

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

AUGUST 15, 2019

Meadow View at Twin Creeks

Community Development District

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

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

August 8, 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, August 15, 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. Affidavit of Publication
- IV. Approval of the Minutes of the July 18, 2019 Meeting
- V. Public Hearing to Adopt the Fiscal Year 2020 Budget
 - A. Consideration of Resolution 2019-12, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2020
 - B. Consideration of Resolution 2019-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2020
 - C. Consideration of Deficit Funding Agreement for Fiscal Year 2020
- VI. Consideration of Proposals for Entry #2 and Townhomes Landscape and Irrigation Installation
- VII. Ratification of ETM Work Authorization Nos. 17 and 18 for CEI Services Related to Phases 3A and 2B
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer –Requisition Summary
 - C. District Manager – Discussion of the Meeting Schedule for Fiscal Year 2020
 - D. Amenity Manager – Report
- IX. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Funding Request No. 38
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting – September 19, 2019 at 10:00 a.m. at the offices of GMS

XII. Adjournment

Enclosed under the third order of business is the affidavit of publication for the public hearing on the budget.

Enclosed under the fourth order of business is a copy of the minutes of the July 18, 2019 meeting for your review.

The fifth order of business is the public hearing to adopt the Fiscal Year 2020 budget. Enclosed for your review and approval are copies of the budget, resolution 2019-12, resolution 2019-13 and the deficit funding agreement.

The sixth order of business is consideration of proposals for entry #2 and townhomes landscape and irrigation installation. Copies of the bid documents have been provided via email.

The seventh order of business is ratification of ETM work authorization numbers 17 and 18 for CEI services related to phases 3A and 2B. Copies of the work authorizations are enclosed for your review.

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
August 15, 2019
10:00 a.m.

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

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 - D. Amenity Manager – Report

IX. Financial Reports

A. Balance Sheet and Income Statement

B. Assessment Receipts Schedule

C. Check Register

D. Funding Request No. 38

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – September 19, 2019 at 10:00 a.m. at the offices of GMS

XII. Adjournment

THIRD ORDER OF BUSINESS

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# 0003196968-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

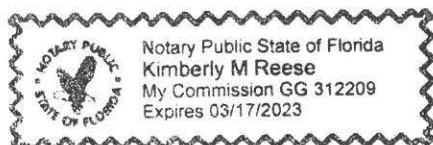
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **BUDGET FY 2019-2020** was published in said newspaper on **07/22/2019**, **07/29/2019**.

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 29 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

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 15, 2019
TIME: 10:00 a.m.
LOCATION: Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2019/2020; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	Total Lots	ERU	Proposed FY 2020 O&M Assessment
Townhomes	196	0.8	\$563.00
43' Single Family Lot	573	0.9	\$634.50
53' Single Family Lot	387	1	\$705.00
63' Single Family Lot	172	1.1	\$775.50
73' Single Family Lot	66	1.15	\$810.75
90' Single Family Lot	82	1.2	\$844.00
Undeveloped Land	630 Acres	1 Acre	\$158.00

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020.

For Fiscal Year 2019/2020, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager



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, 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.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager
Ernesto Torres	GMS
Lisa Cathell	BBX Capital (by phone)
Rhonda Mossing	MBS Capital Markets (by phone)

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

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**

These items were tabled in order to combine the current phase of work with a future bond issue.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the financing items were deferred to issue in conjunction with the next phase.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 20, 2019 Meeting

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the minutes of the June 20, 2019 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2018 Audit Report

Mr. Oliver stated this is a clean audit with no recommendations for FY18 and no previous recommendations.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the Fiscal Year 2018 audit report was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. KAD Electric Company for Electrical Work on Street Signs

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the proposal from KAD Electric Company for electrical work on street signs was approved.

B. ECS Florida, LLC for Geotechnical Exploration Services in Phase 3B

Mr. Kovacic stated for purposes of keeping within our permitting schedule and design schedule the proposal from ECS has been reviewed, verified that it's in keeping with their pricing for the previous phases so we have signed it and I would like to ratify it.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the proposal from ECS, Florida, LLC for geotechnical exploration services in phase 3B was ratified.

SEVENTH ORDER OF BUSINESS**Update Regarding the Fiscal Year 2020 Budget**

Mr. Oliver stated assessments are staying the same per unit. We're working with the developer to work out the combination of the platted assessments, undeveloped lands and developer contributions, which make up the difference between total assessments and budgeted expenditures. We will not be sending mailed notices to the current homeowners because their assessments are staying the same. The newly platted lots will receive notices that there will be an assessment on their property and to announce the budget hearing.

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

Mr. Stephens stated the pool deck and fountain light schedule has been set to go off at 11:00. The side gates have been set to a requested schedule so gates can be opened with an access card during office hours. We're working on the bathrooms with Atlantic Security as there is a glitch on the men's side. The amenity manager schedule has been set to include hours on Saturday as well as on Sunday. I've applied for and received the pool permits for operating for 2019-2020.

Mr. Parker noted that a solution was needed for the sand washing out at the lake.

NINTH ORDER OF BUSINESS**Consideration of Street Parking Policies**

Mr. Oliver stated most of the streets in the District are CDD owned and the District has not established any street parking policies.

Mr. Earlywine stated you have three options. You can have the county come out and have off-duty officers in place and they can enforce the county ordinances. Most counties will require you to do a signage study and that may result in changes and cost you money, and then you would enter into a traffic enforcement agreement that will allow their officers to come onto your district roads and do the enforcement and you just hire the off-duty officers. The other way you can do it is have the CDD do the enforcement by going through a rulemaking process and you'll have to staff your parking enforcement. The issue with that one is you want to be able to put a 24-hour notice on the car and work that out with a towing company. The third option is to enter into an agreement with your HOA so the HOA can do the enforcement of the roads and essentially they're enforcing your covenants against the residents but there's a question there because these are not gated or HOA roads.

Mr. Parker stated I think we should go with the rulemaking option.

Mr. Oliver stated two notices with lengthy lead times are needed so a public hearing will be held at the September 19th meeting.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor resolution 2019-11 setting a public hearing for September 19, 2019 at 10:00 a.m. at the offices of GMS to adopt parking policies was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

1. Requisition Summary

Mr. Lockwood noted three requisitions for Clary & Associates were added to the list of requisitions needing approval.

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

2. Hughes Brothers Change Order No. 3 – Phase 2

Mr. Lockwood stated change order number three is resolved we just have to get it in the format of change order for approval. It includes fill for phase 3A and 2B and some sodding.

3. Hughes Brothers Change Order No. 17 – Phase 1

Mr. Lockwood stated change order number 17 is a deduct for various items.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor Hughes Brothers change order numbers 3 and 17 was approved.

Mr. Lockwood stated West Orange Nursery sent me a pay application yesterday related to landscaping of the parks.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor West Orange Nursery's pay application related to landscaping of the various parks was approved.

C. District Manager

Mr. Oliver stated we will be adopting our budget at the August 15th meeting and will hold the public hearing for the parking policies on September 19th.

D. Amenity Manager – Report

The operations manager reviewed his report under section VIII. A copy of the report was included in the agenda package.

ELEVENTH ORDER OF BUSINESS Financial Reports**A. Balance Sheet & Income Statement****B. Assessment Receipts Schedule**

Mr. Oliver stated you are fully collected for O&M.

C. Check Register

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

D. Funding Request No. 37

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor funding request number 37 was approved.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

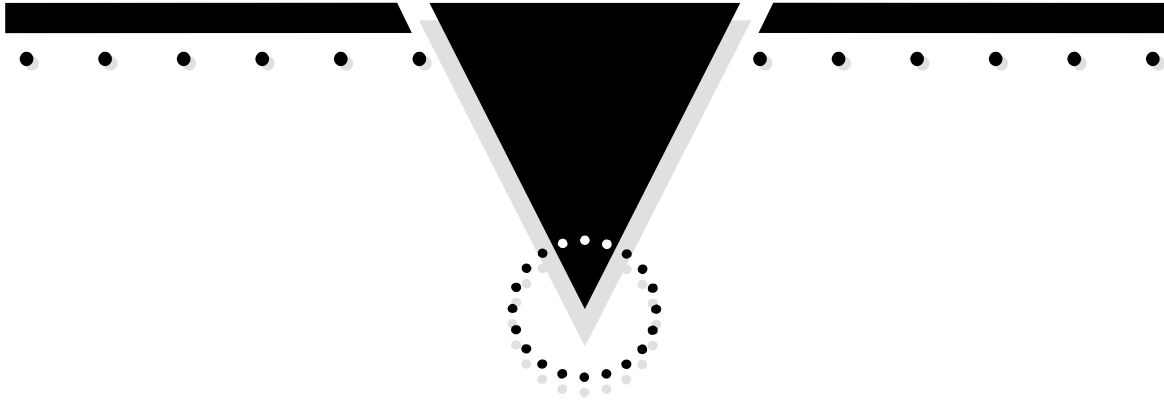
THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 15, 2019 at 10:00 a.m. at the Offices of GMS**FOURTEENTH ORDER OF BUSINESS Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



