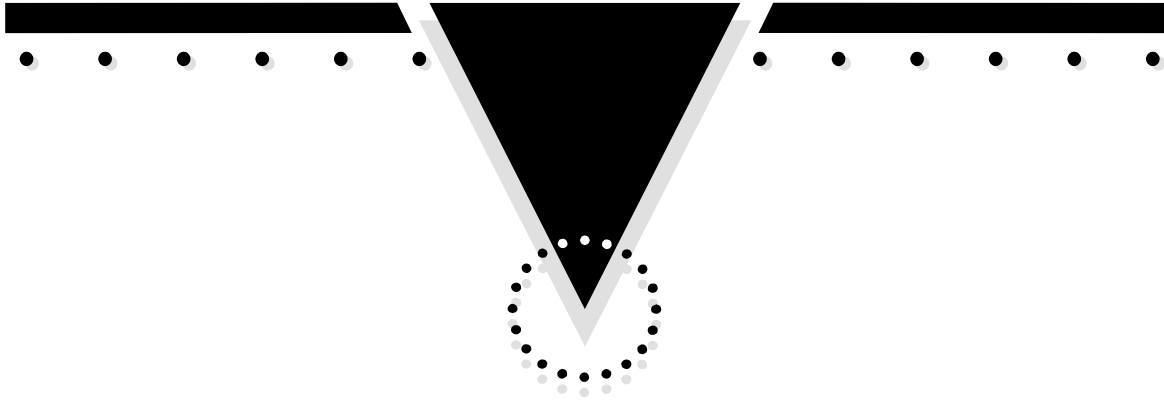
- 19.1 Subject to Section 18.0, ECS agrees to hold harmless and indemnify CLIENT from and against damages arising from ECS' negligent performance of its Services, but only to the extent that such damages are found to be caused by ECS' negligent



- 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 disproportional 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.



## *SEVENTH ORDER OF BUSINESS*



*Meadow View @ Twin Creeks  
Community Development District*

*Approved Budget*

*FY 2020*

*July 17, 2019*



# *Meadowview @ 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 6/30/19</i>	<i>Projected Next 3 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	\$518,850	\$293,029	\$811,880	\$1,088,441	\$147,439
<i>Interest/Miscellaneous Income</i>	\$0	\$18	\$12	\$30	\$0	\$0
<b><i>Total Revenues</i></b>	<b>\$941,002</b>	<b>\$518,868</b>	<b>\$293,041</b>	<b>\$811,910</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	\$13,152	\$26,533	\$20,000	\$8,000
<i>Attorney</i>	\$30,000	\$25,409	\$11,000	\$36,409	\$30,000	\$0
<i>Annual Audit</i>	\$4,000	\$2,380	\$0	\$2,380	\$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	\$4,750	\$1,250	\$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	\$33,750	\$11,250	\$45,000	\$47,250	\$2,250
<i>Information Technology</i>	\$2,000	\$1,500	\$500	\$2,000	\$2,000	\$0
<i>Telephone</i>	\$250	\$290	\$141	\$431	\$500	\$250
<i>Postage</i>	\$1,000	\$248	\$165	\$413	\$500	-\$500
<i>Insurance</i>	\$6,171	\$8,988	\$0	\$8,988	\$9,000	\$2,829
<i>Printing &amp; Binding</i>	\$4,000	\$4,674	\$1,200	\$5,874	\$4,000	\$0
<i>Legal Advertising</i>	\$3,000	\$799	\$906	\$1,705	\$3,000	\$0
<i>Other Current Charges</i>	\$500	\$481	\$19	\$500	\$2,500	\$2,000
<i>Office Supplies</i>	\$500	\$197	\$75	\$272	\$500	\$0
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$0	\$175	\$175	\$0
<b><i>Administrative Expenditures</i></b>	<b>\$124,796</b>	<b>\$108,084</b>	<b>\$40,858</b>	<b>\$148,943</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	\$3,663	\$2,145	\$5,808	\$9,200	\$0
<i>Electric</i>	\$55,000	\$18,497	\$9,600	\$28,097	\$40,000	(\$15,000)
<i>Water/Irrigation</i>	\$20,000	\$6,442	\$2,400	\$8,842	\$20,000	\$0
<i>Gas</i>	\$400	\$959	\$800	\$1,759	\$1,500	\$1,100
<i>Trash Removal</i>	\$6,000	\$1,294	\$706	\$2,000	\$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	\$20,000	\$15,000	\$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	\$13,333	\$5,000	\$18,333	\$25,000	\$0
<i>Pool Maintenance</i>	\$30,000	\$8,375	\$4,095	\$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	\$5,180	\$3,885	\$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 6/30/19</i>	<i>Projected Next 3 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	\$4,685	\$5,315	\$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	\$13,846	\$6,923	\$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	\$1,781	\$1,000	\$2,781	\$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>\$159,942</b>	<b>\$171,857</b>	<b>\$331,799</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	\$5,726	\$2,550	\$8,276	\$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	\$3,000	\$3,000	\$12,000	\$0
Grounds Maintenance	\$12,000	\$0	\$3,000	\$3,000	\$12,000	\$0
Pump Repairs	\$2,500	\$0	\$0	\$0	\$5,000	\$2,500
Streetlighting	\$20,000	\$13,430	\$5,400	\$18,830	\$22,000	\$2,000
Streetlight Repairs	\$5,000	\$0	\$2,500	\$2,500	\$5,000	\$0
Irrigation Repairs	\$7,500	\$0	\$3,750	\$3,750	\$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>\$214,091</b>	<b>\$80,326</b>	<b>\$294,417</b>	<b>\$370,513</b>	<b>\$73,297</b>
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$941,002</b>	<b>\$482,118</b>	<b>\$293,041</b>	<b>\$775,159</b>	<b>\$1,088,441</b>	<b>\$147,439</b>
<b><i>Excess Revenues/ Expenditures</i></b>	<b>\$0</b>	<b>\$36,751</b>	<b>\$0</b>	<b>\$36,751</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.

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## **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

**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 6/30/19</i>	<i>Projected Next 3 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	\$2,697	\$207	\$2,904	\$1,000
<i>Carry Forward Surplus</i>	\$0	1,827,032	\$0	\$1,827,032	\$229,087
<b>TOTAL REVENUES</b>	<b>\$673,326</b>	<b>\$3,917,716</b>	<b>\$75,265</b>	<b>\$3,992,982</b>	<b>\$673,463</b>
<b>Expenditures</b>					
<u>Series 2016 A1</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>Series 2016 A2</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>Principal - 05/01</i>	\$45,000	\$25,000	\$0	\$25,000	\$0
<i>Prepayments - 05/01</i>	\$0	\$890,000	\$0	\$890,000	\$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>\$153,821</b>	<b>\$75,265</b>	<b>\$229,087</b>	<b>\$229,938</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 6/30/19</i>	<i>Projected Next 3 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>Prepayments</i>	\$0	\$4,883,578	\$0	\$4,883,578	\$0
<i>Interest Income</i>	\$600	\$1,979	\$210	\$2,189	\$600
<i>Carry Forward Surplus</i>	\$0	\$282,889	\$0	\$282,889	\$139,588
<b>TOTAL REVENUES</b>	<b>\$564,900</b>	<b>\$5,305,845</b>	<b>\$137,610</b>	<b>\$5,443,455</b>	<b>\$414,988</b>
<b>Expenditures</b>					
<u>Series 2016 B</u>					
<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>TOTAL EXPENDITURES</b>	<b>\$564,300</b>	<b>\$5,303,867</b>	<b>\$0</b>	<b>\$5,303,867</b>	<b>\$274,800</b>
<b>EXCESS REVENUES</b>	<b>\$600</b>	<b>\$1,978</b>	<b>\$137,610</b>	<b>\$139,588</b>	<b>\$140,188</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 6/30/19</i>	<i>Projected Next 3 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	\$1,810	\$582	\$2,392	\$1,500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$453,126
<b>TOTAL REVENUES</b>	<b>\$1,201,623</b>	<b>\$1,201,433</b>	<b>\$582</b>	<b>\$1,202,015</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>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$249)	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$249)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$794,459</b>	<b>\$794,019</b>	<b>\$582</b>	<b>\$794,850</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 6/30/19</i>	<i>Projected Next 3 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	\$365	\$300	\$665	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$232,540
<b>TOTAL REVENUES</b>	<b>\$489,802</b>	<b>\$490,066</b>	<b>\$300</b>	<b>\$490,366</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	\$0	\$37,946	\$103,490
Principal - 05/01	\$0	\$0	\$0	\$0	\$50,000
<u>Series 2019 A2</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$129,050
Interest - 05/01	\$47,318	\$47,318	\$0	\$47,318	\$129,050
Principal - 05/01	\$0	\$0	\$0	\$0	\$55,000
<b>TOTAL EXPENDITURES</b>	<b>\$85,264</b>	<b>\$85,265</b>	<b>\$0</b>	<b>\$85,265</b>	<b>\$570,080</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$75)	\$0	(\$75)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$75)</b>	<b>\$0</b>	<b>(\$75)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$404,538</b>	<b>\$404,727</b>	<b>\$300</b>	<b>\$405,027</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**

**July 18, 2019**

1. Ratification of Requisition #151
2. Consideration of Requisitions #152 – #172 (2018 Special Assessment Bonds (2018 Project))
3. Consideration of Change Order #3 – Beacon Lake Phase 2
4. Consideration of Change Order #17 – Beacon Lake Phase 1

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

*1.*

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

**2018 Bond Series**

**REQUISITION SUMMARY**  
July 18, 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>				
7/18/2019	151	Lima Stoneworks, Inc.	Beacon Lake Phase 2/Pocket Park 2 - Materials 50% Deposit	\$ 10,830.00
<b>Requisitions to be RATIFIED-2018 Special Assessment Bonds (2018 Project)</b>				<b>\$10,830.00</b>
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
<b>TO BE APPROVED</b>				
7/18/2019	152	Hughes Brothers Construction, Inc.	Contractor Application for Payment #6 - Beacon Lake Townhomes	\$ 713,043.44
7/18/2019	153	Hughes Brothers Construction, Inc.	Contractor Application for Payment #5 - Beacon Lake Phase 2	\$ 1,057,451.12
7/18/2019	154	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 740271	\$ 7,738.50
7/18/2019	155	ECS	Beacon Lake Townhomes - Engineering and Reporting Services - Invoice 739872	\$ 825.00
7/18/2019	156	Environmental Resource Solutions, Inc.	Beacon Lake Phase 3A - Engineering and Reporting Services - 36220	\$ 1,155.00
7/18/2019	157	Environmental Resource Solutions, Inc.	Beacon Lake Phase 2B - Engineering and Reporting Services - Invoice 36221	\$ 1,965.00
7/18/2019	158	Ferguson Water Works	Beacon Lake Townhomes - Direct Purchase (June 2019)	\$ 189,513.49
7/18/2019	159	Xylem Water Solutions	Beacon Lake Townhomes - Direct Purchase (June 2019)	\$ 31,132.00
7/18/2019	160	Del Zotto Products of Florida Inc.	Beacon Lake Townhomes - Direct Purchase (June 2019)	\$ 2,615.00
7/18/2019	161	Ferguson Water Works	Beacon Lake Phase 2 - Direct Purchase (June 2019)	\$ 123,365.48
7/18/2019	162	Xylem Water Solutions	Beacon Lake Townhomes - Direct Purchase (June 2019)	\$ 3,561.00
7/18/2019	163	County Materials Corporation	Beacon Lake Townhomes - Direct Purchase (June 2019)	\$ 164,923.68
7/18/2019	164	Del Zotto Products of Florida Inc.	Beacon Lake Phase 2 - Direct Purchase (June 2019)	\$ 184,065.00
7/18/2019	165	Basham Lucas	Beacon Lake Townhomes-Invoice 7873	\$ 13,390.00
7/18/2019	166	ETM	Beacon Lakes Phase 2 Modifications (266 Lots Only) WA#16 - Invoice 191079	\$ 9,341.60
7/18/2019	167	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 191074	\$ 18,602.01
7/18/2019	168	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 191080	\$ 7,904.75
7/18/2019	169	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 191030	\$ 3,588.00
7/18/2019	170	ETM	Beacon Lake Phase 2B Civil Design (WA#13) Invoice 191042	\$ 9,831.34
7/18/2019	171	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 191038	\$ 1,730.95
7/18/2019	172	ETM	Beacon Lakes Phase 4 (200 Lots Only) WA#14 - Invoice 191044	\$ 11,285.60
<b>Requisitions to be APPROVED-2018 Special Assessment Bonds (2018 Project)</b>				<b>\$2,557,027.96</b>
<b>TOTAL REQUISITIONS TO BE APPROVED</b>				<b>\$2,567,857.96</b>

2.

# CHANGE ORDER

No. 3DATE OF ISSUANCE: June 20, 2019EFFECTIVE DATE: June 20, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 2Project: Beacon Lake Phase 2OWNER's Contract No. N.A.

ENGINEER's Contract No. \_\_\_\_\_

ENGINEER: England - Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

**Description:** Additional pond excavation for the completion of Pond 6 and hauling/placement of fill for Phase 2B (horseshoe area surrounding Pond 18) and Phase 3A**Reason for Change:** Additional pond excavation for the completion of Pond 6 and hauling/placement of fill for Phase 2B (horseshoe area surrounding Pond 18) and Phase 3A**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 5/21/19

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 10,005,624.42</u> ✓
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>2</u> <u>\$ (966,364.58)</u> ✓
Contract Price prior to this Change Order: <u>\$ 9,039,259.84</u> ✓
Net Increase/Decrease of this Change Order: <u>\$ 1,584,759.75</u> ✓
Contract Price with all approved Change Orders: <u>\$ 10,624,019.59</u> ✓

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-2-</u> Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net Increase this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: \_\_\_\_\_  
ENGINEER (Authorized Signature)By: \_\_\_\_\_  
OWNER (Authorized Signature)By: Phyllis J. Napier  
CONTRACTOR (Authorized Signature)

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

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

Date: 7/12/19

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

3.