*Meadow View @ Twin Creeks
Community Development District*

Approved Budget

FY 2020

August 15, 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 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<u>Revenues</u>						
Developer Contrib/Assessments	\$941,002	\$610,968	\$196,360	\$807,327	\$1,088,840	\$147,838
Interest/Miscellaneous Income	\$0	\$22	\$8	\$30	\$0	\$0
Facility Revenue	\$0	\$800	\$0	\$800	\$0	\$0
Total Revenues	\$941,002	\$611,790	\$196,368	\$808,157	\$1,088,840	\$147,838
<u>Expenditures</u>						
<u>Administrative</u>						
Engineering	\$12,000	\$30,102	\$15,050	\$45,152	\$20,000	\$8,000
Attorney	\$30,000	\$25,865	\$8,800	\$34,665	\$30,000	\$0
Annual Audit	\$4,000	\$2,380	\$0	\$2,380	\$3,800	-\$200
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,800	\$600
Assessment Roll	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Dissemination Agent	\$5,000	\$5,167	\$833	\$6,000	\$7,500	\$2,500
Trustee Fee	\$10,000	\$11,062	\$0	\$11,062	\$20,000	\$10,000
Management Fees	\$45,000	\$37,500	\$7,500	\$45,000	\$47,250	\$2,250
Information Technology	\$2,000	\$1,667	\$333	\$2,000	\$2,000	\$0
Website Compliance	\$0	\$0	\$0	\$0	\$1,200	\$1,200
Telephone	\$250	\$315	\$50	\$365	\$500	\$250
Postage	\$1,000	\$252	\$100	\$352	\$500	-\$500
Insurance	\$6,171	\$8,988	\$0	\$8,988	\$9,000	\$2,829
Printing & Binding	\$4,000	\$5,028	\$708	\$5,736	\$4,000	\$0
Legal Advertising	\$3,000	\$880	\$825	\$1,705	\$3,000	\$0
Other Current Charges	\$500	\$499	\$50	\$549	\$2,500	\$2,000
Office Supplies	\$500	\$215	\$36	\$251	\$500	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0
Administrative Expenditures	\$124,796	\$130,094	\$35,486	\$165,580	\$158,725	\$33,929
<u>AMENITY CENTER</u>						
Utilities						
Telephone/Cable/Internet	\$9,200	\$4,356	\$1,430	\$5,786	\$9,200	\$0
Electric	\$55,000	\$21,804	\$6,600	\$28,404	\$40,000	(\$15,000)
Water/Irrigation	\$20,000	\$7,179	\$1,600	\$8,779	\$20,000	\$0
Gas	\$400	\$1,122	\$250	\$1,372	\$1,500	\$1,100
Trash Removal	\$6,000	\$1,397	\$250	\$1,647	\$6,000	\$0
Security						
Security Monitoring	\$1,200	\$333	\$555	\$888	\$1,331	\$131
Access Cards	\$1,000	\$2,350	\$0	\$2,350	\$3,000	\$2,000
Contracted Security	\$20,000	\$0	\$3,300	\$3,300	\$20,000	\$0
Management Contracts						
Facility Management	\$125,000	\$25,000	\$10,000	\$35,000	\$125,000	\$0
Pool Attendants	\$48,000	\$10,820	\$37,180	\$48,000	\$48,000	\$0
Canoe Launch Attendant	\$28,800	\$190	\$4,800	\$4,990	\$28,800	\$0
Snack Bar Attendant	\$16,640	\$0	\$3,000	\$3,000	\$16,640	\$0
Field Mgmt / Admin	\$25,000	\$15,000	\$3,333	\$18,333	\$25,000	\$0
Pool Maintenance	\$30,000	\$9,740	\$2,730	\$12,470	\$30,000	\$0
Pool Chemicals	\$15,000	\$6,920	\$2,760	\$9,680	\$15,000	\$0
Janitorial	\$12,000	\$6,499	\$2,590	\$9,089	\$15,540	\$3,540

Meadow View at Twin Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<u>AMENITY CENTER CONT</u>						
Facility Maintenance	\$15,000	\$16,746	\$0	\$16,746	\$15,000	\$0
Repairs & Maintenance	\$10,000	\$5,161	\$4,839	\$10,000	\$10,000	\$0
New Capital Projects	\$0	\$7,071	\$4,000	\$11,071	\$12,000	\$12,000
Snack Bar Inventory- CGS	\$0	\$553	\$0	\$553	\$1,000	\$1,000
Food Service License	\$250	\$697	\$0	\$697	\$500	\$250
Rental and Leases	\$0	\$13,846	\$4,615	\$18,461	\$27,691	\$27,691
Subscriptions	\$0	\$2,988	\$0	\$2,988	\$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	\$5,247	\$7,797	\$13,044	\$30,000	\$0
Holiday Decorations	\$9,000	\$0	\$9,000	\$9,000	\$9,000	\$0
Fitness Center Repairs/Supplies	\$0	\$1,230	\$0	\$1,230	\$2,000	\$2,000
Office Supplies	\$500	\$1,781	\$400	\$2,181	\$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)
<u>Amenity Center Expenditures</u>	\$518,990	\$188,874	\$112,030	\$300,904	\$560,803	\$41,813
<u>Grounds Maintenance</u>						
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400	\$0
Electric	\$2,200	\$6,697	\$1,944	\$8,641	\$15,000	\$12,800
Landscape Maintenance	\$125,000	\$227,458	\$31,308	\$258,766	\$187,846	\$62,846
Landscape Contingency	\$5,000	\$0	\$1,000	\$1,000	\$25,000	\$20,000
Lake Maintenance	\$12,000	\$0	\$0	\$0	\$10,800	-\$1,200
Grounds Maintenance	\$12,000	\$0	\$2,000	\$2,000	\$12,000	\$0
Pump Repairs	\$2,500	\$0	\$0	\$0	\$5,000	\$2,500
Streetlighting	\$20,000	\$13,430	\$3,600	\$17,030	\$22,000	\$2,000
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000	\$0
Irrigation Repairs	\$7,500	\$1,438	\$3,000	\$4,438	\$7,500	\$0
Miscellaneous	\$5,000	\$775	\$0	\$775	\$5,000	\$0
Contingency	\$94,616	\$6,788	\$6,000	\$12,788	\$67,766	(\$26,850)
<u>Grounds Maintenance Expenditures</u>	\$297,216	\$256,585	\$48,852	\$305,437	\$369,312	\$72,096
<u>TOTAL EXPENDITURES</u>	\$941,002	\$575,554	\$196,368	\$771,921	\$1,088,840	\$147,838
<u>Excess Revenues/ Expenditures</u>	\$0	\$36,236	\$0	\$36,236	\$0	\$0

Meadow View at Twin Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

REVENUES:

Developer Contributions/ Assessments

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

EXPENDITURES:

Administrative:

Engineering

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

Attorney

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

Annual Audit

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, and 2019 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.

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, and 2019 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.

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

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

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

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.

Other Current Charges

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

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

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.

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.

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

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.

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.

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

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.

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.

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

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

Landscape Maintenance

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	Landscape Maintenance	\$ 15,654	\$ 187,846

Landscape Contingency

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

Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons	Lake maintenance for 13 Lakes	\$ 900	\$ 10,800

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

Grounds Maintenance

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

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

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

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
11082-69190	200 Twin Creeks Dr - SL	\$ 1,800	\$ 21,600
	Contingency	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 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
Revenues					
<i>Special Assessments 2016-A1</i>	\$443,376	\$394,853	\$48,523	\$443,376	\$443,376
<i>Special Assessments 2016-A2</i>	\$229,350	\$120,571	\$0	\$120,571	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$1,572,565	\$0	\$1,572,565	\$0
<i>Interest Income</i>	\$600	\$2,767	\$140	\$2,907	\$1,000
<i>Carry Forward Surplus</i>	\$0	1,826,965	\$0	\$1,826,965	\$202,329
TOTAL REVENUES	\$673,326	\$3,917,720	\$48,663	\$3,966,383	\$646,705
Expenditures					
<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
TOTAL EXPENDITURES	\$673,270	\$3,763,895	\$0	\$3,763,895	\$443,525
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$160)	\$0	(\$160)	\$0
OTHER SOURCES AND USES	\$0	(\$160)	\$0	(\$160)	\$0
EXCESS REVENUES	\$56	\$153,665	\$48,663	\$202,329	\$203,180

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
		\$ 6,435,000.00	\$ 5,541,800.00	\$ 12,250,925.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 B

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
Revenues					
<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	\$2,049	\$140	\$2,189	\$600
<i>Carry Forward Surplus</i>	\$0	\$282,889	\$0	\$282,889	\$138,886
TOTAL REVENUES	\$564,900	\$5,305,915	\$137,540	\$5,443,455	\$414,286
Expenditures					
<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
TOTAL EXPENDITURES	\$564,300	\$5,303,867	\$0	\$5,303,867	\$274,800
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$703)	\$0	(\$703)	\$0
OTHER SOURCES AND USES	\$0	(\$703)	\$0	(\$703)	\$0
EXCESS REVENUES	\$600	\$1,346	\$137,540	\$138,886	\$139,486

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
			\$ 4,580,000.00	\$ 2,061,000.00	\$ 2,198,400.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2018 A1 - A2

<i>Description</i>	<i>Proposed Budget FY 2019</i>	<i>Actual Thru 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
Revenues					
Bond Proceeds	\$1,199,623	\$1,199,623	\$0	\$1,199,623	\$0
Special Assessments 2018-A1	\$0	\$0	\$0	\$0	\$612,550
Special Assessments 2018-A2	\$0	\$0	\$0	\$0	\$520,960
Interest Income	\$2,000	\$2,006	\$388	\$2,394	\$1,500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$453,126
TOTAL REVENUES	\$1,201,623	\$1,201,628	\$388	\$1,202,016	\$1,588,136
Expenditures					
<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
TOTAL EXPENDITURES	\$407,165	\$407,165	\$0	\$407,165	\$1,134,810
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$288)	\$0	(\$288)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$288)	\$0	(\$288)	\$0
EXCESS REVENUES	\$794,459	\$794,176	\$388	\$794,564	\$453,326

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

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

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

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

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

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

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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
			\$ 7,535,000.00	\$ 8,229,200.00	\$ 15,975,180.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Proposed Budget FY 2019</i>	<i>Actual Thru 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
Revenues					
Bond Proceeds	\$489,702	\$489,702	\$0	\$489,702	\$0
Special Assessments 2019-A1	\$0	\$0	\$0	\$0	\$257,360
Special Assessments 2019-A2	\$0	\$0	\$0	\$0	\$315,630
Interest Income	\$100	\$465	\$200	\$665	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$232,540
TOTAL REVENUES	\$489,802	\$490,166	\$200	\$490,366	\$806,030
Expenditures					
<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
TOTAL EXPENDITURES	\$85,264	\$85,265	\$0	\$85,265	\$570,080
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$98)	\$0	(\$98)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$98)	\$0	(\$98)	\$0
EXCESS REVENUES	\$404,538	\$404,803	\$200	\$405,003	\$235,950

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

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

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

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 2,445,000.00			\$ 70,650.00	\$ 254,435.00
5/1/36	\$ 2,445,000.00		\$ 115,000.00	\$ 70,650.00	
11/1/36	\$ 2,330,000.00			\$ 67,372.50	\$ 253,022.50
5/1/37	\$ 2,330,000.00		\$ 125,000.00	\$ 67,372.50	
11/1/37	\$ 2,205,000.00			\$ 63,810.00	\$ 256,182.50
5/1/38	\$ 2,205,000.00		\$ 130,000.00	\$ 63,810.00	
11/1/38	\$ 2,075,000.00			\$ 60,105.00	\$ 253,915.00
5/1/39	\$ 2,075,000.00		\$ 140,000.00	\$ 60,105.00	
11/1/39	\$ 1,935,000.00			\$ 56,115.00	\$ 256,220.00
5/1/40	\$ 1,935,000.00		\$ 145,000.00	\$ 56,115.00	
11/1/40	\$ 1,790,000.00			\$ 51,910.00	\$ 253,025.00
5/1/41	\$ 1,790,000.00		\$ 155,000.00	\$ 51,910.00	
11/1/41	\$ 1,635,000.00			\$ 47,415.00	\$ 254,325.00
5/1/42	\$ 1,635,000.00		\$ 165,000.00	\$ 47,415.00	
11/1/42	\$ 1,470,000.00			\$ 42,630.00	\$ 255,045.00
5/1/43	\$ 1,470,000.00		\$ 175,000.00	\$ 42,630.00	
11/1/43	\$ 1,295,000.00			\$ 37,555.00	\$ 255,185.00
5/1/44	\$ 1,295,000.00		\$ 185,000.00	\$ 37,555.00	
11/1/44	\$ 1,110,000.00			\$ 32,190.00	\$ 254,745.00
5/1/45	\$ 1,110,000.00		\$ 195,000.00	\$ 32,190.00	
11/1/45	\$ 915,000.00			\$ 26,535.00	\$ 253,725.00
5/1/46	\$ 915,000.00		\$ 210,000.00	\$ 26,535.00	
11/1/46	\$ 705,000.00			\$ 20,445.00	\$ 256,980.00
5/1/47	\$ 705,000.00		\$ 220,000.00	\$ 20,445.00	
11/1/47	\$ 485,000.00			\$ 14,065.00	\$ 254,510.00
5/1/48	\$ 485,000.00		\$ 235,000.00	\$ 14,065.00	
11/1/48	\$ 250,000.00			\$ 7,250.00	\$ 256,315.00
5/1/49	\$ 250,000.00		\$ 250,000.00	\$ 7,250.00	\$ 257,250.00
			\$ 3,660,000.00	\$ 4,101,585.00	\$ 7,799,531.33

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

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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
			\$ 4,450,000.00	\$ 5,068,330.00	\$ 9,565,648.33

A.

RESOLUTION 2019-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Meadow View at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – 2016A-1	\$ _____
DEBT SERVICE FUND – 2016A-2	\$ _____
DEBT SERVICE FUND – 2016B	\$ _____
DEBT SERVICE FUND – 2018A-1	\$ _____
DEBT SERVICE FUND – 2018A-2	\$ _____
DEBT SERVICE FUND – 2019A-1	\$ _____
DEBT SERVICE FUND – 2019A-2	\$ _____
 TOTAL ALL FUNDS	 \$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

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

Secretary/Assistant Secretary

By: _____

Its: _____

B.

RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, as well as debt service special assessments imposed for the Special Assessment Bonds, Series 2016B, Series 2016A-2, Series 2018A-2 and Series 2019A-2, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Debt service special assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule:

Debt Assessment	Due by April 15, 2020	Due by October 15, 2020
2016A-1		
2016A-2		
2016B		

2018A-1		
2018A-2		
2019A-1		
2019A-2		

Operations and maintenance special assessments directly collected by the District are due according to the following schedule: 25% due on each of October 1, 2019, January 2, 2020, April 1, 2020, and July 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this _____ day of _____, 2019.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

C.

FISCAL YEAR 2020 DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into the ____ day of _____, 2019, by and between:

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

Heartwood 23, LLC, a Florida limited liability company, the owner and primary developer of lands within the boundary of the District, and whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2020 ("**FY 2020**") and has levied special assessments ("**O&M Assessments**") to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, and in consideration for the District not levying additional O&M Assessments, the Developer has agreed to pay the O&M Assessments levied on its properties, and additionally to fund any portion ("**O&M Deficit**") of the O&M Budget needed by the District above and beyond the amount of the O&M Assessments actually levied;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2020, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from

amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

To the extent permitted by law, and subject to completing any necessary lawful process, the District may elect in its sole discretion to levy and impose special assessments as part of the next annual budget cycle and thereby reimburse the Developer for any funds provided by the Developer pursuant to this Agreement. Any such reimbursement shall be made within 30 days after the District's receipt of the special assessment monies. In the event that the District does not elect as part of its next annual budget cycle to reimburse the Developer for any payments made hereunder, then the District shall not have any reimbursement obligation under this Agreement whatsoever.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for St. Johns County, Florida.

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

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

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

Secretary/Assistant Secretary

By: _____
Its: _____

HEARTWOOD 23, LLC

Witness

By: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

SEVENTH ORDER OF BUSINESS

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 17
BEACON LAKE – PHASE 3A**

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Beacon Lake – PHASE 3A Subdivision (134 single family lots) as part of the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

TASK I – CEI SERVICES

ETM proposes to perform limited construction administration for the Beacon Lake Phase 3A throughout the construction and closeout phase of the project. This task includes the following services:

1. Part-time Field Representation
2. Shop Drawing Review
3. Tax Exempt Purchase Program by CDD
4. Owner Authorized Site Visits
5. Partial Lien Release coordination
6. Review and evaluation of Sewer Video logs
7. Review and evaluation of Storm Video logs
8. As-Built Review
9. Regulatory Agency Required Inspections
10. Certification to SJRWMD
11. Certification to St. Johns County
12. Water and Certifications to FDEP
13. Review of Contractors Pay Requests
14. Project photo / video documentation
15. Preconstruction Meetings
16. Assistance with St. Johns County
17. Pre-Final and Final field review with jurisdictional agencies
18. FPL Design Coordination
19. Sleeving Plan Preparation/Coordination
20. Review of Plat and coordination with Clary and Associates, Inc. (Processing / recording not included).

FEE.....HOURLY
(NOT TO EXCEED \$50,000.00 WITHOUT FURTHER AUTHORIZATION)

REIMBURSABLE EXPENSES

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

(BUDGET ESTIMATE: \$3,500.00)

ITEMS NOT INCLUDED

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Geotechnical Investigations / Analysis 2. Material Testing 3. DRI, PUD or Re-Zoning (modifications) 4. Land use planning / Comprehensive plan / Concurrency 5. Groundwater Modeling / testing 6. Groundwater / Dewatering Permitting 7. As-built Surveying 8. Surveying (Topo, Bound., Route, Tree, R/W) 9. Environmental Investigation 10. Wetland Flagging / Survey or Permitting 11. Wetland drawdown analysis 12. Wetland mitigation / Design / Permitting 13. Irrigation or Irrigation supply design 14. Electrical, Phone, Gas, Design / Permitting 15. Overhead Power line adjustments 16. Signage Design / Permitting 17. Street lighting design 18. FEMA Floodplain / Model / Analysis / Permitting 19. Hardscape/ Design / Permitting 20. ADA Compliance 21. Homeowners Association Issues 22. Community Development District Issues (CDD) 23. CDD Improvement Plan / CDD Acquisitions 24. Covenant & Restrictions Review 25. Architectural Review Committee Process 26. Plat / Easement processing / permitting | <ol style="list-style-type: none"> 27. Permit Compliance 28. Administrative Hearings 29. Payment & Performance or other bonding 30. Notice to Owners issues 31. Const. Stakeout / Locates / Verification 32. Utility Locations / Analysis / Design / Soft digs 33. Life Safety / Code compliance 34. Project Wide code compliance 35. Consumptive Use Permitting (CUP) 36. ACOE Permitting 37. Historical / Archeological Issues 38. Endangered species 39. Traffic study 40. Application / Permit Fees 41. Septic Tank / Well Permitting 42. Title research (esm'ts, dedications, convey. etc.) 43. Retaining wall or Structural design 44. Separate clearing / grading permit 45. Cost Estimates / Opinion of Probable Cost 46. OSHA or other safety issues 47. Bid Specifications / Bid Documents / bidding 48. Streetscape Design (specialty paving) 49. Individual Lot Surveys 50. Easement Staking 51. Fire Hydrant Testing 52. Park Design |
|--|---|

ENGLAND-THIMS & MILLER, INC. HOURLY FEE SCHEDULE 2019

Principal – CEO / CSO / President.....	\$265.00/Hr.
Principal – Vice President	\$245.00/Hr.
Senior Engineer	\$195.00/Hr.
Engineer	\$154.00/Hr.
Project Manager.....	\$180.00/Hr.
Assistant Project Manager	\$146.00/Hr.
Senior Planner.....	\$180.00/Hr.
Planner.....	\$148.00/Hr.
CEI Senior Engineer	\$215.00/Hr.
Senior Inspector	\$148.00/Hr.
Inspector	\$120.00/Hr.
Senior Landscape Architect.....	\$166.00/Hr.
Landscape Architect.....	\$148.00/Hr.
Senior Graphics Technician	\$148.00/Hr.
GIS Programmer.....	\$158.00/Hr.
GIS Analyst	\$132.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$148.00/Hr.
Engineering/Landscape Designer	\$128.00/Hr.
CADD/GIS Technician	\$120.00/Hr.
Administrative Support	\$82.00/Hr.
Accountant	\$100.00/Hr.

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

APPROVAL

Submitted by: 

England-Thims & Miller, Inc.

Date: 7-30-2019

Approved by: 

Meadow View at Twin Creeks Community Development District

Date: 7/31/19

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 18
BEACON LAKE – PHASE 2B**

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Beacon Lake – Phase 2B Subdivision (79 single family lots) as part of the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

TASK I – CEI SERVICES

ETM proposes to perform limited construction administration for the Beacon Lake Phase 2B throughout the construction and closeout phase of the project. This task includes the following services:

1. Part-time Field Representation
2. Shop Drawing Review
3. Tax Exempt Purchase Program by CDD
4. Owner Authorized Site Visits
5. Partial Lien Release coordination
6. Review and evaluation of Sewer Video logs
7. Review and evaluation of Storm Video logs
8. As-Built Review
9. Regulatory Agency Required Inspections
10. Certification to SJRWMD
11. Certification to St. Johns County
12. Water and Certifications to FDEP
13. Review of Contractors Pay Requests
14. Project photo / video documentation
15. Preconstruction Meetings
16. Assistance with St. Johns County
17. Pre-Final and Final field review with jurisdictional agencies
18. FPL Design Coordination
19. Sleeving Plan Preparation/Coordination
20. Review of Plat and coordination with Clary and Associates, Inc. (Processing / recording not included).