# CHANGE ORDER

No. 17DATE OF ISSUANCE: July 11, 2019EFFECTIVE DATE: July 18, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 1Project: Beacon Lake Phase 1OWNER's Contract No. N.A.

ENGINEER's Contract No. \_\_\_\_\_

ENGINEER: England - Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

Description: See attachedReason for Change: See attachedAttachments: (List documents supporting change) See Hughes Brothers Construction, Inc. correspondence dated 4/2/2019

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 10,741,279.64</u> ✓
Net <del>Increase</del> /Decrease from previous Change Orders No. <u>0</u> to No. <u>16</u> <u>\$-515,615.96</u> ✓
Contract Price prior to this Change Order: <u>\$10,225,663.68</u> ✓
Net <del>Increase</del> /Decrease of this Change Order: <u>\$-6,194.55</u> ✓
Contract Price with all approved Change Orders: <u>\$10,219,469.13</u> ✓

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-16-</u> Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net Increase this Change Order: Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days)

RECOMMENDED:

By: \_\_\_\_\_  
LANDSCAPE ARCHITECT  
(Authorized Signature)

APPROVED:

By: \_\_\_\_\_  
OWNER  
(Authorized Signature)

ACCEPTED:

By: Rita J. Niche  
CONTRACTOR  
(Authorized Signature)

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

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

Date: 7/12/19

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

*D.*



***Meadow View at Twin Creeks Community Development District***  
***9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257***

**Memorandum**

**Date:** July 18, 2019  
**To:** Meadow View at Twin Creeks Board of Supervisors  
Jim Oliver, Richard Whetsel  
**From:** Danielle Simpson, Leah Tincher & Brian Stephens  
Facility Operations Manager, Facility Manager & Operations Manager  
**Re:** Meadow View at Twin Creeks CDD  
Monthly Operations Report

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

**Landscape/Irrigation:**

- Two (2) irrigation repairs were made.

**Amenities:**

- RMS continues Pool and Janitorial Service three (3) days a week.
- The clubhouse and gazebo rentals continue to be reserved.
- Southeast Fitness has done the preventive maintenance on the fitness equipment.
- Southeast Fitness was contacted again to re-tightened screws on the benches and chairs.
- The Health Department inspected the kitchen on Monday, June 10<sup>th</sup> and passed. We have received temporary licensing.
- Charlie's Grille had its opening day on Saturday, June 29<sup>th</sup>.
- The Tennis Court fence and windscreens were repaired.
- One (1) pool deck lightbulb was replaced.
- The Activity Pool chemical injector pump was repaired.
- The Pool Permits have been posted for 2019-2020.
- All of the AC filters have been changed.
- A water leak was repaired on the ADA lift chair in the Competition Pool.
- For the July 4<sup>th</sup> Pool Party, Charlie's Grille was open, corn hole games were played, prizes were awarded and residents enjoyed the DJ.

- Upcoming events:
  - Food Truck Friday's have been planned through August
  - Back to School Bash – August 10<sup>th</sup>
  - Family Movie Night – August 23<sup>rd</sup>
  - Labor Day Pool Party – Sept. 2<sup>nd</sup>
- Pool towels were available for residents to sign out on July 4<sup>th</sup>.
- Fitness Center towels were available for residents to use beginning July 4<sup>th</sup>.
- Weekly emails continue to go out to residents to remind them of upcoming events & dates.
- Amenity Manager's schedule change started on Saturday, June 22<sup>nd</sup> and will be on-site Saturday's from 9 am – 5 pm and Sunday's from 1 pm – 5 pm.
- RMS continues to pressure wash deck furniture & Lake House once (1) per week.
- RMS Lifeguards are on-site seven (7) days a week from 10:30 am – 4:30 pm
- RMS will be on-site for the Community Meeting scheduled for Wednesday, July 10<sup>th</sup> at 7:00 pm

**Community:**

- Multiple street signs have been straightened.
- The curbing on Lens Court has been cleaned.
- The fountain timers have been reset due to a power outage.

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 at (904) 874-7377.

## *ELEVENTH ORDER OF BUSINESS*

*A.*

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

*Unaudited Financial Statements*

*as of*

*June 30, 2019*

*Meadow View at Twin Creeks*

*Community Development District*

*Combined Balance Sheet*

June 30, 2019

	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>Totals</i>
<b><u>Assets:</u></b>				
Cash	\$20,111	---	---	\$20,111
Investments:				
Custody - US Bank	\$16,317	---	---	\$16,317
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,551	---	\$133,551
Interest	---	\$0	---	\$0
Revenue	---	\$124,484	---	\$124,484
<b><u>Series 2016 A2</u></b>				
Revenue	---	\$28,940	---	\$28,940
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	---	---	\$940	\$940
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$184,058	---	\$184,058
Interest	---	\$241,425	---	\$241,425
Revenue	---	\$677	---	\$677
Construction	---	---	\$996,147	\$996,147
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$210,980	---	\$210,980
Revenue	---	\$591	---	\$591
<b><u>Series 2019 A1</u></b>				
Reserve	---	\$77,269	---	\$77,269
Interest	---	\$103,490	---	\$103,490
Revenue	---	\$102	---	\$102
Construction	---	---	\$7,315,342	\$7,315,342
Cost of Issuance	---	---	\$17,015	\$17,015
<b><u>Series 2019 A2</u></b>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$129,050	---	\$129,050
Revenue	---	\$127	---	\$127
Due From Developer	\$19,859	---	---	\$19,859
Electric Deposits	\$3,385	---	---	\$3,385
<b>Total Assets</b>	<b>\$59,672</b>	<b>\$1,769,420</b>	<b>\$8,329,799</b>	<b>\$10,158,891</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$2,380	---	---	\$2,380
<b><u>Fund Balances:</u></b>				
Restricted for Capital Projects	---	---	\$8,329,799	\$8,329,799
Restricted for Debt Service	---	\$1,769,420	---	\$1,769,420
Unassigned	\$57,292	---	---	\$57,292
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$59,672</b>	<b>\$1,769,420</b>	<b>\$8,329,799</b>	<b>\$10,158,891</b>

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

*Statement of Revenues & Expenditures*  
*For The Period Ending June 30, 2019*

	<i>Adopted Budget</i>	<i>Prorated Thru 6/30/19</i>	<i>Actual Thru 6/30/19</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
<i>Developer Contributions</i>	\$639,014	\$257,691	\$257,691	\$0
<i>Assessments - Direct</i>	\$301,988	\$261,159	\$261,159	\$0
<i>Interest/Miscellaneous Income</i>	\$0	\$0	\$18	\$18
<b><i>TOTAL REVENUES</i></b>	<b>\$941,002</b>	<b>\$518,850</b>	<b>\$518,868</b>	<b>\$18</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
<i>Engineering</i>	\$12,000	\$9,000	\$13,381	(\$4,381)
<i>Attorney Fees</i>	\$30,000	\$22,500	\$25,409	(\$2,909)
<i>Annual Audit</i>	\$4,000	\$4,000	\$2,380	\$1,620
<i>Arbitrage</i>	\$1,200	\$0	\$0	\$0
<i>Dissemination</i>	\$5,000	\$3,750	\$4,750	(\$1,000)
<i>Trustee Fees</i>	\$10,000	\$10,000	\$11,062	(\$1,062)
<i>Management Fees</i>	\$45,000	\$33,750	\$33,750	\$0
<i>Information Technology</i>	\$2,000	\$1,500	\$1,500	(\$0)
<i>Telephone</i>	\$250	\$188	\$290	(\$103)
<i>Postage</i>	\$1,000	\$750	\$248	\$502
<i>Insurance</i>	\$6,171	\$6,171	\$8,988	(\$2,817)
<i>Printing and Binding</i>	\$4,000	\$3,000	\$4,674	(\$1,674)
<i>Legal Advertising</i>	\$3,000	\$2,250	\$799	\$1,451
<i>Other Current Charges</i>	\$500	\$375	\$481	(\$106)
<i>Office Supplies</i>	\$500	\$375	\$197	\$178
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$175	\$0
<b><i>ADMINISTRATIVE EXPENDITURES</i></b>	<b>\$124,796</b>	<b>\$97,784</b>	<b>\$108,084</b>	<b>(\$10,301)</b>
<b><u>AMENITY CENTER:</u></b>				
<i>Utilities</i>				
<i>Telephone/Cable/Internet</i>	\$9,200	\$6,900	\$3,663	\$3,237
<i>Electric</i>	\$55,000	\$41,250	\$18,497	\$22,753
<i>Water/Irrigation</i>	\$20,000	\$15,000	\$6,442	\$8,558
<i>Gas</i>	\$400	\$300	\$959	(\$659)
<i>Trash Removal</i>	\$6,000	\$4,500	\$1,294	\$3,206
<i>Security</i>				
<i>Security Monitoring</i>	\$1,200	\$900	\$333	\$567
<i>Access Cards</i>	\$1,000	\$750	\$2,350	(\$1,600)
<i>Contracted Security</i>	\$20,000	\$15,000	\$0	\$15,000
<i>Management Contracts</i>				
<i>Facility Management</i>	\$125,000	\$93,750	\$20,000	\$73,750
<i>Pool Attendants</i>	\$48,000	\$36,000	\$3,376	\$32,624
<i>Canoe Launch Attendant</i>	\$28,800	\$21,600	\$0	\$21,600
<i>Snack Bar Attendant</i>	\$16,640	\$12,480	\$0	\$12,480
<i>Field Mgmt / Admin</i>	\$25,000	\$18,750	\$13,333	\$5,417
<i>Pool Maintenance</i>	\$30,000	\$22,500	\$8,375	\$14,125
<i>Pool Chemicals</i>	\$15,000	\$11,250	\$5,345	\$5,905
<i>Janitorial</i>	\$12,000	\$9,000	\$5,180	\$3,820
<i>Facility Maintenance</i>	\$15,000	\$11,250	\$12,290	(\$1,040)

# Meadow View at Twin Creeks

## Community Development District

### **GENERAL FUND**

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 6/30/19</i>	<i>Actual</i> <i>Thru 6/30/19</i>	<i>Variance</i>
<b><i>AMENITY CENTER CONTINUED</i></b>				
<i>Repairs &amp; Maintenance</i>	\$10,000	\$7,500	\$4,685	\$2,815
<i>Maintenance Reserves</i>	\$0	\$0	\$0	\$0
<i>Capital Projects</i>	\$0	\$0	\$7,071	(\$7,071)
<i>Snack Bar Inventory- CGS</i>	\$0	\$0	\$226	(\$226)
<i>Food Service License</i>	\$250	\$250	\$697	(\$447)
<i>Rental and Leases</i>	\$0	\$0	\$13,846	(\$13,846)
<i>Subscriptions</i>	\$0	\$0	\$2,988	(\$2,988)
<i>Special Events</i>	\$30,000	\$22,500	\$5,185	\$17,315
<i>Holiday Decorations</i>	\$9,000	\$6,750	\$0	\$6,750
<i>Fitness Center Repairs/Supplies</i>	\$0	\$0	\$1,180	(\$1,180)
<i>Office Supplies</i>	\$500	\$375	\$1,781	(\$1,406)
<i>ASCAP/BMI Licenses</i>	\$1,000	\$750	\$0	\$750
<i>Property Insurance</i>	\$40,000	\$40,000	\$20,845	\$19,155
<b><i>AMENITY CENTER EXPENDITURES</i></b>	<b>\$518,990</b>	<b>\$399,305</b>	<b>\$159,942</b>	<b>\$239,363</b>
<b><i>GROUND MAINTENANCE EXPENDITURES</i></b>				
<i>Hydrology Quality/Mitigation</i>	\$6,400	\$4,800	\$0	\$4,800
<i>Electric</i>	\$2,200	\$1,650	\$5,726	(\$4,076)
<i>Landscape Maintenance</i>	\$125,000	\$93,750	\$188,323	(\$94,573)
<i>Landscape Contingency</i>	\$5,000	\$3,750	\$0	\$3,750
<i>Lake Maintenance</i>	\$12,000	\$9,000	\$0	\$9,000
<i>Grounds Maintenance</i>	\$12,000	\$9,000	\$0	\$9,000
<i>Pump Repairs</i>	\$2,500	\$1,875	\$0	\$1,875
<i>Streetlighting</i>	\$20,000	\$15,000	\$13,430	\$1,570
<i>Streetlight Repairs</i>	\$5,000	\$3,750	\$0	\$3,750
<i>Irrigation Repairs</i>	\$7,500	\$5,625	\$0	\$5,625
<i>Miscellaneous</i>	\$5,000	\$3,750	\$775	\$2,975
<i>Contingency</i>	\$94,616	\$70,962	\$5,838	\$65,124
<b><i>GROUNDS MAINTENANCE EXPENDITURES</i></b>	<b>\$297,216</b>	<b>\$222,912</b>	<b>\$214,091</b>	<b>\$8,821</b>
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$941,002</b>	<b>\$720,001</b>	<b>\$482,118</b>	<b>\$237,883</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$0</b>		<b>\$36,751</b>	
<b><i>FUND BALANCE - Beginning</i></b>	<b>\$0</b>		<b>\$20,541</b>	
<b><i>FUND BALANCE - Ending</i></b>	<b>\$0</b>		<b>\$57,292</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	\$19,859	\$0	\$0	\$0	\$0	\$257,691
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	\$15,847	\$0	\$0	\$0	\$261,159
Interest/Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$2	\$4	\$4	\$8	\$0	\$0	\$0	\$18
<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>\$15,849</b>	<b>\$945</b>	<b>\$19,863</b>	<b>\$15,855</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$518,868</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	\$2,380	\$0	\$0	\$0	\$2,380
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$917	\$417	\$417	\$417	\$917	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$4,750
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	\$3,750	\$0	\$0	\$0	\$33,750
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$1,500
Telephone	\$20	\$53	\$16	\$15	\$20	\$22	\$48	\$57	\$40	\$0	\$0	\$0	\$290
Postage	\$24	\$54	\$5	\$0	\$3	\$60	\$36	\$14	\$51	\$0	\$0	\$0	\$248
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	\$530	\$0	\$0	\$0	\$4,674
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$162	\$99	\$94	\$0	\$0	\$0	\$0	\$799
Other Current Charges	\$426	\$9	\$17	\$11	\$12	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$481
Office Supplies	\$24	\$24	\$24	\$21	\$18	\$18	\$18	\$33	\$18	\$0	\$0	\$0	\$197
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>\$4,931</b>	<b>\$7,358</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$108,084</b>
<b><u>Amenity Center</u></b>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$1,562	\$694	\$693	\$714	\$0	\$0	\$0	\$3,663
Electric	\$1,340	\$406	\$0	\$3,835	\$2,427	\$2,503	\$2,682	\$0	\$5,305	\$0	\$0	\$0	\$18,497
Water/Irrigation	\$0	\$0	\$141	\$2,563	\$955	\$569	\$597	\$831	\$786	\$0	\$0	\$0	\$6,442
Gas	\$102	\$82	\$83	\$43	\$19	\$251	\$270	\$109	\$0	\$0	\$0	\$0	\$959
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$185	\$578	\$203	\$103	\$0	\$0	\$0	\$1,294
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	\$5,000	\$0	\$0	\$0	\$20,000
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	\$1,667	\$0	\$0	\$0	\$13,333
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$1,365	\$1,365	\$1,365	\$1,365	\$0	\$0	\$0	\$8,375
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	\$1,295	\$0	\$0	\$0	\$5,180
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	\$1,409	\$0	\$0	\$0	\$0	\$4,685
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	\$2,308	\$0	\$0	\$0	\$13,846
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	\$809	\$0	\$0	\$0	\$1,781
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>\$18,888</b>	<b>\$19,350</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$159,942</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	\$833	\$0	\$0	\$0	\$5,726
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>\$833</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$214,091</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>\$40,102</b>	<b>\$27,542</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$482,118</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>(\$51,101)</b>	<b>(\$66,408)</b>	<b>(\$20,239)</b>	<b>(\$11,686)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,751</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
36	6/10/19			\$0.00	\$19,859.03	\$19,859.03
TOTAL			\$281,575.24	\$43,743.43	\$257,690.84	\$19,859.03