.....HOURLY

(NOT TO EXCEED \$30,000.00 WITHOUT FURTHER AUTHORIZATION)

REIMBURSABLE EXPENSES

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

(BUDGET ESTIMATE: \$3,500.00)

ITEMS NOT INCLUDED

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Geotechnical Investigations / Analysis 2. Material Testing 3. DRI, PUD or Re-Zoning (modifications) 4. Land use planning / Comprehensive plan / Concurrency 5. Groundwater Modeling / testing 6. Groundwater / Dewatering Permitting 7. As-built Surveying 8. Surveying (Topo, Bound., Route, Tree, R/W) 9. Environmental Investigation 10. Wetland Flagging / Survey or Permitting 11. Wetland drawdown analysis 12. Wetland mitigation / Design / Permitting 13. Irrigation or Irrigation supply design 14. Electrical, Phone, Gas, Design / Permitting 15. Overhead Power line adjustments 16. Signage Design / Permitting 17. Street lighting design 18. FEMA Floodplain / Model / Analysis / Permitting 19. Hardscape/ Design / Permitting 20. ADA Compliance 21. Homeowners Association issues 22. Community Development District Issues (CDD) 23. CDD Improvement Plan / CDD Acquisitions 24. Covenant & Restrictions Review 25. Architectural Review Committee Process 26. Plat / Easement processing / permitting | <ol style="list-style-type: none"> 27. Permit Compliance 28. Administrative Hearings 29. Payment & Performance or other bonding 30. Notice to Owners issues 31. Const. Stakeout / Locates / Verification 32. Utility Locations / Analysis / Design / Soft digs 33. Life Safety / Code compliance 34. Project Wide code compliance 35. Consumptive Use Permitting (CUP) 36. ACOE Permitting 37. Historical / Archeological Issues 38. Endangered species 39. Traffic study 40. Application / Permit Fees 41. Septic Tank / Well Permitting 42. Title research (esm'ts, dedications, convey. etc.) 43. Retaining wall or Structural design 44. Separate clearing / grading permit 45. Cost Estimates / Opinion of Probable Cost 46. OSHA or other safety issues 47. Bid Specifications / Bid Documents / bidding 48. Streetscape Design (specialty paving) 49. Individual Lot Surveys 50. Easement Staking 51. Fire Hydrant Testing 52. Park Design |
|--|---|

ENGLAND-THIMS & MILLER, INC. HOURLY FEE SCHEDULE 2019

Principal – CEO / CSO / President.....	\$265.00/Hr.
Principal – Vice President	\$245.00/Hr.
Senior Engineer	\$195.00/Hr.
Engineer	\$154.00/Hr.
Project Manager.....	\$180.00/Hr.
Assistant Project Manager	\$146.00/Hr.
Senior Planner.....	\$180.00/Hr.
Planner.....	\$148.00/Hr.
CEI Senior Engineer	\$215.00/Hr.
Senior Inspector	\$148.00/Hr.
Inspector	\$120.00/Hr.
Senior Landscape Architect.....	\$166.00/Hr.
Landscape Architect	\$148.00/Hr.
Senior Graphics Technician	\$148.00/Hr.
GIS Programmer.....	\$158.00/Hr.
GIS Analyst	\$132.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$148.00/Hr.
Engineering/Landscape Designer	\$128.00/Hr.
CADD/GIS Technician	\$120.00/Hr.
Administrative Support	\$82.00/Hr.
Accountant	\$100.00/Hr.

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

APPROVAL

Submitted by: 
England-Thims & Miller, Inc.

Date: 7-30-2019

Approved by: 
Meadow View at Twin Creeks Community Development District

Date: 7/31/19

EIGHTH ORDER OF BUSINESS

C.

NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2019-2020** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

October 17, 2019
November 21, 2019
December 19, 2019
January 16, 2020
February 20, 2020
March 19, 2020
April 16, 2020
May 21, 2020
June 18, 2020
July 16, 2020
August 20, 2020
September 17, 2020

D.

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

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

Memorandum

Date: August 15, 2019

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

From: Brian Stephens Field Operations Manager
Danielle Simpson Facility 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:

- The entry irrigation well is operational.
- The Amenity Center Palm Trees have been trimmed.
- One (1) irrigation leak was repaired at the playground.
- New annual flowers have been installed.

Amenities:

- RMS continues Pool and Janitorial Service three (3) days a week.
- The clubhouse and gazebo rentals continue to be reserved.
- Atlantic Securities was onsite to reprogram the security cameras and repair the lock on the Men's Restroom.
- Dicky Smith tested the kitchen gas line for leaks and adjusted the burners on the equipment.
- The fire pit has been repaired.
- The fountain and pool deck lights have been adjusted to turn off at 11:00pm.
- The Tennis Court wind screens have been secured.
- One (1) pool deck lightbulb was replaced.
- The Activity Pool chemical injector pump was repaired.
- We are continuing to work with Compac on the pool chemical readers.
- All of the AC filters have been changed.
- A water leak was repaired on the ADA lift chair in the Competition Pool.
- The west side entry gate was repaired under warranty.

- The restroom locks have been set to stay open during office hours.
- The side entry gate lock have been set to be active during office hours.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Fitness Center and pool towels are available to residents during office hours.
- We have started a laundry service for the dirty resident towels.
- Weekly emails continue go out to residents to remind them of upcoming events & dates.
- RMS Lifeguards are on-site seven (7) days a week from 10:30 am – 4:30 pm

Upcoming Events:

- Food Truck Friday's have been planned through August
- Back to School Bash – August 10th
- Family Movie Night – August 23rd
- Labor Day Pool Party – Sept. 2nd

Community:

- The Cedar Siding on the entrance Beacon has been repaired.
- 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 Danielle Simpson at (602)373-7227.

NINTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Statements

as of

July 31, 2019

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2019

	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>Totals</i>
<u>Assets:</u>				
Cash	\$37,309	---	---	\$37,309
Investments:				
Custody - US Bank	\$16,321	---	---	\$16,321
<u>Series 2016 A1</u>				
Reserve	---	\$133,583	---	\$133,583
Interest	---	\$0	---	\$0
Revenue	---	\$124,515	---	\$124,515
<u>Series 2016 A2</u>				
Revenue	---	\$28,947	---	\$28,947
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<u>Series 2016 B</u>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$95	---	\$95
Revenue	---	\$3	---	\$3
Prepayment	---	\$1,247	---	\$1,247
Construction	---	---	\$1,010	\$1,010
<u>Series 2018 A1</u>				
Reserve	---	\$184,104	---	\$184,104
Interest	---	\$241,425	---	\$241,425
Revenue	---	\$736	---	\$736
Construction	---	---	\$26	\$26
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$210,980	---	\$210,980
Revenue	---	\$643	---	\$643
<u>Series 2019 A1</u>				
Reserve	---	\$77,288	---	\$77,288
Interest	---	\$103,490	---	\$103,490
Revenue	---	\$128	---	\$128
Construction	---	---	\$7,317,169	\$7,317,169
Cost of Issuance	---	---	\$17,019	\$17,019
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$129,050	---	\$129,050
Revenue	---	\$159	---	\$159
Due From Developer	\$51,289	---	---	\$51,289
Electric Deposits	\$3,385	---	---	\$3,385
Total Assets	\$108,305	\$1,769,725	\$7,335,580	\$9,213,609
<u>Liabilities:</u>				
Accounts Payable	\$51,527	---	---	\$51,527
<u>Fund Balances:</u>				
Nonspendable	\$3,385	\$0	\$0	\$3,385
Restricted for Capital Projects	---	---	\$7,335,580	\$7,335,580
Restricted for Debt Service	---	\$1,769,725	---	\$1,769,725
Unassigned	\$53,392	---	---	\$53,392
Total Liabilities & Fund Equity	\$108,305	\$1,769,725	\$7,335,580	\$9,213,609

Meadow View at Twin Creeks
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending July 31, 2019

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 07/31/19</i>	<i>Thru 07/31/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Developer Contributions</i>	\$639,014	\$308,980	\$308,980	\$0
<i>Assessments - Direct</i>	\$301,988	\$301,988	\$301,988	\$0
<i>Interest/Miscellaneous Income</i>	\$0	\$0	\$22	\$22
<i>Facility Revenue</i>	\$0	\$0	\$800	\$800
<i>TOTAL REVENUES</i>	\$941,002	\$610,968	\$611,790	\$822

EXPENDITURES:

ADMINISTRATIVE:

<i>Engineering</i>	\$12,000	\$10,000	\$30,102	(\$20,102)
<i>Attorney Fees</i>	\$30,000	\$25,000	\$25,865	(\$865)
<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	\$4,167	\$5,167	(\$1,000)
<i>Trustee Fees</i>	\$10,000	\$10,000	\$11,062	(\$1,062)
<i>Management Fees</i>	\$45,000	\$37,500	\$37,500	\$0
<i>Information Technology</i>	\$2,000	\$1,667	\$1,667	(\$0)
<i>Telephone</i>	\$250	\$208	\$315	(\$107)
<i>Postage</i>	\$1,000	\$833	\$252	\$581
<i>Insurance</i>	\$6,171	\$6,171	\$8,988	(\$2,817)
<i>Printing and Binding</i>	\$4,000	\$3,333	\$5,028	(\$1,695)
<i>Legal Advertising</i>	\$3,000	\$2,500	\$880	\$1,620
<i>Other Current Charges</i>	\$500	\$417	\$499	(\$83)
<i>Office Supplies</i>	\$500	\$417	\$215	\$202
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>ADMINISTRATIVE EXPENDITURES</i>	\$124,796	\$106,388	\$130,094	(\$23,707)

AMENITY CENTER:

<i>Utilities</i>				
<i>Telephone/Cable/Internet</i>	\$9,200	\$7,667	\$4,356	\$3,310
<i>Electric</i>	\$55,000	\$45,833	\$21,804	\$24,029
<i>Water/Irrigation</i>	\$20,000	\$16,667	\$7,179	\$9,488
<i>Gas</i>	\$400	\$333	\$1,122	(\$788)
<i>Trash Removal</i>	\$6,000	\$5,000	\$1,397	\$3,603
<i>Security</i>				
<i>Security Monitoring</i>	\$1,200	\$1,000	\$333	\$667
<i>Access Cards</i>	\$1,000	\$833	\$2,350	(\$1,517)
<i>Contracted Security</i>	\$20,000	\$16,667	\$0	\$16,667
<i>Management Contracts</i>				
<i>Facility Management</i>	\$125,000	\$104,167	\$25,000	\$79,167
<i>Pool Attendants</i>	\$48,000	\$40,000	\$10,820	\$29,180
<i>Canoe Launch Attendant</i>	\$28,800	\$24,000	\$190	\$23,810
<i>Snack Bar Attendant</i>	\$16,640	\$13,867	\$0	\$13,867
<i>Field Mgmt / Admin</i>	\$25,000	\$20,833	\$15,000	\$5,833
<i>Pool Maintenance</i>	\$30,000	\$25,000	\$9,740	\$15,260
<i>Pool Chemicals</i>	\$15,000	\$12,500	\$6,920	\$5,580
<i>Janitorial</i>	\$12,000	\$10,000	\$6,499	\$3,501
<i>Facility Maintenance</i>	\$15,000	\$12,500	\$16,746	(\$4,246)

Meadow View at Twin Creeks
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending July 31, 2019

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 07/31/19</i>	<i>Actual</i> <i>Thru 07/31/19</i>	<i>Variance</i>
<i>AMENITY CENTER CONTINUED</i>				
<i>Repairs & Maintenance</i>	\$10,000	\$8,333	\$5,161	\$3,173
<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	\$553	(\$553)
<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	\$25,000	\$5,247	\$19,753
<i>Holiday Decorations</i>	\$9,000	\$7,500	\$0	\$7,500
<i>Fitness Center Repairs/Supplies</i>	\$0	\$0	\$1,230	(\$1,230)
<i>Office Supplies</i>	\$500	\$417	\$1,781	(\$1,365)
<i>ASCAP/BMI Licenses</i>	\$1,000	\$833	\$0	\$833
<i>Property Insurance</i>	\$40,000	\$40,000	\$20,845	\$19,155
<i>AMENITY CENTER EXPENDITURES</i>	\$518,990	\$439,200	\$188,874	\$250,326
<i>GROUND MAINTENANCE EXPENDITURES</i>				
<i>Hydrology Quality/Mitigation</i>	\$6,400	\$5,333	\$0	\$5,333
<i>Electric</i>	\$2,200	\$1,833	\$6,697	(\$4,864)
<i>Landscape Maintenance</i>	\$125,000	\$104,167	\$227,458	(\$123,291)
<i>Landscape Contingency</i>	\$5,000	\$4,167	\$0	\$4,167
<i>Lake Maintenance</i>	\$12,000	\$10,000	\$0	\$10,000
<i>Grounds Maintenance</i>	\$12,000	\$10,000	\$0	\$10,000
<i>Pump Repairs</i>	\$2,500	\$2,083	\$0	\$2,083
<i>Streetlighting</i>	\$20,000	\$16,667	\$13,430	\$3,237
<i>Streetlight Repairs</i>	\$5,000	\$4,167	\$0	\$4,167
<i>Irrigation Repairs</i>	\$7,500	\$6,250	\$1,438	\$4,812
<i>Miscellaneous</i>	\$5,000	\$4,167	\$775	\$3,392
<i>Contingency</i>	\$94,616	\$78,847	\$6,788	\$72,059
<i>GROUNDS MAINTENANCE EXPENDITURES</i>	\$297,216	\$247,680	\$256,585	(\$8,905)
<i>TOTAL EXPENDITURES</i>	\$941,002	\$793,268	\$575,554	\$217,714
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$36,236	
<i>FUND BALANCE - Beginning</i>	\$0		\$20,541	
<i>FUND BALANCE - Ending</i>	\$0		\$56,777	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$15,543	\$28,841	\$31,743	\$65,879	\$95,826	\$0	\$0	\$19,859	\$0	\$51,289	\$0	\$0	\$308,980
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	\$40,828	\$0	\$0	\$301,988
Interest/Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$2	\$4	\$4	\$8	\$4	\$0	\$0	\$22
Facility Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$800
Total Revenues	\$72,219	\$52,426	\$72,571	\$157,011	\$112,128	\$15,849	\$945	\$19,863	\$15,855	\$92,921	\$0	\$0	\$611,790
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$2,276	\$1,207	\$1,803	\$1,245	\$2,507	\$4,343	\$8,369	\$8,352	\$0	\$0	\$0	\$0	\$30,102
Attorney Fees	\$4,217	\$8,255	\$6,157	\$1,825	\$0	\$1,735	\$3,220	\$456	\$0	\$0	\$0	\$0	\$25,865
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	\$417	\$0	\$0	\$5,167
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	\$3,750	\$0	\$0	\$37,500
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$1,667
Telephone	\$20	\$53	\$16	\$15	\$20	\$22	\$48	\$57	\$40	\$24	\$0	\$0	\$315
Postage	\$24	\$54	\$5	\$0	\$3	\$60	\$36	\$14	\$51	\$5	\$0	\$0	\$252
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	\$354	\$0	\$0	\$5,028
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$162	\$99	\$94	\$81	\$0	\$0	\$0	\$880
Other Current Charges	\$426	\$9	\$17	\$11	\$12	\$0	\$0	\$0	\$6	\$18	\$0	\$0	\$499
Office Supplies	\$24	\$24	\$24	\$21	\$18	\$18	\$18	\$33	\$18	\$18	\$0	\$0	\$215
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative Expenditures	\$24,662	\$14,126	\$22,188	\$7,712	\$7,523	\$11,503	\$16,450	\$13,740	\$7,439	\$4,752	\$0	\$0	\$130,094
<u>Amenity Center</u>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$1,562	\$694	\$693	\$714	\$694	\$0	\$0	\$4,356
Electric	\$1,340	\$406	\$0	\$3,835	\$2,427	\$2,503	\$2,682	\$0	\$5,305	\$3,307	\$0	\$0	\$21,804
Water/Irrigation	\$0	\$0	\$141	\$2,563	\$955	\$569	\$597	\$831	\$786	\$736	\$0	\$0	\$7,179
Gas	\$102	\$82	\$83	\$43	\$19	\$251	\$270	\$109	\$54	\$108	\$0	\$0	\$1,122
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$185	\$578	\$203	\$103	\$103	\$0	\$0	\$1,397
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	\$5,000	\$0	\$0	\$25,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$1,115	\$1,530	\$731	\$7,444	\$0	\$0	\$0	\$10,820
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$190
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	\$1,667	\$0	\$0	\$15,000
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$0	\$0	\$9,740
Pool Chemicals	\$0	\$0	\$0	\$1,650	\$0	\$980	\$1,335	\$1,380	\$750	\$825	\$0	\$0	\$6,920
Janitorial	\$0	\$0	\$0	\$0	\$0	\$1,295	\$1,295	\$1,295	\$1,295	\$1,319	\$0	\$0	\$6,499
Facility Maintenance	\$0	\$0	\$0	\$2,520	\$5,803	\$815	\$3,153	\$1,682	\$2,457	\$316	\$0	\$0	\$16,746

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$0	\$0	\$0	\$2,027	\$501	\$571	\$177	\$1,409	\$476	\$0	\$0	\$0	\$5,161
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	\$326	\$0	\$0	\$553
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	\$63	\$0	\$0	\$5,247
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	\$49	\$0	\$0	\$1,230
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
Total Amenity Center Expenditures	\$1,442	\$2,154	\$1,891	\$37,517	\$24,221	\$25,431	\$29,048	\$20,570	\$30,531	\$16,069	\$0	\$0	\$188,874
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$370	\$667	\$186	\$267	\$760	\$840	\$1,015	\$788	\$833	\$972	\$0	\$0	\$6,697
Landscape Maintenance	\$17,000	\$20,461	\$27,430	\$27,430	\$27,430	\$27,430	\$27,430	\$21,542	\$15,654	\$15,654	\$0	\$0	\$227,458
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	\$1,438	\$0	\$0	\$0	\$1,438
Miscellaneous	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Contingency	\$0	\$0	\$0	\$5,395	\$443	\$0	\$0	\$0	\$950	\$0	\$0	\$0	\$6,788
Total Administrative	\$18,915	\$22,674	\$29,160	\$34,831	\$31,154	\$30,017	\$30,225	\$24,110	\$18,875	\$16,625	\$0	\$0	\$256,585
Total Expenses	\$45,019	\$38,954	\$53,239	\$80,060	\$62,898	\$66,950	\$75,722	\$58,420	\$56,845	\$37,446	\$0	\$0	\$575,554
Excess Revenues (Expenditures)	\$27,199	\$13,472	\$19,332	\$76,951	\$49,231	(\$51,101)	(\$74,777)	(\$38,557)	(\$40,990)	\$55,475	\$0	\$0	\$36,236

*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	7/2/19	\$19,859.03	\$0.00	\$19,859.03	\$0.00
37	7/10/19				\$51,288.97	\$51,288.97
TOTAL			\$301,434.27	\$43,743.43	\$308,979.81	\$51,288.97

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures

For the Period ending July 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 07/31/19</i>	<i>Actual Thru 07/31/19</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments - 2016 A1</i>	\$443,376	\$394,853	\$394,853	\$0
<i>Special Assessments - 2016 A2</i>	\$229,350	\$120,571	\$120,571	\$0
<i>Prepayments A2</i>	\$0	\$0	\$1,572,565	\$1,572,565
<i>Interest Income</i>	\$600	\$500	\$2,767	\$2,267

TOTAL REVENUES

\$673,326	\$515,924	\$2,090,756	\$1,574,832
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EXPENDITURES:

Series 2016 A1

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

Series 2016 A2

<i>Interest Expense - 11/01</i>	\$92,510	\$92,510	\$92,510	\$0
<i>Principal - Prepayment 11/1</i>	\$0	\$0	\$1,475,000	(\$1,475,000)
<i>Interest Expense - 2/1</i>	\$0	\$0	\$11,600	(\$11,600)
<i>Principal - Prepayment 2/1</i>	\$0	\$0	\$800,000	(\$800,000)
<i>Interest Expense - 05/01</i>	\$92,510	\$92,510	\$26,535	\$65,975
<i>Principal Expense - 05/01</i>	\$45,000	\$45,000	\$25,000	\$20,000
<i>Principal - Prepayment 5/1</i>	\$0	\$0	\$890,000	(\$890,000)

TOTAL EXPENDITURES

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

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

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

\$56	(\$1,673,299)
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FUND BALANCE - Beginning

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

\$322,361	\$287,249
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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 July 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 07/31/19</i>	<i>Actual Thru 07/31/19</i>	<i>Variance</i>
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REVENUES:

Special Assessments - 2016 B	\$564,300	\$282,150	\$137,400	(\$144,750)
Special Assessments - Prepayments	\$0	\$0	\$4,883,578	\$4,883,578
Interest Income	\$600	\$500	\$2,049	\$1,549

TOTAL REVENUES

\$564,900	\$282,650	\$5,023,026	\$4,740,376
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EXPENDITURES:

Interest Expense - 11/01	\$282,150	\$282,150	\$282,150	\$0
Principal Expense - 12/15 (Prepayment)	\$0	\$0	\$3,400,000	(\$3,400,000)
Interest Expense - 12/15	\$0	\$0	\$26,067	(\$26,067)
Principal Expense - 3/21 (Prepayment)	\$0	\$0	\$1,425,000	(\$1,425,000)
Interest Expense - 3/21	\$0	\$0	\$33,250	(\$33,250)
Interest Expense - 05/01	\$282,150	\$282,150	\$137,400	\$144,750