\*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 June 30, 2019*

<i>Adopted Budget</i>	<i>Prorated Thru 6/30/19</i>	<i>Actual Thru 6/30/19</i>	<i>Variance</i>
---------------------------	----------------------------------	--------------------------------	-----------------

#### 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	\$450	\$2,697	\$2,247

#### **TOTAL REVENUES**

\$673,326	\$515,874	\$2,090,685	\$1,574,811
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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)
------------------------------------	-----	-----	---------	---------

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

\$0	\$0	(\$160)	(\$160)
-----	-----	---------	---------

#### **EXCESS REVENUES (EXPENDITURES)**

\$56	(\$1,673,370)
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#### *FUND BALANCE - Beginning*

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

\$322,361	\$287,178
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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 June 30, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 6/30/19</i>	<i>Actual Thru 6/30/19</i>	<i>Variance</i>
---------------------------	----------------------------------	--------------------------------	-----------------

#### **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	\$450	\$1,979	\$1,529

#### **TOTAL REVENUES**

\$564,900	\$282,600	\$5,022,956	\$4,740,356
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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	(\$633)	(\$633)
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#### **TOTAL OTHER SOURCES AND USES**

\$0	\$0	(\$633)	(\$633)
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#### **EXCESS REVENUES (EXPENDITURES)**

\$600	(\$281,543)
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#### **FUND BALANCE - Beginning**

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

\$600	\$283,496
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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 June 30, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 6/30/19</i>	<i>Actual Thru 6/30/19</i>	<i>Variance</i>
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#### REVENUES:

<i>Special Assessments - 2016 B</i>	\$0	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$0	\$0	\$1,810	\$1,810

#### **TOTAL REVENUES**

\$0	\$0	\$1,810	\$1,810
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#### EXPENDITURES:

##### 2018 A1

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

##### 2018 A2

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

#### **TOTAL EXPENDITURES**

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

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$249)	(\$249)
<i>Bonds Proceeds</i>	\$1,199,623	\$1,199,623	\$1,199,623	\$0

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

\$1,199,623	\$1,199,623	\$1,199,373	(\$249)
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#### **EXCESS REVENUES (EXPENDITURES)**

\$792,458	\$794,019
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#### *FUND BALANCE - Beginning*

\$0

\$0

#### *FUND BALANCE - Ending*

\$792,458

\$794,019

# Meadow View at Twin Creeks

## Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 6/30/19</i>	<i>Actual Thru 6/30/19</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	\$365	\$365

### **TOTAL REVENUES**

\$0	\$0	\$365	\$365
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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	(\$75)	(\$75)
Bonds Proceeds	\$489,702	\$489,702	\$489,702	\$0

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

\$489,702	\$489,702	\$489,627	(\$75)
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### **EXCESS REVENUES (EXPENDITURES)**

\$404,437	\$404,727
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### **FUND BALANCE - Beginning**

\$0

\$0

### **FUND BALANCE - Ending**

\$404,437

\$404,727

*Meadow View at Twin Creeks*  
Community Development District  
*Capital Projects Fund Series 2016*  
*Statement of Revenues & Expenditures*  
*For The Period Ending June 30, 2019*

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<b><u>REVENUES:</u></b>				
Interest Income	\$1	\$70	\$13,448	\$5,784
<b>TOTAL REVENUES</b>	<b>\$1</b>	<b>\$70</b>	<b>\$13,448</b>	<b>\$5,784</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$34,000	\$13,829,274	\$0
Cost of Issuance	\$0	\$0	\$478,575	\$293,800
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$34,000</b>	<b>\$14,307,849</b>	<b>\$293,800</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In (Out)	\$160	\$633	\$171	\$75
Bond Proceeds	\$0	\$0	\$15,290,378	\$7,620,298
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$160</b>	<b>\$633</b>	<b>\$15,290,548</b>	<b>\$7,620,373</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$160</b>	<b>(\$33,297)</b>	<b>\$996,147</b>	<b>\$7,332,357</b>
<b>FUND BALANCE - Beginning</b>	<b>\$195</b>	<b>\$34,237</b>	<b>\$0</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$356</b>	<b>\$940</b>	<b>\$996,147</b>	<b>\$7,332,357</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:	\$133,550.51
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:	\$184,058.21
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:	\$77,268.93
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	137,400.00	140,085.67	120,570.83	137,400.00	163,313.64	561,370.14
MATTAMY JACKSONVILLE, LLC	48,522.72	90,113.61	-	-	63,389.23	153,502.84
DREAM FINDERS HOMES, LLC	-	164,653.53	-	-	75,285.00	239,938.53
<b>DIRECT RECEIPTS</b>	<b>185,922.72</b>	<b>394,852.81</b>	<b>120,570.83</b>	<b>137,400.00</b>	<b>301,987.87</b>	<b>954,811.51</b>
<b>TAX ROLL RECEIPTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL RECEIPTS</b>	<b>185,922.72</b>	<b>394,852.81</b>	<b>120,570.83</b>	<b>137,400.00</b>	<b>301,987.87</b>	<b>954,811.51</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%	100.0%	83.7%
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*C.*

*Meadow View at Twin Creeks  
Community Development District*

*Check Run Summary*

6/1/19 - 6/30/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	<i>Amount</i>
<i>General Fund</i>			
6/6/19	281-285	\$2,687.66	
6/12/19	286	\$713.87	
6/20/19	287-291	\$17,859.40	
	<i>Total Checks</i>		<u>\$21,260.93</u>
6/7/19	St Johns County Utility Dept	\$785.59	
6/20/19	FPL	\$6,137.95	
	<i>Total Paid Electronically</i>		<u>\$6,923.54</u>
<i>Total General Fund</i>			<u>\$28,184.47</u>

*\* Fedex Invoices will be available upon request*

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/06/19	00031	5/22/19	164922	201905 320-57200-44200	BLINDS FOR CLUBHOUSE	*	480.00		
					LEAH TINCHER			480.00	000281
6/06/19	00031	5/31/19	05312019	201905 320-57200-49400	POPCORN KITS FOR MOVIE	*	32.88		
		5/31/19	05312019	201905 320-57200-44207	HDMI SPLITTER FOR TV	*	63.42		
					LEAH TINCHER			96.30	000282
6/06/19	00022	5/30/19	13129558	201905 320-57200-45506	POOL CHEMICALS	*	840.00		
					POOLSURE			840.00	000283
6/06/19	00022	5/30/19	13129558	201905 320-57200-45506	POOL CHEMICALS	*	540.00		
					POOLSURE			540.00	000284
6/06/19	00020	5/29/19	23	201905 320-57200-45501	MAY LIFEGUARD HOURS	*	731.36		
					RIVERSIDE MANAGEMENT SERVICES			731.36	000285
6/12/19	00035	5/27/19	05272019	201906 320-57200-45900	JUN PHONE/CABLE/INTERNET	*	713.87		
					COMCAST			713.87	000286
6/20/19	00001	6/01/19	43	201906 310-51300-34000	JUN MANAGEMENT FEES	*	3,750.00		
		6/01/19	43	201906 310-51300-35100	JUN INFORMATION TECH	*	166.67		
		6/01/19	43	201906 310-51300-31600	JUN DISSEMINATION SERVICE	*	416.67		
		6/01/19	43	201906 310-51300-51000	OFFICE SUPPLIES	*	17.83		
		6/01/19	43	201906 310-51300-42000	POSTAGE	*	51.19		
		6/01/19	43	201906 310-51300-42500	COPIES	*	529.65		
		6/01/19	43	201906 310-51300-41000	TELEPHONE	*	40.32		
		6/01/19	43	201906 320-57200-44208	LAPTOP & COMPUTER	*	809.06		
					GOVERNMENTAL MANAGEMENT SERVICES			5,781.39	000287
6/20/19	00014	6/01/19	0617299	201906 320-57200-45915	JUN LEASE PAYMENT	*	2,307.62		
					MUNICIPAL ASSET MANAGEMENT, INC			2,307.62	000288

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/20/19	00020	6/01/19 22	201906 320-57200-45507	JUN JANITORIAL SERVICES	*	1,295.00	
		6/01/19 22	201906 320-57200-45505	JUN POOL MAINTENANCE	*	1,365.00	
		6/01/19 22	201906 320-57200-45504	JUN OPERATIONS MANAGEMENT	*	1,666.67	
		6/01/19 22	201906 320-57200-45500	JUN FACILIITY MANAGEMENT	*	5,000.00	
RIVERSIDE MANAGEMENT SERVICES							9,326.67 000289
6/20/19	00033	5/31/19 4517443	201905 320-57200-44200	WHITE C/FOLD TOWEL	*	147.44	
		5/31/19 4517443	201905 320-57200-44200	BLACK CAN LINERS	*	197.04	
		5/31/19 4517443	201905 320-57200-44200	FUEL	*	5.00	
SOUTHEASTERN PAPER GROUP, INC							349.48 000290
6/20/19	00002	5/06/19 I0317170	201905 310-51300-48000	NOTICE OF MEETING 5/16/19	*	94.24	
ST AUGUSTINE RECORD							94.24 000291
TOTAL FOR BANK A						21,260.93	
TOTAL FOR REGISTER						21,260.93	

Reimbursement Itemized List – Leah Tinch

Beacon Lake – Meadow View at Twin Creeks

1,320.572,442.07

Amazon - \$63.42 – 1 Star Tech HDMI Splitter for Wellbeats T.V.