TOTAL EXPENDITURES

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

Interfund Transfer In/(Out)	\$0	\$0	(\$703)	(\$703)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$703)	(\$703)
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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 July 31, 2019

	<i>Proposed Budget</i>	<i>Prorated Thru 07/31/19</i>	<i>Actual Thru 07/31/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
Special Assessments - 2016 B	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$2,006	\$2,006
TOTAL REVENUES	\$0	\$0	\$2,006	\$2,006
<u>EXPENDITURES:</u>				
<u>2018 A1</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$217,283	\$217,283	\$217,283	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<u>2018 A2</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$189,882	\$189,882	\$189,882	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$407,165	\$407,165	\$407,165	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$288)	(\$288)
Bonds Proceeds	\$1,199,623	\$1,199,623	\$1,199,623	\$0
TOTAL OTHER SOURCES AND USES	\$1,199,623	\$1,199,623	\$1,199,335	(\$288)
EXCESS REVENUES (EXPENDITURES)	\$792,458		\$794,176	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$792,458		\$794,176	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending July 31, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 07/31/19</i>	<i>Actual Thru 07/31/19</i>	<i>Variance</i>
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REVENUES:

Special Assessments	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$465	\$465

TOTAL REVENUES

\$0	\$0	\$465	\$465
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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	(\$98)	(\$98)
Bonds Proceeds	\$489,702	\$489,702	\$489,702	\$0

TOTAL OTHER SOURCES AND USES

\$489,702	\$489,702	\$489,604	(\$98)
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EXCESS REVENUES (EXPENDITURES)

\$404,437	\$404,803
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FUND BALANCE - Beginning

\$0	\$0
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FUND BALANCE - Ending

\$404,437	\$404,803
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Meadow View at Twin Creeks
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues & Expenditures
For the Period ending July 31, 2019

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$1	\$70	\$14,255	\$7,592
TOTAL REVENUES	\$1	\$70	\$14,255	\$7,592
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$34,000	\$14,826,241	\$0
Cost of Issuance	\$0	\$0	\$478,575	\$293,800
TOTAL EXPENDITURES	\$0	\$34,000	\$15,304,816	\$293,800
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$160	\$703	\$209	\$98
Bond Proceeds	\$0	\$0	\$15,290,378	\$7,620,298
TOTAL OTHER SOURCES/(USES)	\$160	\$703	\$15,290,587	\$7,620,396
EXCESS REVENUES (EXPENDITURES)	\$161	(\$33,227)	\$26	\$7,334,188
FUND BALANCE - Beginning	\$195	\$34,237	\$0	\$0
FUND BALANCE - Ending	\$356	\$1,010	\$26	\$7,334,188

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

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,583.44
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

Series 2016 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$114,483.00
Reserve Balance:	---
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

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

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$184,103.59
Bonds outstanding - 11/19/2018	\$8,955,000
Current Bonds Outstanding	\$8,955,000

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

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,287.98
Bonds outstanding - 2/25/2019	\$3,660,000
Current Bonds Outstanding	\$3,660,000

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

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 ASSESSMENT RECEIPTS

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016A-2 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	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
DIRECT RECEIPTS	185,922.72	394,852.81	120,570.83	137,400.00	301,987.87	954,811.51
TAX ROLL RECEIPTS	-	-	-	-	-	-
TOTAL RECEIPTS	185,922.72	394,852.81	120,570.83	137,400.00	301,987.87	954,811.51

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

7/1/19 - 7/31/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	<i>Amount</i>
<i>General Fund</i>			
7/15/19	292-308	\$37,463.06	
7/31/19	309-313	\$1,262.65	
	<i>Total Checks</i>		<i>\$38,725.71</i>
7/17/19	St Johns County Utility Dept	\$736.24	
7/17/19	FPL	\$4,278.49	
7/29/19	Wells Fargo Credit Card	\$452.49	
7/31/19	TECO	\$77.92	
	<i>Total Paid Electronically</i>		<i>\$5,545.14</i>
<i>Total General Fund</i>			<i>\$44,270.85</i>

** Fedex Invoices will be available upon request*

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/07/19	PAGE	1
*** CHECK DATES 07/01/2019 - 07/31/2019 ***		MEADOW VIEW @ TWIN CREEKS GF													
		BANK A MEADOW VIEW-GENERAL													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/15/19	00008	7/01/19 346146	201907 310-51300-35200		*	2,380.00	
		FYE 9/30/18 AUDIT		BERGER, TOOMBS, ELAM, GAINES & FRANK			2,380.00 000292
7/15/19	00035	7/27/19 07272019	201907 320-57200-45900		*	693.87	
		JUL PHONE/CABLE/INTERNET		COMCAST			693.87 000293
7/15/19	00005	6/06/19 190745	201905 310-51300-31100		*	8,352.30	
		MAY PROFESSIONAL SERVICES		ENGLAND THIMS & MILLER, INC			8,352.30 000294
7/15/19	00039	6/06/19 59910606	201906 320-57200-44200		*	266.00	
		HOOD SYSTEM SERVICE		FIRST COAST FIRE & SAFETY			266.00 000295
7/15/19	00021	6/11/19 290381ES	201905 320-57200-45913		*	53.97	
		MAY GAS		FLORIDA NATURAL GAS			53.97 000296
7/15/19	00001	6/25/19 45	201906 320-53800-45011		*	700.00	
		SETUP COMPUTER & LAPTOP		GOVERNMENTAL MANAGEMENT SERVICES			700.00 000297
7/15/19	00001	6/25/19 46	201906 320-53800-45011		*	250.00	
		NETWORK SUPPLIES		GOVERNMENTAL MANAGEMENT SERVICES			250.00 000298
7/15/19	00003	6/28/19 108180	201905 310-51300-31500		*	456.21	
		MAY GENERAL COUNSEL		HOPPING GREEN & SAMS			456.21 000299
7/15/19	00022	6/26/19 13129558	201906 320-57200-45506		*	750.00	
		POOL CHEMICALS		POOLSURE			750.00 000300
7/15/19	00028	6/16/19 687-9870	201907 320-57200-45914		*	102.88	
		JUL REFUSE		REPUBLIC SERVICES #687			102.88 000301
7/15/19	00020	6/18/19 26	201905 320-57200-45508		*	1,682.41	
		MAY FACILITY MAINTENANCE		RIVERSIDE MANAGEMENT SERVICES			1,682.41 000302
7/15/19	00020	6/25/19 27	201906 320-57200-45501		*	2,993.92	
		LIFEGUARDS THRU 6/20/19		RIVERSIDE MANAGEMENT SERVICES			2,993.92 000303

MVTP MEADOW VIEW TP BPEREGRINO

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/07/19	PAGE	2		
*** CHECK DATES		07/01/2019 - 07/31/2019		***		MEADOW VIEW @ TWIN CREEKS GF											
						BANK A MEADOW VIEW-GENERAL											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/15/19	00020	6/25/19 28	201906 320-57200-45502	RENTAL STAFF THRU 6/15/19	*	190.00	
				RIVERSIDE MANAGEMENT SERVICES			190.00 000304
7/15/19	00020	7/01/19 25	201907 320-57200-45507	JUL JANITORIAL SERVICE	*	1,295.00	
		7/01/19 25	201907 320-57200-45505	JUL POOL MAINTENANCE SRVC	*	1,365.00	
		7/01/19 25	201907 320-57200-45504	JUL OPER MNGM SERVICE	*	1,666.67	
		7/01/19 25	201907 320-57200-45500	JUL FACILITY MANAGEMENT	*	5,000.00	
				RIVERSIDE MANAGEMENT SERVICES			9,326.67 000305
7/15/19	00040	5/31/19 JAX29991	201905 320-53800-45003	MAY LANDSCAPE MAINTENANCE	*	7,826.92	
				YELLOWSTONE LANDSCAPE			7,826.92 000306
7/15/19	00040	6/30/19 JAX33466	201906 320-53800-45003	IRRIGATION REPAIRS	*	519.53	
				YELLOWSTONE LANDSCAPE			519.53 000307
7/15/19	00040	6/30/19 JAX33467	201906 320-53800-45003	IRRIGATION REPAIRS	*	918.38	
				YELLOWSTONE LANDSCAPE			918.38 000308
7/31/19	00021	7/10/19 294838ES	201907 320-57200-45913	JUL GAS	*	30.45	
				FLORIDA NATURAL GAS			30.45 000309
7/31/19	00022	7/09/19 13129558	201907 320-57200-45506	POOL CHEMICALS	*	435.00	
				POOLSURE			435.00 000310
7/31/19	00022	7/09/19 13129558	201907 320-57200-45506	POOL CHEMICALS	*	390.00	
				POOLSURE			390.00 000311
7/31/19	00034	7/09/19 1233990	201907 320-57200-44203	COFFEE/CREAMER/SUGAR	*	326.42	
				SEA BREEZE FOOD SERVICE			326.42 000312
7/31/19	00002	6/12/19 I0318552	201906 310-51300-48000	NOTICE OF MEETING 6/20/19	*	80.78	
				ST AUGUSTINE RECORD			80.78 000313
TOTAL FOR BANK A						38,725.71	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						38,725.71	

MVTP MEADOW VIEW TP BPEREGRINO



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

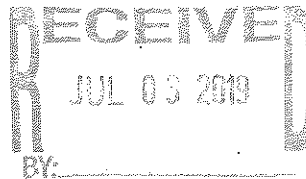
MEADOW VIEW AT TWIN CREEKS CDD
475 WEST TOWN PLACE, STE 114
WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092

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)
1,310,513.382



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

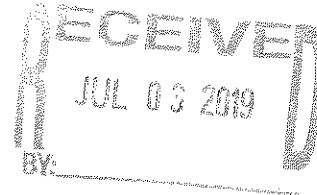
For 850 BEACON LAKE PKWY, SAINT AUGUSTINE, FL,
32095-7499

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

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.



Need help?

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

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

Please write your account number on your check or money order



Download the Comcast Business App

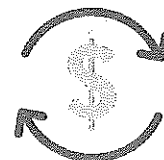
Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- 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

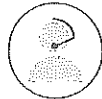


Need help? We're here for you



Visit us online

Get help and support at
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 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, email 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



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 to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

Visit 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 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.