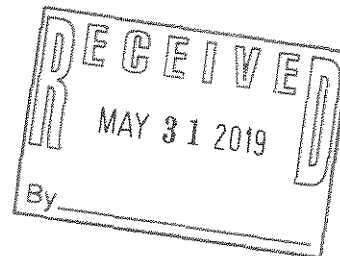
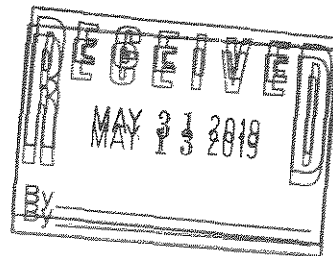
SE 1,320,572,494

Amazon - \$32.88 – Case of Popcorn Kits packets for movie nights

\$ 96.30

V-31

(A)





**Details for Order #112-7604928-6509861**Print this page for your records.**Order Placed:** May 24, 2019**Amazon.com order number:** 112-7604928-6509861**Order Total:** \$32.88**Not Yet Shipped****Items Ordered****Price**

1 of: 4108 Great Northern Popcorn Premium 8 Ounce Popcorn Portion Packs, \$32.88

Case of 40

Sold by: Amazon.com Services, Inc

Condition: New

**Shipping Address:**

Leah B Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FLORIDA 32258-1505

United States

**Shipping Speed:**

Two-Day Shipping

**Payment information****Payment Method:**

American Express | Last digits: 2004

Item(s) Subtotal: \$32.88

Shipping &amp; Handling: \$0.00

-----

**Billing address**

Leah Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FLORIDA 32258-1505

United States

Total before tax: \$32.88

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$32.88**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Special Events -  
1-320-57200 49400

**Details for Order #112-7613068-2178666**Print this page for your records.**Order Placed:** May 24, 2019**Amazon.com order number:** 112-7613068-2178666**Order Total:** \$63.42**Not Yet Shipped****Items Ordered****Price**1 of: *StarTech.com HDMI Splitter - 2-Port - 4K 60Hz - HDMI Splitter 1 In 2* \$59.27*Out - 2 Way HDMI Splitter - HDMI Port Splitter*

Sold by: Amazon.com Services, Inc

Condition: New

**Shipping Address:**

Leah B Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FLORIDA 32258-1505

United States

**Shipping Speed:**

One-Day Shipping

**Payment information****Payment Method:**

American Express | Last digits: 2004

Item(s) Subtotal: \$59.27

Shipping &amp; Handling: \$0.00

-----

**Billing address**

Leah Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FLORIDA 32258-1505

United States

Total before tax: \$59.27

Estimated tax to be collected: \$4.15

-----

**Grand Total:\$63.42**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

*Fitness Center Supply*  
*1-320-57200-44207*

LOCATION	Beacon Lake		EMAIL	BEACONMANAGER@RMSNF.COM		DATE ORDER	5/22/19		INSTALL INFORMATION	LADDER SIZE	TIME FRAME	GRADE	HOW DID YOU HEAR ABOUT US?	164922		
LAST	RMS Management Services		FIRST			HOME PHONE			REPEAT REFERRAL				ALL ABOUT BLINDS AND SHUTTERS			
ADDRESS	Beacon Lake Clubhouse		BUS PHONE			DATE WEAS	4/29/19		INTERNET FLYERS				7501 PHILIPS HIGHWAY JACKSONVILLE, FL 32256			
CITY	850 Beacon Lake Pkwy		CELL PHONE	904-874-7377		DATE INSTALL	3-4 WEEKS		LOCATION VEHICLE				(904) 296-1356			
BILLING ADDRESS IF DIFFERENT	POC Leah Tincher 217-3052		DECORATOR/BUILDER			SALESMAN	Cecilia		HOME & PATIO OTHER				FAX (904) 296-9567			
									TAKE DOWN <input type="checkbox"/>	REMOVAL <input type="checkbox"/>	FURNITURE <input type="checkbox"/>	www.allaboutblinds.net				
									PRODUCTS					① AAB SOLAR ROLLER SHADE		
ROOM	MNT	WINDOW SPECS	HD	DRAW/PANEL	PULL	WIDTH	LENGTH	TYPE	SO. FT.	PATTERN/LOUVER	COLOR	FRAME/MOUNT	÷ / STR	VALANCE / CORNICE	AMOUNT	
1 Workout LF	I	PC				90 5/8	69								1	
2	2					54 3/4									2	
③	3			L	SC	90 3/4		AAB SOLAR ROLLER		5% WHITE LINEN				WHITE ALUM. FASCIA	480	
4	4					28 1/8									4	
5	5														5	
6	6														6	
7	7														7	
8	8					28									8	
9	9					28 1/8									9	
10	10					28 1/8									10	
11	11					28									11	
12 Door	D			R		29	42								12	
⑬ West	I					90 3/4	69								13	
14 Cycle 50 LF	I					42 3/4									14	
15 FFLR						42 5/8									15	
															SUB TOTAL PROD.	480.00
															STANDARD INSTALL FEE	-75.00
															FREIGHT	-95.00
															SUB TOTAL	480.00
															PROD COST	
															NON-TAX AMT	
															SALES TAX SEE ATTACHED	EXEMPT
															TOTAL	
															DEPOSIT AMX	\$480.00
															BALANCE	-

Terms and Conditions of Sale  
 1. It is the Customer's responsibility to review the order/invoice to insure its accuracy.  
 2. Customer is responsible for removal, disposal, or damage to any existing window treatment or obstacle that impedes the installation.  
 3. Customer assumes full responsibility for material, color, and pattern selections. Slight variations in color or texture are considered normal.  
 4. Customer must notify All About Blinds of any window changes prior to product production.  
 5. In the event that a product cannot be installed due to damage, defects, or size limitations, All About Blinds will repair or replace the product based upon its own discretion. These issues, although inconvenient, do not entitle the customer to financial compensation, right to cancel, or refund.  
 6. Deposits are non-refundable, balance is due upon completion of any finished products.  
 7. In home service performed after the first year is subject to a service charge.  
 8. It is the goal of All About Blinds to supply and service our products within the time frames provided at the point of sale.  
 Occasionally delays are created due to circumstances that are beyond our control (as can happen with custom made products).  
 In this event customers are not entitled to financial compensation, right to cancel, or refund.  
 Customer has read and accepted the terms, conditions, and warranties listed on the reverse side of this order.

In Compliance with the WCMA ruling for Child Safety, all Custom Blinds with Cords will have a default cord length not greater than 40% of the total product height. See Notice on reverse side regarding the dangers of corded blinds.  
☐ Customer has been notified of tilt-in sash windows  
☐ Customer has been notified of unsquare windows  
☐ Customer has been notified that cord loops cannot hang freely  
☐ Photos taken

1360 5/20/19 CE

RECEIVED  
 JUN 03 2019

V-31  
 (A)

clubhouse blinds  
 1,320.572.442

Pay to Leah



## Invoice

Date 5/30/2019  
Invoice # 1312955861861707 Townhurst Dr  
Houston TX 77043  
ar@poolsure.com  
800-858-POOL (7665)  
www.poolsure.com

Terms	Net 20
Due Date	6/19/2019
PO #	
Delivery Ticket #	Sales Order #1326512
Delivery Date	5/30/2019
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	500	gal	1.50	750.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<p><i>B Steph 6-4-19</i> <i>Pool Chemicals</i> <i>001,320,572,004,5506</i></p> <p>RECEIVED JUN 04 2019 By _____</p>					

Total 840.00  
Amount Due \$840.00

V-22

(A)

1,320,572,45506  
pool chemicals

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295586186

Amount Due \$840.00

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

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

131295586186



## Invoice

Date  
Invoice #5/30/2019  
131295586188

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

Terms	Net 20
Due Date	6/19/2019
PO #	
Delivery Ticket #	Sales Order #1326510
Delivery Date	5/30/2019
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	300	gal	1.50	450.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<p><i>B. Steph 6-4-19</i> <i>Pool Chemical</i> <i>001.320.57200.45506</i></p> <div>RECEIVED JUN 04 2019 By _____</div>					

V-22

(A)

*to 320.572.45506*  
*pool chemicals*

Total 540.00  
Amount Due \$540.00

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295586188

Amount Due \$540.00

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295586188

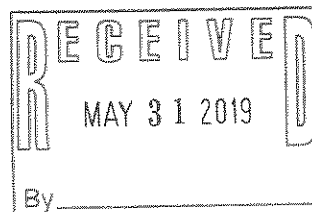
Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/29/2019	23

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
45.71	Lifeguard Services through May 23, 2019  320,572.45501  V-20  Ⓐ	16.00	731.36
Total			\$731.36

2019  
5,30,19

**Riverside Management Services, Inc.**

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

MVTC CDD

**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
45.71	Lifeguard Services	\$ 16.00	\$ 731.36
	Covers Period: May 23, 2019		<u>\$ 731.36</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS  
FOR PE 05/23/19

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/11/19	5.43	A.V.	Lifeguarding
5/11/19	5.22	S.S.	Lifeguarding
5/12/19	5.38	H.M.	Lifeguarding
5/12/19	5.43	S.S.	Lifeguarding
5/18/19	5.4	A.V.	Lifeguarding
5/18/19	5.4	S.S.	Lifeguarding
5/19/19	5.52	A.V.	Lifeguarding
5/19/19	4.03	H.M.	Lifeguarding
5/19/19	3.9	S.S.	Lifeguarding

TOTAL	<u>45.71</u>
-------	--------------

Supervisor	
Lifeguarding	45.71



Hello,

Thanks for choosing Comcast Business.

V-38 (A)  
1-32-572-459

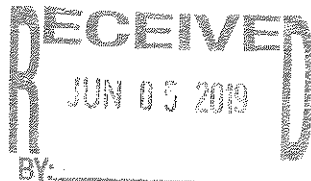
## Your bill at a glance

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****1 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  
BUSINESS141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330310 NO RP 27 20190527 NNNNNNNY 0000326 0001MEADOW 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 cashCOMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

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



## Need help? We're here for you



### Visit us online

Get help and support at  
[business.comcast.com/help](https://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](https://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](https://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](https://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](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

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



#### By App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://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

## One-time charges

\$10.00

Other charges		\$10.00
Late Fee	May 27	\$10.00

## Taxes, surcharges &amp; fees

\$40.58

Taxes & 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...

Account Number  
8495 74 140 1436385

Billing Date  
May 27, 2019

Services From  
Jun 01, 2019 to Jun 30, 2019

Page  
4 of 5

...continued

FCC Regulatory Fee	\$0.07
911 Fee(s)	\$0.80

## Additional information

This bill reflects a change in the FCC Regulatory Fee from \$0.06 to \$0.07.

The regulatory recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover the costs of certain federal, state and local impositions related to voice services.



COMCAST  
BUSINESS**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**

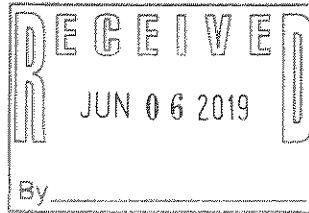
Invoice #: 43

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 <del>1.31.513.34</del>		3,750.00	3,750.00
Information Technology - June 2019 <del>1.31.513.351</del>		166.67	166.67
Dissemination Agent Services - June 2019 <del>1.31.513.316</del>		416.67	416.67
Office Supplies <del>1.31.513.51</del>		17.83	17.83
Postage <del>1.31.513.42</del>		51.19	51.19
Copies <del>1.31.513.425</del>		529.65	529.65
Telephone <del>1.31.513.41</del>		40.32	40.32
Laptop & Computer <del>1.31.513.</del>		809.06	809.06
1.32.572.44208			
Total			\$5,781.39
Payments/Credits			\$0.00
Balance Due			\$5,781.39

# Municipal Asset Management, Inc.

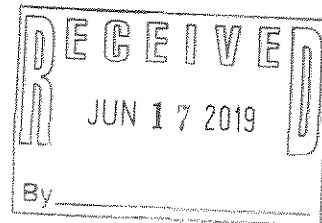
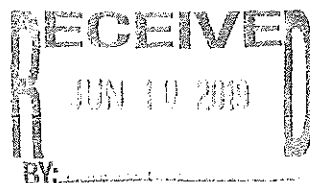
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# 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

1-32-572-45915  
14



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

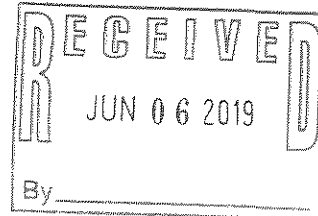
9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# 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
	20		
Total			\$9,326.67

2440

6, 3, 19



**SOUTHEASTERN PAPER GROUP**

OF JACKSONVILLE FL

REMIT TO:

PO BOX 890671 CHARLOTTE NC 28289-0671

TELEPHONE 800-632-1296

Network  
MemberSold toMEADOW VIEW O TWIN CREEKS CDD  
475 WEST TOWN PLACE SUTIE 114

SAINT AUGUSTINE

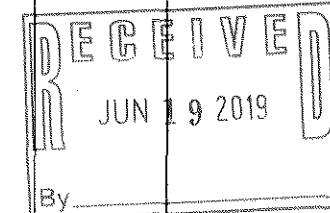
FL 32092

Shipped toBEACON 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														
33 1-32-572-442														
Merchandise total				Sales tax		Freight				Please pay This amount ➡		349.48		
349.48														



10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/05		Balance Forward						\$98.73	
05/30	P86041	Payment - Lockbox 273						\$-98.73	
05/06 05/06	I03171701-05062019	BOS REG MTG 5/16/19	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15	
05/06 05/06	I03171701-05062019	BOS REG MTG 5/16/19	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09	
PREVIOUS AMOUNT OWED:				\$98.73					
NEW CHARGES THIS PERIOD:				\$94.24					
CASH THIS PERIOD:				(\$98.73)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
<div>RECEIVED JUN 17 2019 BY: _____</div>									
1-31-513-48 2									

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$94.24		\$0.00	\$0.00	\$0.00	\$0.00		\$94.24
SALES REP/PHONE #		ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		05/06/2019 - 06/02/2019		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

**MAKE CHECKS PAYABLE TO**

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

**ADVERTISING INVOICE and STATEMENT**

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		05/06/2019 - 06/02/2019				MEADOW VIEW AT TWIN CREEKS CDD													
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$94.24		\$0.00				NET 15 DAYS									
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$94.24				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						06/02/2019				15651				15651				0000046809	
3								9						REMITTANCE ADDRESS					

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2884

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



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

Mon, May 6, 2019  
7:28:05AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

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

**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:** 0003171701-01 **Caller:** COURTNEY HOGGE **Paytype:** BILL  
**Start:** 05/06/2019 **Issues:** 1 **Stop:** 05/06/2019  
**Placement:** SA Legals **Rep:** Melissa Rhinehart  
**Copy Line:** NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE ME

Lines 62  
Depth 5.25  
Columns 1

Price \$94.24

**NOTICE OF AUDIT COMMITTEE  
MEETING AND REGULAR  
MEETING OF THE BOARD OF  
SUPERVISORS OF THE MEADOW  
VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular meeting on Thursday, 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. Immediately prior to the regular meeting will be an audit committee meeting for the purpose of reviewing and ranking proposals for auditing services. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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

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

James Oliver  
District Manager

0003171701 May 6, 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# 0003171701-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS REG MTG 5/16/19** was published in said newspaper on **05/06/2019**.

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

NOTICE OF AUDIT COMMITTEE  
MEETING AND REGULAR  
MEETING OF THE BOARD OF  
SUPERVISORS OF THE MEADOW  
VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT

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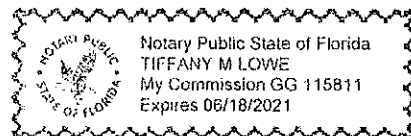
James Oliver  
District Manager

0003171701 May 6, 2019

Sworn to and subscribed before me this \_\_\_\_\_ day of **MAY 06 2019**

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

*Tiffany M. Lowe*  
(Signature of Notary Public)



*D.*

# Meadow View at Twin Creeks

Community Development District

Funding Request #37

July 10, 2019

PAYEE	GENERAL FUND
1 <b>Berger, Toombs, Elam, Gaines &amp; Frank</b> FYE September 30, 2018 Audit fees Inv #346146 7/1/19	\$ 2,380.00
2 <b>Comcast</b> July Internet, TV and Telephone 6/27/19	\$ 693.87
3 <b>England Thims &amp; Miller</b> Apr Professional Services Inv #190392 5/7/19 May Professional Services Inv #190745 6/6/19	\$ 4,025.42 \$ 8,352.30
4 <b>First Coast Fire &amp; Safety Equipment</b> Hood System Service Inv #5991060619 6/6/19	\$ 266.00
5 <b>Florida Natural Gas</b> May Amenity Center Gas Inv #290381ES 6/11/19	\$ 53.97
6 <b>Governmental Management Services, LLC</b> July Management Fees Inv #44 7/1/19 Computer and IT Service Inv #45 6/25/19 Network Supplies and Labort Inv #46 6/25/19	\$ 4,734.09 \$ 700.00 \$ 250.00
7 <b>Hopping Green &amp; Sams</b> February General Counsel Inv #106547 2/28/19 May General Counsel Inv #108180 5/31/19	\$ 2,577.54 \$ 456.21
8 <b>MunicipalAsset Management Inc</b> July Lease Payment Invoice #0617341 7/1/19	\$ 2,307.62
9 <b>Poolsure</b> Jun Pool Chemical Inv #131295586835 6/26/19	\$ 750.00
10 <b>Republic Servcies</b> July Service Inv #0687-000987064 6/16/19	\$ 102.88
11 <b>Riverside Management Services Inc</b> Lifeguard Services through May 23, 2019 Inv #23 5/29/19 Facility and Management Services July 2019 Inv #25 7/1/19 Facility maintenance & Supplies May 2019 Inv #26 6/18/19 Lifeguard Services through June 20, 2019 Inv #27 6/25/19 Rental Staffin through June 15, 2019 Inv #28 6/25/19	\$ 731.36 \$ 9,326.67 \$ 1,682.41 \$ 2,993.92 \$ 190.00
12 <b>The St Augustine Record</b> Notice of Meeting 5/16/19 I03171701-05062019 Notice of Meeting 5/16/19 I03171701-05062020 RFP and Notice of Meeting 7/1/19 0003190062-01 07012019	\$ 47.15 \$ 47.09 \$ 341.05
13 <b>Wells Fargo Credit Card</b> Lowe's, Whaley Food Service, Walmart and Amazon 7/3/19	\$ 452.49
14 <b>Yellowstone Landscape</b> May Prorated Monthly Lawn Maintenance Inv #JAX 29991 5/31/19	\$ 7,826.93
<b>Total Funding Request</b>	<b>\$ 51,288.97</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



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

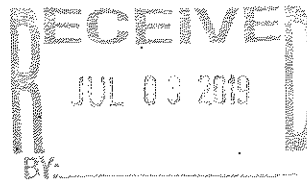
MEADOW VIEW AT TWIN CREEKS CDD  
475 WEST TOWN PLACE, STE 114  
WORLD GOLF VILLAGE  
ST. AUGUSTINE, FL 32092

Invoice No. 346146  
Date 07/01/2019  
Client No. 20658

Services rendered in connection with the audit of Financial Statements  
as of and for the year ended September 30, 2018.

Total Invoice Amount \$ 2,380.00

V-8 (A)  
1,310,533.352



Please enter client number on your check.  
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms  
Private Companies Practice Section

Member FICPA

# Hello,

Thanks for choosing Comcast Business.

1,320,572,459  
V-38 (A)

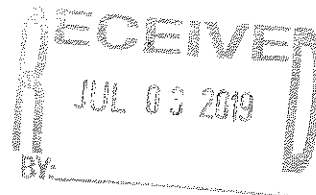
## Your bill at a glance

Previous balance		\$1,407.31
Payments - thank you	Page 3	-\$1,407.31
Credits	Page 3	-\$10.00
<b>Balance forward</b>		<b>-\$10.00</b>
Regular monthly charges	Page 3	\$663.29
Taxes, surcharges & fees	Page 4	\$40.58
<b>New charges</b>		<b>\$703.87</b>

**Amount due Jul 18, 2019 \$693.87**

## 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 Jun 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.

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 20190627 NNNNNNNY 0000336 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

**Jul 18, 2019**

**Please pay**

**\$693.87**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash



COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574140143638500693879



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

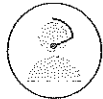


## Need help? We're here for you



### Visit us online

Get help and support at  
[business.comcast.com/help](https://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](https://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](https://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](https://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](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

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



#### By App

Download the Comcast Business App



#### In-Store

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



## Balance forward -\$10.00

Previous balance \$1,407.31

## Payments -\$1,407.31

Payment	May 28	-\$693.44
Payment	Jun 18	-\$713.87

## Credits -\$10.00

Bc Convenience Fee - Adjustment	Jun 13	-\$10.00
---------------------------------	--------	----------

## 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 & 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

## 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)342-0678

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

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



Taxes, surcharges & fees		\$40.58
Taxes & surcharges		\$40.58
State And Local Sales Tax	\$2.14	
State Communications Services Tax	\$21.56	
Local Communications Services Tax	\$16.01	
FCC Regulatory Fee	\$0.07	
911 Fee(s)	\$0.80	

## Additional information

Effective June 18, 2019, Afro channel will be available on our Preferred and Digital Deluxe tiers.

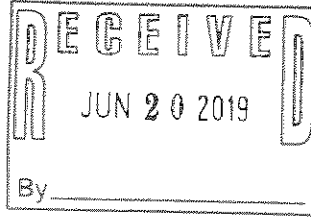
The regulatory recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover the costs of certain federal, state and local impositions related to voice services.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 866.216.8634





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



June 6, 2019  
Project No: 17348.00000  
Invoice No: 0190745

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

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

**1,31,513.31**

**Professional Personnel**

**5**

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	5/4/2019	.50	178.00	89.00
Lockwood, Scott	5/11/2019	8.75	178.00	1,557.50
Lockwood, Scott	5/18/2019	12.75	178.00	2,269.50
CADD/GIS Technician				
Sims, Daniel	5/11/2019	25.00	118.00	2,950.00
Sims, Daniel	5/18/2019	9.25	118.00	1,091.50
Administrative Support				
Blair, Shelley	5/18/2019	1.00	81.00	81.00
Totals		57.25		8,038.50

**Total Labor**

**8,038.50**

**Expenses**

Reproductions		129.60
Delivery / Messenger Svc		143.27
<b>Total Expenses</b>	<b>1.15 times</b>	<b>272.87</b>

**313.80**

**Invoice Total this Period**

**\$8,352.30**

**Outstanding Invoices**

Number	Date	Balance
0190392	5/7/2019	4,025.42
<b>Total</b>		<b>4,025.42</b>

**Total Now Due**

**\$12,377.72**

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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14776 Old St Augustine Road • Jacksonville, Florida 32259 • tel 904-842-9900 • fax 904-842-0486  
CA-00002584 LC-0000315



FIRE & SAFETY EQUIPMENT  
5905 Macy Avenue  
Jacksonville, Florida 32211  
www.firstcoastfire.net  
904-346-0111

# Invoice

Date	Invoice #
6/6/2019	5991060619

Bill To
Beacon Lakes Clubhouse Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Beacon Lakes Clubhouse 850 Beacon Lakes Parkway St. Augustine, FL 32085
1-32-572-442 39

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Tx Exempt	Net 15	WTR	6/6/2019			Beacon Lakes Clubhouse - 11...
Quantity	Item Code	Description	Price Each	Amount		
1	SY-System Service	Hood System Service	99.00	99.00T		
1	SY-System Service	Hood System Service	25.00	25.00T		
7	SY439232A	APC 500 HL Fuse Links	18.00	126.00T		
1	SYG360A	Globe 360 A Fusible Link	16.00	16.00T		
			0.00	0.00		
<div>RECEIVED JUN 27 2019 By _____</div>						
			Total	\$266.00		

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

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

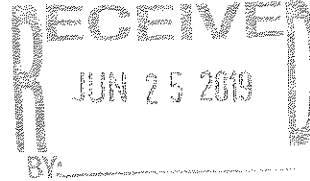
1.32.572.45913  
21

# Invoice

MDG2019 00000167 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:	June 11, 2019
Invoice #:	290381ES
Due Date:	July 04, 2019
Current Charges:	\$50.53
Last Payment:	\$52.95
Payment Date:	May 28, 2019
Prior Balance Due:	\$3.44
Total Amount Due:	\$53.97



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	05/02/19 - 06/03/19	68.50	\$24.73
Fuel	05/02/19 - 06/03/19	2.21	\$0.80
<b>Commodity Charges Sub Total:</b>		<b>70.71</b>	<b>\$25.53</b>
Transportation			\$6.58
<b>Transportation Charges Sub Total:</b>			<b>\$6.58</b>
Customer Charge			\$5.95
Finance Charge			\$10.00
<b>Miscellaneous Charges Sub Total:</b>			<b>\$15.95</b>
<b>Pre-Tax Sub Total:</b>			<b>\$48.06</b>
Sales Taxes			\$2.47
<b>Taxes Sub Total:</b>			<b>\$2.47</b>
<b>Total Current Charges:</b>			<b>\$50.53</b>
<b>Prior Balance Due:</b>			<b>\$3.44</b>
<b>Total Amount Due:</b>			<b>\$53.97</b>

Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	June 11, 2019	Accounts Payable
Invoice #:	290381ES	475 W. Town Place #114
Due Date:	July 04, 2019	St Augustine, FL 32092-0000
Current Charges:	\$50.53	
Last Payment:	\$52.95	
Payment Date:	May 28, 2019	
Prior Balance Due:	\$3.44	
Total Amount Due:	\$53.97	
Amount Paid:		

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

**Wire/ACH Payment To:**

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

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



**Florida Natural Gas**

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

Page 2 of 2

Invoice #: 290381ES

**Account Detail**

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

**Current Charges**

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	05/02/19 - 06/03/19	68.50	\$0.3610	\$24.73
Fuel	05/02/19 - 06/03/19	2.21	\$0.3610	\$0.80
Totals:		70.71		\$25.53
Transportation Charges				
Description		Units	Price	Cost
Transportation		68.50	\$0.0961	\$6.58
Totals:				\$6.58
Miscellaneous Charges				
Description				Cost
Customer Charge				\$5.95
Totals:				\$5.95
Taxes				
Description				Cost
Florida State Tax				\$2.28
St. Johns County Tax				\$0.19
Totals:				\$2.47
Total Account Charges:				\$40.53

1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #: 44**

**Invoice Date:** 7/1/19

**Due Date:** 7/1/19

**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 - July 2019		3,750.00	3,750.00
Information Technology - July 2019		166.67	166.67
Dissemination Agent Services - July 2019		416.67	416.67
Office Supplies		17.77	17.77
Postage		4.50	4.50
Copies		354.00	354.00
Telephone		24.48	24.48
<hr/>			
		Total	\$4,734.09
		Payments/Credits	\$0.00
		Balance Due	\$4,734.09



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 45

Invoice Date: 6/25/19

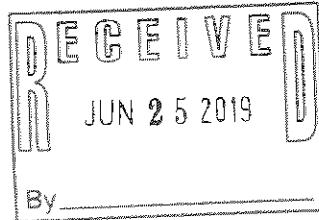
Due Date: 6/25/19

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
Setup computer and laptop at the office. Connected cat 6 wires to the patch panel to the switch. Connected the NVR to the network. Verified that all the gym equipment had internet connectivity. CF invoice CF0150 Work completed February 6, 2019  1.22.538.45011 1	7	100.00	700.00

Total	\$700.00
-------	----------

Payments/Credits	\$0.00
------------------	--------

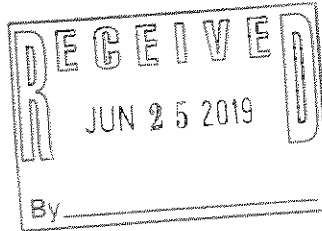
Balance Due	\$700.00
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**Governmental Management Services, LLC**

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 #: 46

Invoice Date: 6/25/19

Due Date: 6/25/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Network Supplies CF invoice CF0149 Work completed February 6, 2019  1-32-538-4501/ 1	50	5.00	250.00

Total	\$250.00
-------	----------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$250.00
-------------	----------

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 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 106547  
Billed through 02/28/2019

**General Counsel**  
**MVTCDD 00001 JLE**

## **FOR PROFESSIONAL SERVICES RENDERED**

02/04/19	KCD	Follow up email regarding bond recovery.	0.20 hrs
02/04/19	KEM	Research initial pool operation approval.	0.20 hrs
02/05/19	KEM	Confer with district manager regarding amenity policies.	0.10 hrs
02/06/19	KCD	Correspondence regarding surety bond.	0.10 hrs
02/07/19	JLE	Review and revise draft meeting agenda; email correspondence regarding the same.	0.30 hrs
02/13/19	LMG	Email correspondence regarding builder's risk insurance and direct purchasing; review closeout procedures; review and revise access card form; conference with Earlywine regarding same; send email correspondence regarding same.	1.30 hrs
02/13/19	KEM	Prepare resolution setting hearing, notice of rulemaking, notice of rule development and resolution adopting rules and rates.	0.80 hrs
02/14/19	JLE	Review purchase order forms; review and revise amenity rules resolutions and notices; follow-up.	0.60 hrs
02/14/19	KEM	Prepare amenity rules and notices; confer with district manager.	0.50 hrs
02/15/19	KCD	Correspondence regarding recovery of bid bond.	0.10 hrs
02/18/19	JLE	Confer with Kovacich regarding legal description; prepare assessment consultant certificate; review and revise project completion certificate; confer with District Staff regarding the same; email correspondence regarding the same; confer with Ganz regarding same.	1.60 hrs
02/20/19	KEM	Prepare engineer's certificate regarding completion.	0.90 hrs
02/21/19	KEM	Prepare temporary construction easement for phase 3A.	0.20 hrs
02/22/19	KEM	Prepare temporary construction easement for phase 3A.	0.20 hrs
02/26/19	LMG	Conference with Earlywine regarding purchase orders; review closeout	0.60 hrs

documents; send email correspondence regarding same.