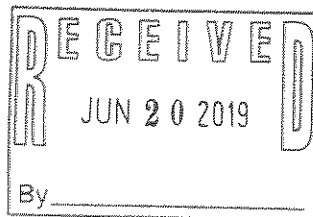
The regulatory recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover the costs of certain federal, state and local impositions related to voice services.

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

1.31.513.311

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	
Total Expenses	1.15 times	272.87	313.80

Invoice Total this Period \$8,352.30

Outstanding Invoices

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

Total Now Due \$12,377.72

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14776 Old St. Augustine Road • Jacksonville, Florida 32238 • Tel 904-842-8960 • Fax 904-843-6486
CA 90032584 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

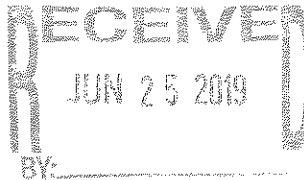
Invoice

1.32-572-459/3
21

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
Commodity Charges Sub Total:		70.71	\$25.53
Transportation			\$6.58
Transportation Charges Sub Total:			\$6.58
Customer Charge			\$5.95
Finance Charge			\$10.00
Miscellaneous Charges Sub Total:			\$15.95
Pre-Tax Sub Total:			\$48.06
Sales Taxes			\$2.47
Taxes Sub Total:			\$2.47
Total Current Charges:			\$50.53
Prior Balance Due:			\$3.44
Total Amount Due:			\$53.97

Thank you for your business.



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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 45

Invoice Date: 6/25/19

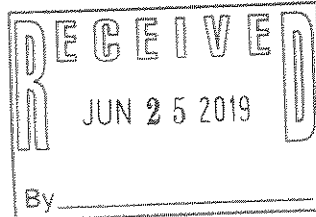
Due Date: 6/25/19

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

1001 Bradford Way
Kingston, TN 37763

Invoice #: 46

Invoice Date: 6/25/19

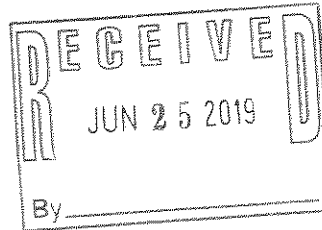
Due Date: 6/25/19

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
Network Supplies CF invoice CF0149 Work completed February 6, 2019	50	5.00	250.00
1-32-538-4501/ 1			
Total			\$250.00
Payments/Credits			\$0.00
Balance Due			\$250.00

Hopping Green & Sams

Attorneys and Counselors

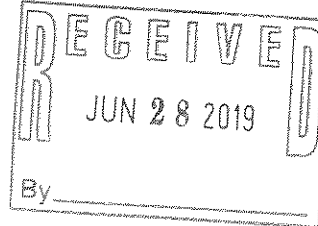
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

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
MVCDD 00001 JLE

1.31.513.315
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
TOTAL CHARGES FOR THIS BILL			\$456.21

Please include the bill number on your check.



Invoice

Date
Invoice #6/26/2019
131295586835

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

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

Bill To

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

Ship To

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

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

1.32 · 572 · 45506
22

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.50	750.00
<div data-bbox="449 1026 764 1247"><div>RECEIVED</div><div>JUN 28 2019</div><div>By _____</div></div>					

Total 750.00
Amount Due \$750.00



8619 Western Way
Jacksonville FL 32256-036060

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

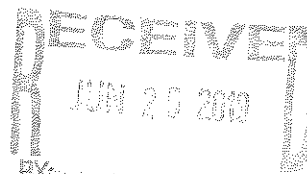
Total Amount Due \$102.88	Payment Due Date July 06, 2019
--	---

PAYMENTS/ADJUSTMENTS

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

CURRENT INVOICE CHARGES

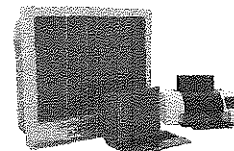
<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Meadowview At Twin Creeks Cdd 550 Beacon Lake Pkwy PO Y				
St. Augustine, FL Contract: 9687022 (C51)				
1 Waste Container 6 Cu Yd, 1 Lift Per 2 Weeks				
Pickup Service 07/01-07/31			\$68.25	\$68.25
Container Refresh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



1-32-572-45914

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L2RCACDTWR 011297 1NNNNNNNNNN NNN NNN 001 001 022597 21229392.1

Riverside Management Services, Inc

9655 Florida Mining Blvd West

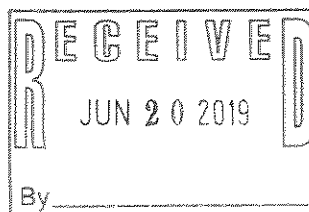
Suite 305

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 G-18-19</i> <i>FACILITY MAINTENANCE</i> <i>001.320.57200.45808</i> <i>20</i>		
		Total	51,682.41

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 153

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

Period Ending 06/05/19

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
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)	6.76	B.S.
5/24/19	1 Gallon Gas Can (2)	34.43	K.H.
5/24/19	Echo Engine Oil (3)	10.28	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
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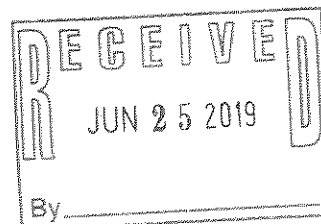
Riverside Management Services, Inc

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 320,572.45501 20	16.00	2,993.92
		Total	\$2,993.92

RHW
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

TOTAL 187.12

Supervisor
Lifeguarding 187.12

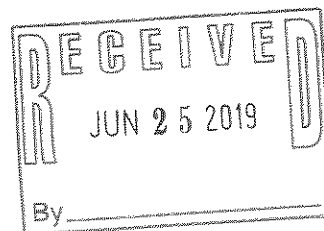
Riverside Management Services, Inc

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

RMW
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 - Tuia

TOTAL	<u>9.5</u>
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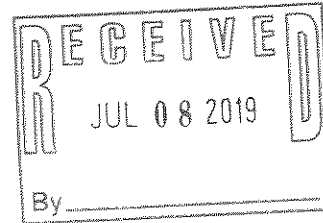
Riverside Management Services, Inc

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)		
		Total	\$9,326.67

2019
7.1.19



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.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 33466	6/30/2019
TERMS	PO NUMBER
Net 30	

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

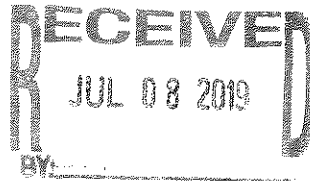
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2019

Invoice Amount: \$519.53

Description	Current Amount
Mainline in field near Amenities	
Irrigation Repairs	\$519.53



Invoice Total **\$519.53**

✓ 40 (A) 1,320,538,45003

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 33467	6/30/2019
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2019

Invoice Amount: \$918.38

Description	Current Amount
Mainline repair	
Irrigation Repairs	\$918.38



Invoice Total **\$918.38**

V-110 1,320.638,45003 (A)

IN COMMERCIAL LANDSCAPING

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

**Florida Natural Gas**P.O. Box 934726
Atlanta, GA 31193-4726Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

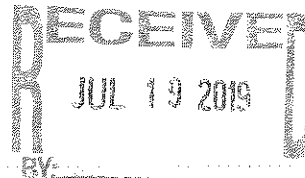
MDG2019 00000115 01

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

Billing Group #:	39005
Invoice Date:	July 10, 2019
Invoice #:	294838ES
Due Date:	August 02, 2019
Current Charges:	\$30.45
Last Payment:	
Payment Date:	
Prior Balance Due:	\$53.97
Total Amount Due:	\$84.42



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	06/03/19 - 07/02/19	34.80	\$11.38
Fuel	06/03/19 - 07/02/19	1.12	\$0.37
Commodity Charges Sub Total:		35.92	\$11.75
Transportation			\$2.75
Transportation Charges Sub Total:			\$2.75
Customer Charge			\$5.95
Finance Charge			\$10.00
Miscellaneous Charges Sub Total:			\$15.95
Pre-Tax Sub Total:			\$30.45
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$30.45
Prior Balance Due: was paid on 6/11/19 ch# 296			\$53.97
Total Amount Due:			\$84.42



Thank you for your business.

V-21 (A) 1,320,592,45813

Please detach and remit this portion with your payment

Billing Group #:	39005
Invoice Date:	July 10, 2019
Invoice #:	294838ES
Due Date:	August 02, 2019
Current Charges:	\$30.45
Last Payment:	
Payment Date:	
Prior Balance Due:	\$53.97
Total Amount Due:	\$84.42
Amount Paid:	

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



Invoice

Date 7/9/2019
Invoice # 1312955870631707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	7/29/2019
PO #	
Delivery Ticket #	Sales Order #1327115
Delivery Date	7/8/2019
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 32092Ship To
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	45	gal	3.00	135.00
<i>B. Steph 7-12-19</i> <i>Pool Chemicals</i> <i>001.326.57200.45506</i> <div>RECEIVED JUL 29 2019 By _____</div>					

V-22 (A)

Total 435.00
Amount Due \$435.00

Remittance Slip

Customer
13BEA030
Invoice #
131295587063

Amount Due \$435.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295587063



Invoice

Date 7/9/2019
Invoice # 1312955870711707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	7/29/2019
PO #	
Delivery Ticket #	Sales Order #1327116
Delivery Date	7/8/2019
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<p><i>B. Stephens 7-12-19</i> <i>Pool Chemicals</i> <i>001.320, 57200, 45506</i></p> <p>RECEIVED JUL 29 2019 By _____</p>					

Total 390.00
Amount Due \$390.00

V-22 (A)

Remittance Slip

Customer
13BEA030
Invoice #
131295587071

Amount Due \$390.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295587071



3807 Edgewood Drive
Jacksonville, Florida 32254
Phone 904-356-9905/Fax 904-356-9902
1-800-745-0945

ORDER DATE
07092019

CUSTOMER #
808500

SLM. #
71

PAGE
1

CUSTOMER CC
INVOICE NO.
1203990

TERMS
DUE AFTER 30 DAYS

TELEPHONE
904-373-7227

TRIP ST

DELIVER TO:

MEADOW VIEW AT TWIN CREEK MEADOW VIEW AT TWIN CREEK
250 BEACON LAKE PKWY 475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL ST AUGUSTINE FL
32095 32092

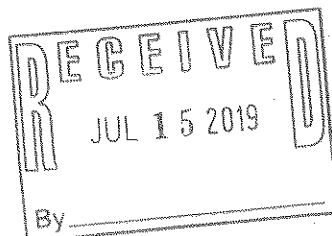
SPECIAL INSTRUCTIONS

NEMO- PO #--

CHASE

JSA DIV. OF BROWN BIGELOW (904) 398-7072

ITEM	QTY	UNIT	DESCRIPTION	PRICE	AMOUNT	TAX	TOTAL
459	1	1	COFFEE DECAF W/FILTERS #11101	72	1.25 OZ		43.94
1128	1	1	MUFFIN VARIETY TRAY PACK #8716	96	2.25 OZ		55.95
4743	1	1	CREAMER HALF & HALF P.C. 400-3/8	400	3.66 OZ		13.66
6774	1	1	DANISH MINI ASSORTED	72	1.25 OZ		50.16
7423	1	1	CREAMER COFFEEMATE NON DAIRY 35010	360	38 OZ		21.71
7470	1	1	CREAMER COFFEE-MATE FRENCH VAN #35070	180	38 OZ		14.17
14300	1	1	SUGAR INDV PACKETS #408355	2000	1/10 OZ		17.86
14320	1	1	SWEET & LOW PACKETS #57000	2000	1 GRAM		22.42
15775	1	1	COFFEE COLOMBIAN BLEND W/FILTER #11079	72	1.75 OZ		59.78
15780	1	1	COFFEE MAXWELL HOUSE FILTER PACK #86240	42	1.2 OZ		26.77
CATEGORY RECAP				COST	RETAIL	% PROF	CASES
				326.42			10



V-34

(A)

1,320.572,442.03

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CUSTOMER
SIGNATURE

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.