02/26/19	KCD	Draft and revise demand letter.	1.00 hrs
02/26/19	KEM	Record construction easement; review recorded copy of same.	0.30 hrs
02/27/19	KEM	Prepare and finalize purchase orders.	1.60 hrs
02/28/19	KEM	Prepare certificates of entitlement.	0.20 hrs
Total fees for this matter			\$2,122.00

**DISBURSEMENTS**

Document Reproduction	0.50
Conference Calls	34.84
Recording Fees	420.20
Total disbursements for this matter	\$455.54

**MATTER SUMMARY**

Earlywine, Jere L.	2.50 hrs	275 /hr	\$687.50
Diot, Kristen C.	1.40 hrs	215 /hr	\$301.00
Ibarra, Katherine E. - Paralegal	5.00 hrs	145 /hr	\$725.00
Gentry, Lauren M.	1.90 hrs	215 /hr	\$408.50
TOTAL FEES			\$2,122.00
TOTAL DISBURSEMENTS			\$455.54

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$2,577.54</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Earlywine, Jere L.	2.50 hrs	275 /hr	\$687.50
Diot, Kristen C.	1.40 hrs	215 /hr	\$301.00
Ibarra, Katherine E. - Paralegal	5.00 hrs	145 /hr	\$725.00
Gentry, Lauren M.	1.90 hrs	215 /hr	\$408.50
TOTAL FEES			\$2,122.00
TOTAL DISBURSEMENTS			\$455.54

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$2,577.54</b>
------------------------------------	-------------------

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

# Hopping Green & Sams

Attorneys and Counselors

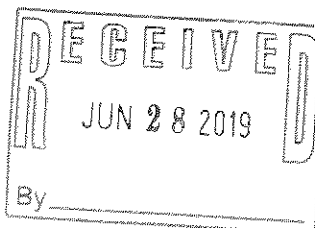
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 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 108180  
Billed through 05/31/2019



**General Counsel**  
**MVTCDD 00001 JLE**

1,315.315  
3

**FOR PROFESSIONAL SERVICES RENDERED**

05/01/19	KEM	Prepare landscaping agreements and letter terminating landscaping agreement.	0.60 hrs
05/02/19	KEM	Prepare FY 2020 budget approval resolution and budget notice; confer with district manager.	0.20 hrs
05/06/19	JLE	Confer with Lockwood regarding reporting obligation; email correspondence regarding the same.	0.20 hrs
05/09/19	LMG	Follow up with Butler regarding Xylem purchase order.	0.10 hrs
05/10/19	JLK	Continue negotiations and research with district management team, insurance providers and ADA consultants on questions related to policies, accessibility and requisite standards.	0.10 hrs
05/16/19	JLE	Prepare for and attend Board meeting; follow-up notes regarding the same.	0.70 hrs
Total fees for this matter			\$410.50

**DISBURSEMENTS**

United Parcel Service	45.71
Total disbursements for this matter	\$45.71

**MATTER SUMMARY**

Earlywine, Jere L.	0.90 hrs	275 /hr	\$247.50
Kilinski, Jennifer L.	0.10 hrs	255 /hr	\$25.50
Ibarra, Katherine E. - Paralegal	0.80 hrs	145 /hr	\$116.00
Gentry, Lauren M.	0.10 hrs	215 /hr	\$21.50

TOTAL FEES	\$410.50
TOTAL DISBURSEMENTS	\$45.71

**TOTAL CHARGES FOR THIS MATTER** **\$456.21**

**BILLING SUMMARY**

Earlywine, Jere L.	0.90 hrs	275 /hr	\$247.50
Kilinski, Jennifer L.	0.10 hrs	255 /hr	\$25.50
Ibarra, Katherine E. - Paralegal	0.80 hrs	145 /hr	\$116.00
Gentry, Lauren M.	0.10 hrs	215 /hr	\$21.50
TOTAL FEES			\$410.50
TOTAL DISBURSEMENTS			\$45.71
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$456.21</b>

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

## Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0617341  
**DATE:** 7/1/2019

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



DUE DATE	RENTAL PERIOD
8/7/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
7	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
0617341	8/7/2019	\$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



## Invoice

Date  
Invoice #6/26/2019  
131295586835

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

<b>Terms</b>	Net 20
<b>Due Date</b>	7/16/2019
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1326944
<b>Delivery Date</b>	6/26/2019
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Pool
<b>Customer #</b>	13BEA030

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

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

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

1.32 · 572 · 45506  
22

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.50	750.00
<div data-bbox="457 1029 773 1247"><p>RECEIVED JUN 28 2019 By _____</p></div>					

Total 750.00  
Amount Due \$750.00

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295586835

Amount Due \$750.00  
Amount Paid \_\_\_\_\_

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



131295586835





**REPUBLIC  
SERVICES**

8619 Western Way  
Jacksonville FL 32256-03606

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

**Important Information**

We are currently reviewing our bulk item pickup service fees on all accounts. Your next invoice may reflect a fee rate adjustment, if you have any questions, please contact us.

**Account Number** 3-0687-0013996  
**Invoice Number** 0687-000987064  
**Invoice Date** June 16, 2019  
**Previous Balance** \$102.88  
**Payments/Adjustments** -\$102.88  
**Current Invoice Charges** \$102.88

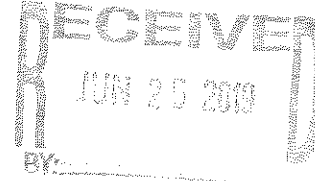
<b>Total Amount Due</b> <b>\$102.88</b>	<b>Payment Due Date</b> <b>July 06, 2019</b>
--	---

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 06/11	280	-\$102.88

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Meadowview At Twin Creeks Cdd 550 Beacon Lake Pkwy PO Y</b>				
<b>St. Augustine, FL Contract: 9687022 (C51)</b>				
<b>1 Waste Container 6 Cu Yd, 1 Lift Per 2 Weeks</b>				
Pickup Service 07/01-07/31			\$68.25	\$68.25
Container Refresh 07/01-07/31		1.0000	\$9.00	\$9.00
Container Refresh Credit 07/01-07/31		1.0000	\$9.00	-\$9.00
<b>Administrative Fee</b>				\$5.95
<b>Total Fuel/Environmental Recovery Fee</b>				\$23.73
<b>Total Franchise - Local</b>				\$4.95
<b>CURRENT INVOICE CHARGES</b>				<b>\$102.88</b>



1-32-572-45914

**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



**REPUBLIC  
SERVICES**

8619 Western Way  
Jacksonville FL 32256-03606

Please Return This  
Portion With Payment

**Total Enclosed**

Return Service Requested

L2RCACDTWR 011297



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



<b>Total Amount Due</b>	<b>\$102.88</b>
<b>Payment Due Date</b>	<b>July 06, 2019</b>
<b>Account Number</b>	<b>3-0687-0013996</b>
<b>Invoice Number</b>	<b>0687-000987064</b>



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:



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

30687001399600000009870640000102880000102883

L2RCACDTWR 011297 1NNNNNNNN NNN NNN 001 001 022597 212293932.1

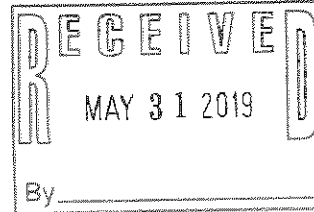
Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/29/2019	23

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
45.71	Lifeguard Services through May 23, 2019  320,572.45501  V-20  Ⓐ	16.00	731.36
Total			\$731.36

2019  
5,30,19

**Riverside Management Services, Inc.**

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

MVTC CDD

**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
45.71	Lifeguard Services	\$ 16.00	\$ 731.36
	Covers Period: May 23, 2019		<u>\$ 731.36</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS  
FOR PE 05/23/19

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/11/19	5.43	A.V.	Lifeguarding
5/11/19	5.22	S.S.	Lifeguarding
5/12/19	5.38	H.M.	Lifeguarding
5/12/19	5.43	S.S.	Lifeguarding
5/18/19	5.4	A.V.	Lifeguarding
5/18/19	5.4	S.S.	Lifeguarding
5/19/19	5.52	A.V.	Lifeguarding
5/19/19	4.03	H.M.	Lifeguarding
5/19/19	3.9	S.S.	Lifeguarding

<b>TOTAL</b>	<u>45.71</u>
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Supervisor	
Lifeguarding	45.71

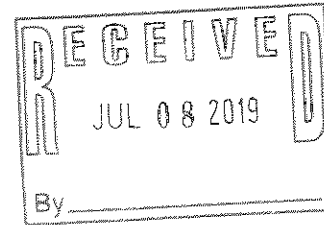
Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
7/1/2019	25

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 - July 2019 320,572,45507	1,295.00	1,295.00
	Pool Maintenance Services - July 2019 320,572,45505	1,365.00	1,365.00
	Operations Management Services - July 2019 320,572,45504	1,666.67	1,666.67
	Facility Management - Meadow View - July 2019 320,572,4550	5,000.00	5,000.00
V 20 (A)			
		<b>Total</b>	\$9,326.67

2000  
7.1.19

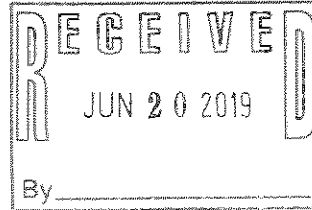
Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
6/18/2019	26

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 May 1 - May 31, 2019	1,503.09	1,503.09
	Maintenance Supplies	179.32	179.32
	<i>B. Steph 6-18-19</i> <i>FACILITY MAINTENANCE</i> <i>001.320.57200.45508</i> <i>20</i>		
Total			\$1,682.41

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/19	1	K.B.	Washed benches and picnic tables with hose
5/7/19	8	K.H.	Pressure washed front face of amenity center, pressure washed all pool furniture and under awnings
5/14/19	5.5	K.H.	Pressure washed pool furniture and back side of amenity center, pillars under awnings on pool deck
5/14/19	4	B.L.	Removed old and install 4 new flag banners in entrance of property, remove Kayaks from crew house, cut boards and attached to walls to hang life preservers, paint to match walls, returned Kayaks back into crew house
5/14/19	4	R.M.	Remove existing banner flags at entry, assemble and install 4 new banner flags at entry, multiple hooks in the Crew House for storage of life vests and Kayak paddles
5/16/19	4.5	K.B.	Fixed windscreens at tennis courts and straightened signs at amenity center and main
5/23/19	4.5	K.B.	Pressure washed pool furniture and picnic tables
5/24/19	4	K.B.	Pressure washed pool furniture
5/28/19	1	K.B.	Checked pool breaker and fixed chemical issues
5/30/19	4.5	K.B.	Pressure washed patio furniture and picnic tables

TOTAL 41

MILES 163

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 06/05/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	5/13/19	Masonry Drill Bit	6.87	B.S.
	5/13/19	Heavy Duty Hanger (2)	13.06	B.S.
	5/13/19	Ladder Hooks (6)	6.69	B.S.
	5/13/19	Tapcon Screws	6.04	B.S.
	5/13/19	Tapcon Drill Bit	5.14	B.S.
	5/13/19	Sleeve Anchors (6)	6.78	B.S.
	5/24/19	1 Gallon Gas Can (2)	34.43	K.H.
	5/24/19	Echo Engine Oil (3)	10.25	K.H.
	5/24/19	Taylor #1 Pool Test Chemical	13.79	B.S.
	5/24/19	Taylor #2 Pool Test Chemical	13.79	B.S.
	5/24/19	Taylor #4 Pool Test Chemical	8.23	B.S.
	5/24/19	Taylor #4 Pool Test Chemical	8.23	B.S.
	5/29/19	Umbrella for Pool Equipment	36.90	B.S.
	6/3/19	Ant Bait (2)	9.13	B.L.

TOTAL \$179.32



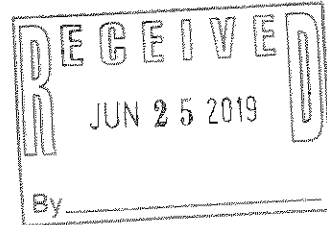
Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
6/25/2019	27

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
187.12	Lifeguard Services through June 20, 2019  320,512.45501 20	16.00	2,993.92
Total			\$2,993.92

2nd  
6.25.19

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

MVTC CDD

**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
187.12	Lifeguard Services	\$ 16.00	\$ 2,993.92
	Covers Period End: June 20, 2019		<u>\$ 2,993.92</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS  
FOR PE 06/20/19

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/7/19	2.42	A.C.	Lifeguarding
6/7/19	3.93	A.V.	Lifeguarding
6/7/19	3.87	A.D.	Lifeguarding
6/7/19	3.77	S.S.	Lifeguarding
6/8/19	5.92	A.D.	Lifeguarding
6/8/19	5.14	S.S.	Lifeguarding
6/9/19	5.47	A.C.	Lifeguarding
6/9/19	5.45	A.V.	Lifeguarding
6/10/19	3.97	A.D.	Lifeguarding
6/10/19	5	A.C.	Lifeguarding
6/10/19	3.7	A.V.	Lifeguarding
6/10/19	4.95	A.D.	Lifeguarding
6/11/19	4.38	J.S.	Lifeguarding
6/11/19	4.95	A.C.	Lifeguarding
6/11/19	4.93	A.D.	Lifeguarding
6/12/19	4.75	J.E.S.	Lifeguarding
6/12/19	1	A.D.	Lifeguarding
6/12/19	1.13	A.C.	Lifeguarding
6/12/19	1.18	A.D.	Lifeguarding
6/13/19	5.42	J.S.	Lifeguarding
6/13/19	5.48	A.C.	Lifeguarding
6/13/19	5.42	A.D.	Lifeguarding
6/14/19	5.98	J.S.	Lifeguarding
6/14/19	2.53	C.B.	Lifeguarding
6/14/19	5.95	A.D.	Lifeguarding
6/15/19	3.47	A.C.	Lifeguarding
6/15/19	5.88	A.D.	Lifeguarding
6/16/19	6	J.S.	Lifeguarding
6/16/19	5.5	A.C.	Lifeguarding
6/17/19	5.9	J.S.	Lifeguarding
6/17/19	4.97	A.C.	Lifeguarding
6/17/19	3.93	A.D.	Lifeguarding
6/18/19	5	J.E.S.	Lifeguarding
6/18/19	4.63	J.S.	Lifeguarding
6/18/19	4	A.D.	Lifeguarding
6/18/19	4.58	A.C.	Lifeguarding
6/18/19	3	A.D.	Lifeguarding
6/19/19	2.98	A.D.	Lifeguarding
6/19/19	1.57	A.C.	Lifeguarding
6/19/19	3.47	A.D.	Lifeguarding
6/20/19	3.98	A.C.	Lifeguarding
6/20/19	3.97	A.V.	Lifeguarding
6/20/19	5.35	A.D.	Lifeguarding
6/20/19	2.25	J.E.S.	Lifeguarding

<b>TOTAL</b>	<u><u>187.12</u></u>
--------------	----------------------

Supervisor	
Lifeguarding	187.12

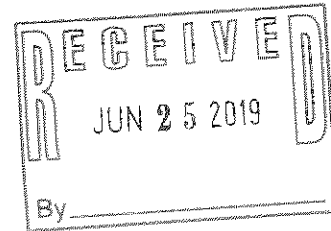
Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
6/25/2019	28

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
9.5	Rental Staff through June 15, 2019  1-32-572-45502 20	20.00	190.00
Total			\$190.00

RHW  
6, 25, 19

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

**MEADOW VIEW AT TWIN CREEKS CDD**  
**FACILITY RENTAL STAFF**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
9.5	Rental Staff	\$ 20.00	\$ 190.00

Covers Period End: June 15, 2019

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
RENTAL ATTENDANT BILLABLE HOURS  
THROUGH 06/20/19

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/8/19	4.5	T.W.	Party Attendant - Howe
6/9/19	5	T.W.	Party Attendant - Tula

TOTAL	<u>9.5</u>
-------	------------

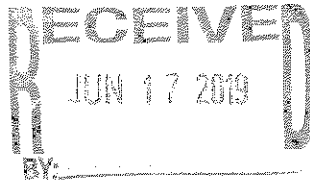
10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/05		Balance Forward						\$98.73	
05/30	P86041	Payment - Lockbox 273						\$-98.73	
05/06 05/06	103171701-05062019	BOS REG MTG 5/16/19	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15	
05/06 05/06	103171701-05062019	BOS REG MTG 5/16/19	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09	
PREVIOUS AMOUNT OWED:				\$98.73					
NEW CHARGES THIS PERIOD:				\$94.24					
CASH THIS PERIOD:				(\$98.73)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

RECEIVED

JUN 17 2019

BY: \_\_\_\_\_

1-31-513-48  
2



1-31-513-48  
2

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$94.24		\$0.00	\$0.00	\$0.00	\$0.00		\$94.24
SALES REP/PHONE #		ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		05/06/2019 - 06/02/2019		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

**MAKE CHECKS PAYABLE TO**

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

**ADVERTISING INVOICE and STATEMENT**

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME	
		05/06/2019 - 06/02/2019				MEADOW VIEW AT TWIN CREEKS CDD	
COMPANY	23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT
SA 7		\$94.24		\$0.00		NET 15 DAYS	
21	CURRENT NET AMOUNT		22	30 DAYS		60 DAYS	
	\$94.24			\$0.00		\$0.00	
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
			06/02/2019		15651		15651
						24 STATEMENT NUMBER	
						0000046809	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2884

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

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



Mon, May 6, 2019  
7:28:05AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

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

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

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

**Ad Number:** 0003171701-01

**Caller:** COURTNEY HOGGE

**Paytype:** BILL

**Start:** 05/06/2019

**Issues:** 1

**Stop:** 05/06/2019

**Placement:** SA Legals

**Rep:** Melissa Rhinehart

**Copy Line:** NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE ME

Lines 62  
Depth 5.25  
Columns 1

Price \$94.24

**NOTICE OF AUDIT COMMITTEE  
MEETING AND REGULAR  
MEETING OF THE BOARD OF  
SUPERVISORS OF THE MEADOW  
VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular meeting on Thursday, 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. Immediately prior to the regular meeting will be an audit committee meeting for the purpose of reviewing and ranking proposals for auditing services. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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

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

James Oliver  
District Manager

0003171701 May 6, 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# 0003171701-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS REG MTG 5/16/19** was published in said newspaper on **05/06/2019**.

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

**NOTICE OF AUDIT COMMITTEE  
MEETING AND REGULAR  
MEETING OF THE BOARD OF  
SUPERVISORS OF THE MEADOW  
VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular meeting on Thursday, 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. Immediately prior to the regular meeting will be an audit committee meeting for the purpose of reviewing and ranking proposals for auditing services. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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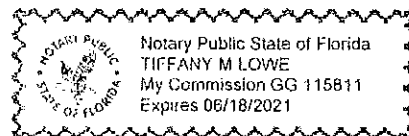
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James Oliver  
District Manager  
0003171701 May 6, 2019

Sworn to and subscribed before me this \_\_\_\_\_ day of **MAY 06 2019**

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

*Tiffany M. Lowe*  
(Signature of Notary Public)



Mon, Jul 1, 2019  
8:29:51AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

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

**E-Mail:**

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

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

**City:** SAINT AUGUSTINE

**State:** FL

**Zip:** 32092

**Ad Number:** 0003190062-01

**Start:** 07/01/2019

**Placement:** SA Legals

**Copy Line:** MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ENTRY #2

**Caller:** Courtney Hogge

**Issues:** 1

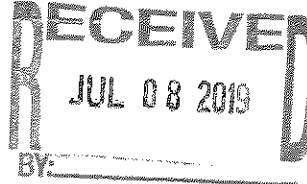
**Rep:** Melissa Rhinehart

**Paytype:** BILL

**Stop:** 07/01/2019

V-2 (A)

1,310,513,480



# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Lines	112
Depth	9.50
Columns	2
Price	\$341.05

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ENTRY #2 AND TOWNHOMES LANDSCAPE & IRRIGATION INSTALLATION AND NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS**  
St. Johns County, Florida

The Meadow View at Twin Creeks Community Development District ("District") hereby requests proposals from firms to provide labor, materials, equipment and construction services necessary for the District's landscape project ("Project"). The Project includes the installation of landscape and other related improvements located within Entry #2 and the Townhomes in the Beacon Lakes community. The Project is more particularly described in the project manual ("Project Manual"), which includes the plans and specifications for the Project. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community of Beacon Lakes.

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

The Project Manual, consisting of the instructions to proposers, contract, proposal form, and other materials, will be available for download from <http://www.meadowviewtwincreekscd.com/> and are expected to be available beginning Wednesday, July 3, 2019 at 12:00 p.m. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal conference (described herein) and registering at that meeting.

There will be a **mandatory pre-proposal conference** at the offices of the District Engineer, England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258 ("District Engineer's Office") (or at an alternative location to be determined and announced), on **Friday, July 12, 2019 at 11:00 a.m.** Attendance at the pre-proposal conference is mandatory, and all proposers must download a copy of the Project Manual no later than the time of the pre-proposal conference.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (Schedule of Values in a Microsoft Excel and PDF format, all documents included on a USB flash drive) of the required proposal no later than **Friday, August 2, 2019 at 12:00 p.m.**, at the District Engineer's Office, as referenced above, with electronic copies to Bill Wilber, Project Architect/Engineer, at [bill@insightmlens.com](mailto:bill@insightmlens.com), Scott Lockwood, District Engineer, at [LockwoodS@etm-inc.com](mailto:LockwoodS@etm-inc.com), Jim Oliver, District Manager, at [joliver@gmsi.com](mailto:joliver@gmsi.com) and Jere Earlywine, District Counsel, at [jere@egslaw.com](mailto:jere@egslaw.com). Additionally, each Proposer shall supply a bid bond, or cashier's check, made payable to the District and in the amount of the greater of 10% of the contract bid or \$700,000, with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ENTRY #2 AND TOWNHOMES LANDSCAPE & IRRIGATION INSTALLATION." The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of the mandatory pre-proposal conference, together with a protest bond in a form acceptable to the District and in the amount of \$100,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

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

## NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0538, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on **Friday, August 2, 2019 at 12:00 p.m.** and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, District Engineer, at [LockwoodS@etm-inc.com](mailto:LockwoodS@etm-inc.com).

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

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 804-810-5850, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposals, the Project or the manual

Mon, Jul 1, 2019  
8:29:51AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

meeting shall be directed in writing by e-mail only to Bill Wilber, Project Architect/Engineer, at [bill@bushandlucas.com](mailto:bill@bushandlucas.com), Scott Lockwood, District Engineer, at [LockwoodS@stmine.com](mailto:LockwoodS@stmine.com), Jim Oliver, District Manager, at [joliver@stmine.com](mailto:joliver@stmine.com), and Jere Earlywine, District Counsel, at [jeree@hgalaw.com](mailto:jeree@hgalaw.com). No phone inquiries please.

Scott Lockwood  
District Engineer

0003190062 July 1, 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# 0003190062-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

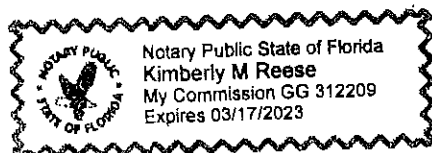
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **REQUISITION OF PROPOSALS** in the matter of **LANDSCAPE & IRRIGATION** was published in said newspaper on 07/01/2019.

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

Sworn to and subscribed before me this \_\_\_\_\_ day of JUL 01 2019

by Julia Kerti 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 ENTRY #2 AND TOWNHOMES LANDSCAPE & IRRIGATION INSTALLATION AND NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS  
St. Johns County, Florida

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Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (Schedule of Values in a Microsoft Excel and PDF format, all documents included on a USB flash drive) of the required proposal no later than Friday, August 2, 2019 at 12:00 p.m., at the District Engineer's Office, as referenced above, with electronic copies to Bill Wilber, Project Architect/Engineer, at [bill@bashamllucas.com](mailto:bill@bashamllucas.com), Scott Lockwood, District Engineer, at [LockwoodS@stjohns.com](mailto:LockwoodS@stjohns.com), Jim Oliver, District Manager, at [joliver@gmsmf.com](mailto:joliver@gmsmf.com) and Jere Earlywine, District Counsel, at [jere@hgsllaw.com](mailto:jere@hgsllaw.com). Additionally, each Proposer shall supply a bid bond, or cashier's check, made payable to the District and in the amount of the greater of 10% of the contract bid or \$100,000, with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ENTRY #2 AND TOWNHOMES LANDSCAPE & IRRIGATION INSTALLATION." The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so.** Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of the mandatory pre-proposal conference, together with a protest bond in a form acceptable to the District and in the amount of \$100,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

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

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on Friday, August 2, 2019 at 12:00 p.m. and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, District Engineer, at [LockwoodS@stjohns.com](mailto:LockwoodS@stjohns.com).

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

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 904-940-5850, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting shall be directed in writing by e-mail only to Bill Wilber, Project Architect/Engineer, at [bill@bashamllucas.com](mailto:bill@bashamllucas.com), Scott Lockwood, District Engineer, at [LockwoodS@stjohns.com](mailto:LockwoodS@stjohns.com), Jim Oliver, District Manager, at [joliver@gmsmf.com](mailto:joliver@gmsmf.com), and Jere Earlywine, District Counsel, at [jere@hgsllaw.com](mailto:jere@hgsllaw.com). No phone inquiries please.

Scott Lockwood  
District Engineer

0003190062 July 1, 2019



Prepared For	MEADOW VIEW AT TWIN LEAH TINCHER
Account Number	
Statement Closing Date	07/03/19
Days in Billing Cycle	30
Next Statement Date	08/02/19

Credit Line	
Available Credit	

For 24-Hour Customer Service Call:  
800-231-5511

Inquiries or Questions:  
Wells Fargo SBL PO Box 29482  
Phoenix, AZ 85038-8650

Payments:  
Elite Card Payment Center PO Box 77066  
Minneapolis, MN 55480-7766

Payment Information

New Balance	\$452.49
Current Payment Due (Minimum Payment)	\$452.49
Current Payment Due Date	07/28/19

Thank you for using our Automatic Payment service. See the **Important Information** section below for your next scheduled payment.

If you wish to pay off your balance in full: The balance noted on your statement is not the payoff amount. Please call 800-231-5511 for payoff information.

Account Summary

Previous Balance		\$0.00
Credits	-	\$0.00
Payments	-	\$0.00
Purchases & Other Charges	+	\$452.49
Cash Advances	+	\$0.00
Finance Charges	+	\$0.00
New Balance	=	\$452.49



Rate Information

Your rate may vary according to the terms of your agreement.

TYPE OF BALANCE	ANNUAL INTEREST RATE	DAILY FINANCE CHARGE RATE	AVERAGE DAILY BALANCE	PERIODIC FINANCE CHARGES	TRANSACTION FINANCE CHARGES	TOTAL FINANCE CHARGES
PURCHASES	9.490%	.02600%	\$0.00	\$0.00	\$0.00	\$0.00
CASH ADVANCES	26.240%	.07189%	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$0.00	\$0.00	\$0.00

Important Information

\$0 - \$452.49 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/28/19. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

See reverse side for important information.

5596 0011 YTG 1 7 2 190703 0 PAGE 1 of 4 10 3268 1000 ELA1 01DR5596 22124

DETACH HERE  
Detach and mail with check payable to "Wells Fargo" to arrive by Current Payment Due Date.

Make checks payable to: Wells Fargo

Account Number	
New Balance	\$452.49
Total Amount Due (Minimum Payment)	\$452.49
Current Payment Due Date	07/28/19

Amount Enclosed: \$

Print address or phone changes:  
Work ( )

ELITE CARD PAYMENT CENTER YTG  
PO BOX 77066 29  
MINNEAPOLIS MN 55480-7766

MEADOW VIEW AT TWIN  
LEAH TINCHER  
475 W TOWN PL  
SAINT AUGUSTINE FL 32092-3648  
22124 MSP 122

**If your card is ever lost or stolen:**

Please notify us immediately by calling: 1-800-231-5511, 24 hours a day, 7 days a week.

**Questions about your statement:**

If you have a question about your statement, please write to us within 30 days after the statement was mailed to you. Please use a separate letter and include your account number and the date of the statement in question. Please refer to the front of the statement for our Inquiry mailing address.

**For all your personal or business financial service needs  
Visit us at [www.wellsfargo.com](http://www.wellsfargo.com)**

**Important Payment Information:**

**Payments made at a Wells Fargo branch.** When making a payment at a Wells Fargo branch you must present a separate check for each account being paid. A single check cannot be used to pay multiple accounts.

**Payments by mail.** Mail your check and the payment coupon to the Payment Remittance Center address printed on this statement. For fastest delivery, please use the enclosed window envelope. If using a single check to pay multiple accounts, we must receive a completed payment coupon for each account being paid or a list showing the full account number and amount to be credited to each account. If you are paying multiple accounts with a single check, the total of the check must equal the sum of the payments to be applied to each individual account, with at least the total minimum payment due for all accounts.

**Payments by phone.** If you are authorized to transact on the account, you may be able to initiate a payment by calling the Customer Service number listed on the front of this statement.

**Payments made using Wells Fargo Online Banking or Wells Fargo Mobile.** If you have access to the account via Wells Fargo Online Banking or Mobile you may be able to make a payment depending on your level of access.

**Automatic Payments.** You can establish automatic payments to this credit account from a Wells Fargo deposit account or any other financial institution. For enrollment information, please contact our Customer Service number listed on the front of this statement.

**Timing of payments by mail or payments made at a Wells Fargo branch.** Payments that are received by mail or in a Wells Fargo branch as of 5 p.m. on any business day will be credited as of the date of receipt. Payments we receive after 5 p.m. or on non-business days will be credited as of the next business day. Payments made at other Wells Fargo branches may not be credited for up to five business days.

**When a payment is considered late.** If your payment is received or initiated any time after the Due Date, it is considered late and your account will be subject to a late fee.

**Promotional Rates:**

All promotional rates are subject to early termination if there are late payments or other defaults. Please see sections "Default" and "Remedies" in your Cardholder Agreement.



Transaction Details

Trans	Post	Reference Number	Description	Credits	Charges
06/12	06/12	2469216542X5QA40G	LOWES #00502* JACKSONVILLE FL		24.12
06/28	06/28	24744555LG9H9T35A	WHALEY FOODSERVICE LEXINGTON SC		316.36
06/30	06/30	24226385N2LR4G2L5	WAL-MART #1082 JACKSONVILLE FL		62.92
07/01	07/01	24692165N2Y0VFA4N	AMZN Mktp US*MH5WD3L82 Amzn.com/bill WA		49.09

Wells Fargo News

What can alerts do for your business?\*

Receive timely updates on your business credit card account via email or text. Alerts allow you to set up and receive only the messages that are important to you. Sign up for alerts during your Wells Fargo Business Online® session by going to your Business Elite Card account screen and selecting the Manage Alerts menu option.

Not enrolled in Online banking? Enroll today at [wellsfargo.com/biz/online-banking](https://wellsfargo.com/biz/online-banking)

*\*Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply.*

Remember there are no foreign transaction fees when you make international purchases or travel outside of the U.S. With your Wells Fargo Business Elite Card, you can take your business anywhere around the world and have the confidence you'll get:

- No foreign transaction fees on your purchases
- Enhanced security with chip card technology

*"No foreign transaction fees" applies to business credit cards issued by Wells Fargo and this account in particular. For information on other Wells Fargo credit and debit cards, please see your account agreement or visit [wellsfargo.com](https://wellsfargo.com).*



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**Beacon Lake - Receipts**  
**Meadow View at Twin Creek CDD**

Store	Date Purchased	Account	Code	Reason for Purchase	Amount
Amazon	7-Jul	Pool Maintenance	1.320.57200.45505	Pool Closing Signs	\$79.90
Amazon	30-Jun	Fitness Center	1.320.57200.44207	Fitness Center Supply for Row Machine	\$49.09
Whaley Foods	28-Jun	Facility Maintenance	1.320.57200.45508	Lighting the pilot light for the 2 fryers in Kitchen	\$316.36
				TOTAL	\$445.35

**Details for Order #112-0926320-5089028**

Print this page for your records.

**Order Placed:** July 7, 2019

**Amazon.com order number:** 112-0926320-5089028

**Order Total:** \$79.90

**Not Yet Shipped****Items Ordered****Price**

2 of: SmartSign "Notice - Pool is Closed at This Time, Keep Out" Folding Floor Sign | 25" x 12" Plastic \$39.95  
Sold by: SmartSign ([seller profile](#))

Condition: New

**Shipping Address:**

Leah B Tincher  
11502 EAGLE CREST LN  
JACKSONVILLE, FLORIDA 32258-1505  
United States

**Shipping Speed:**

Standard Shipping

**Payment information****Payment Method:**

Visa | Last digits: 3396

Item(s) Subtotal: \$79.90  
Shipping & Handling: \$0.00

-----

**Billing address**

Leah B Tincher  
11502 EAGLE CREST LN  
JACKSONVILLE, FLORIDA 32258-1505  
United States

Total before tax: \$79.90  
Estimated tax to be collected: \$0.00

-----

**Grand Total: \$79.90**

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

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Pool Closed Sign

1320 57200 45505

Pool Maintenance



## Final Details for Order #112-4005304-5768207

Print this page for your records.

**Order Placed:** June 30, 2019

**Amazon.com order number:** 112-4005304-5768207

**Order Total: \$49.09**

**Shipped on June 30, 2019**

### Items Ordered

### Price

1 of: *Yes4All Seated Row Double D Handle Cable Attachment - Double D Grip / Double Row Handle for Cable Attachment (Chrome)* \$15.99  
Sold by: Amazon.com Services, Inc

Condition: New

1 of: *Adjustable DIY Magnetic Window Screen Max 55"H x 36"W Fits Any Size Smaller DIY Easy Installation (White)* \$31.98  
Sold by: NeatiEase ([seller profile](#))

Condition: New

### Shipping Address:

Leah B Tincher  
11502 EAGLE CREST LN  
JACKSONVILLE, FLORIDA 32258-1505  
United States

Item(s) Subtotal: \$47.97  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$47.97  
Sales Tax: \$1.12  
-----

### Shipping Speed:

One-Day Shipping

**Total for This Shipment: \$49.09**  
-----

## Payment information

### Payment Method:

Visa | Last digits: 3396

Item(s) Subtotal: \$47.97  
Shipping & Handling: \$0.00  
-----

### Billing address

Leah B Tincher  
11502 EAGLE CREST LN  
JACKSONVILLE, FLORIDA 32258-1505  
United States

Total before tax: \$47.97  
Estimated tax to be collected: \$1.12  
-----

**Grand Total: \$49.09**

### Credit Card transactions

Visa ending in 3396: June 30, 2019: \$49.09

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

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*Fitness Center Supply / Repairs*  
*1320 57200 44207*





**WHALEY**  
FOODSERVICE  
— Part Smart. Service Savvy.

PO Box 615 | Lexington, SC 29071  
(803) 996-9900  
whaleyfoodservice.com



**Invoice No : 3701379**

Invoice Date : 06/28/2019  
Customer PO : AMR2327  
Service Order No : 769568  
Division : 12  
Page : 1 of 1

<b>Bill To : 145895</b>		<b>Location : 145895</b>	
BEACON LAKE 850 BEACON LAKE PKWY ST AUGUSTINE, FL 32095 Phone :(904)874-7344		BEACON LAKE 850 BEACON LAKE PKWY ST AUGUSTINE, FL 32095 Phone :(904)874-7344	
<b>Requested By</b>	<b>Authorized</b>	<b>Terms</b>	<b>SA No</b>
LEAH	AMERICAN RANGE	CREDIT CARD	
<b>Technician</b>	<b>Salesperson</b>	<b>Call Type</b>	<b>Bill Type</b>
CAS2	JX	HS	HS

**Comments:**

BOTH HER FRYERS NOT TURNING ON CUSTOMER WILL BE RESPONSIBLE FOR OVERTIME CHARGES\*\* PLEASE PUT ON DIFFERENT TICKET) PLEASE CHECK GAS PRESSURES IF ISSUES ARE NOT WARRANTY PLEASE BILL CUSTOMER  
AF-45 SN#181003-ETO0220  
. UNIT NOT WORKING - HOT SIDE. MUST CALL LEAH WHEN ON THE WAY 904-874-7344-\*\*.

**Service Performed:**

6/28/19 UPON ARRIVAL CHECKED IN WITH LEAH, WAS TOLD BY CHEF THAT PILOTS WOULD NOT LIGHT. CHECKED INCOMING GAS PRESSURE WAS 6 IWC OPERATING PRESSURE SHOWS 4IWC CHECKED MADE SURE NO AIR IN LINES. CHECKED GAS PRESSURE AT PILOT 0 . PILOT SCREWS ON BOTH FRYERS WERE RAN ALL THE WAY IN. ADJUSTED PILOT SCREW AND PILOTS LIT. HAD CHEF PUT OIL IN BOTH VATS SET TO 350 DEGREES AND WATCHED UNITS CYCLE. FRYERS ARE OPERATING PROPERLY AT THIS TIME. JOB COMPLETE....CAS

Ship	Whs	Item	Description	Gross	Price	Extended
Model : AF3550		Serial : 181003ETO0022			Mfg : AMR	
Description : FRYER (GAS)						
1	1200	*MISC HARDWARE	MISC HARDWARE/SUPPLIES	0.00	9.00	9.00
Material Subtotal :						9.00

Remit To:  
Whaley Foodservice  
PO Box 615 Lexington,  
SC 29071

\*\*\*\*\*  
Late Fee of 1-1/2% Applied Monthly  
\*\*\*\*\*

<b>Item Subtotal :</b>	<b>9.00</b>
<b>Freight :</b>	<b>6.86</b>
<b>Labor :</b>	<b>190.75</b>
<b>Travel :</b>	<b>109.75</b>
<b>Total :</b>	<b>316.36</b>
<b>Paid :</b>	<b>316.36</b>
<b>Balance Due :</b>	<b>0.00</b>

*Facility Maintenance*

*132057200 45508*

*Q*



# YELLOWSTONE LANDSCAPE

**Bill To:**

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

**Property Name:** Meadow View at Twin Creeks  
CDD

## INVOICE

INVOICE #	INVOICE DATE
JAX 29991	5/31/2019
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 30, 2019

**Invoice Amount:** \$7,826.93

Description	Current Amount
Monthly Landscape Maintenance May 2019	\$15,653.85
Credit – Contract start date 5/15/2019	<u>-\$7,826.92</u>



**Invoice Total** **\$7,826.93**

1-32-538-45003  
40

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**