IN CASE SUIT IS INSTITUTED TO COLLECT THIS INVOICE OR ANY PORTION THEREOF, BUYER AGREES TO PAY SUCH ADDITIONAL SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT.

THE VENUE FOR ANY MATTER RELATING TO THIS INVOICE SHALL BE JACKSONVILLE, DUVAL COUNTY, FLORIDA.

ST = STATUS CODE
O = OUT
S = SUB
P = PARTIAL FILL
TX = TAX

SUB-TOTAL	326.42
TAX	.00
INVOICE TOTAL	326.42

INTEREST AT THE RATE OF 1 1/2% WILL BE CHARGED ON UNPAID ITEMS AFTER 30 DAYS.

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
06/02		Balance Forward						\$94.24	
06/12 06/12	103185528-06122019	NOTICE OF MEETING ON 6/20/19	SA St Augustine Record	1.00 x 4.5000	4.5	1	\$8.98	\$40.41	
06/12 06/12	103185528-06122019	NOTICE OF MEETING ON 6/20/19	SA St Aug Record Online	1.00 x 4.5000	4.5	1	\$8.97	\$40.37	
PREVIOUS AMOUNT OWED:				\$94.24					
NEW CHARGES THIS PERIOD:				\$80.78					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									

V-L (A)
 1.310.573.480

RECEIVED
 JUL 16 2019
 BY: _____

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	
	\$80.78		\$94.24	\$0.00	\$0.00	\$0.00		\$175.02	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423	1		BILLING PERIOD	5	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			06/03/2019 - 06/30/2019		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
	06/03/2019 - 06/30/2019		MEADOW VIEW AT TWIN CREEKS CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$175.02	\$0.00
			TERMS OF PAYMENT
			NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS
	\$80.78		\$94.24
			60 DAYS
			\$0.00
			OVER 90 DAYS
			\$0.00
4	PAGE #	5	BILLING DATE
			06/30/2019
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER		
	0000049062		

8	BILLING ACCOUNT NAME AND ADDRESS
---	----------------------------------

9	REMITTANCE ADDRESS
---	--------------------



8 - 3038

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



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

Wed, Jun 12, 2019
7:43:12AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

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

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

Ad Number: 0003185528-01

Start: 06/12/2019

Placement: SA Legals

Copy Line: NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The regular meetin-

Caller: Courtney Hogge

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 06/12/2019

Lines 54
Depth 4.50
Columns 1

Price \$80.78

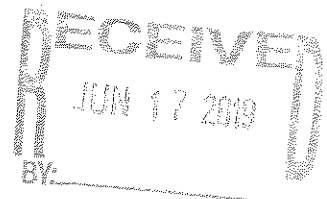
NOTICE OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be 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. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting 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 this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager
0003185528 June 12, 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# 0003185528-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

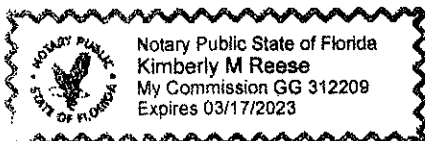
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **NOTICE OF MEETING ON 6/20/19** was published in said newspaper on **06/12/2019**.

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 **JUN 12 2019**

by *Julia Kerti* who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE 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 will be 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. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting 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 this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager
0003185528 June 12, 2019

D.

Meadow View at Twin Creeks

Community Development District

Funding Request #38

August 6, 2019

PAYEE	GENERAL FUND
1 Comcast August Internet, TV and Telephone 7/27/19	\$ 704.61
2 England Thims & Miller June Professional Services Inv #191035 7/11/19	\$ 2,134.40
3 Florida Natural Gas June Amenity Center Gas Inv #294838ES 7/10/19	\$ 30.45
4 Future Horizons, Inc July Aquatic Weed Control Inv #59372 7/31/19	\$ 900.00
5 Governmental Management Services, LLC August Management Fees Inv #47 8/1/19	\$ 4,644.63
6 Hopping Green & Sams June General Counsel Inv #10882 6/30/19	\$ 2,218.50
7 MunicipalAsset Management Inc August Lease Payment Invoice # 8/1/19	\$ 2,307.62
8 Poolsure July Pool Chemical Inv #131295587063 7/9/19 July Acitivity Pool Chemical Inv #131295587071 7/9/20	\$ 435.00 \$ 390.00
9 Republic Servcies August Service Inv #0687-000993166 7/16/19	\$ 114.24
10 Riverside Management Services Inc Lifeguard Services through July 4, 2019 Inv #29 6/30/19 Facility maintenance & Supplies June 2019 Inv #30 7/12/19 Facility and Management Services August 2019 Inv #31 8/1/19 Lifeguard Services through July 18, 2019 Inv #32 7/25/19	\$ 4,449.76 \$ 2,667.12 \$ 9,326.67 \$ 4,191.52
11 Sea Breeze Coffee/Breakfast Suuplies Inv #1233990 7/9/19	\$ 326.42
12 Sterling Specialties, Inc Tennis Court Chain Link Fence Repair Inv #9291 7/10/19	\$ 2,100.00
13 The St Augustine Record Notice of Meeting 6/20/19 I03185528-06122019 Notice of Public Hearing 7/29/19 I03196968-07222019	\$ 80.78 \$ 951.36
14 Wells Fargo Credit Card Office Depot, Publix , and Amazon 8/2/19	\$ 194.85
15 Yellowstone Landscape June Irrigation Repairs Inv #JAX 33466 6/30/19 June Irrigation Repairs Inv #JAX 33467 6/30/19 June Monthly Lawn Maintenance Inv #JAX 28948 6/15/19 July Monthly Lawn Maintenance Inv #JAX 38798 7/15/19	\$ 519.53 \$ 918.38 \$ 15,653.85 \$ 15,653.85
Total Funding Request	\$ 70,913.54

Please make check payable to:

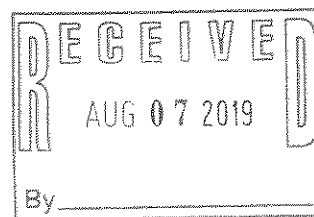
Meadow View at Twin Creeks CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Hello,

Thanks for choosing Comcast Business.



Your bill at a glance

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

Previous balance		\$693.87
Payment - thank you	Jul 19	-\$693.87
Balance forward		\$0.00
Regular monthly charges	Page 3	\$663.96
Taxes, surcharges & fees	Page 3	\$40.65
New charges		\$704.61

Amount due Aug 17, 2019 \$704.61

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 Jul 27, 2019 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330310 NO RP 27 20190727 NNNNNNNY 0000321 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

Aug 17, 2019

Please pay

\$704.61

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574140143638500704619

Account Number
8495 74 140 1436385

Billing Date
Jul 27, 2019

Services From
Aug 01, 2019 to Aug 31, 2019

Page
2 of 4

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



Need help? We're here for you



Visit us online

Get help and support at
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 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, email 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



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 to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you



Regular monthly charges

\$663.96

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

\$24.91

Universal Connectivity Charge	\$2.46
Regulatory Recovery Fees	\$0.85
Broadcast TV Fee	\$10.00
Regional Sports Fee	\$7.60
Voice Network Investment	\$2.00
Directory Listing Management Fee	\$2.00

Taxes, surcharges & fees

\$40.65

Taxes & surcharges	\$40.65
State And Local Sales Tax	\$2.14
State Communications Services Tax	\$21.61
Local Communications Services Tax	\$16.03
FCC Regulatory Fee	\$0.07
911 Fee(s)	\$0.80

What's included?

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

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

Additional information

Account Number
8495 74 140 1436385

Billing Date
Jul 27, 2019

Services From
Aug 01, 2019 to Aug 31, 2019

Page
4 of 4

Good News! Effective July 23, 2019, Fox Sports 2 will now be available in HD on channel 1209. A standard definition option will remain available on channel 729.

On July 23, 2019, Comcast added two new international channels, ABP News and TV Jade, in High Definition (HD). To learn about how to access these channels, please call us at 1-800-391-3000.

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.

The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Universal Connectivity Charge at the FCC's approved rate. See:
<http://www.fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support> A new rate becomes effective 07/01/2019.

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

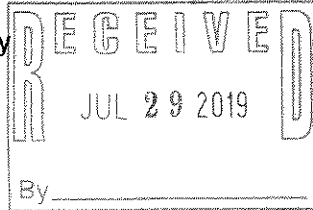




VISION • EXPERIENCE • RESULTS

REC'D JUL 24 2019

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



July 11, 2019

Project No: 17348.00000

Invoice No: 0191035

Project 17348.00000

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

Professional Services rendered through June 30, 2019

Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	6/22/2019	10.00	178.00	1,780.00	
Lockwood, Scott	6/29/2019	.75	178.00	133.50	
Administrative Support					
Blair, Shelley	6/15/2019	1.00	81.00	81.00	
Blair, Shelley	6/22/2019	1.00	81.00	81.00	
Blair, Shelley	6/29/2019	.50	81.00	40.50	
Totals		13.25		2,116.00	
Total Labor					2,116.00

Expenses

Reproductions		16.00	
Total Expenses	1.15 times	16.00	18.40

Invoice Total this Period \$2,134.40

Outstanding Invoices

Number	Date	Balance
0190392	5/7/2019	4,025.42
0190745	6/6/2019	8,352.30
Total		12,377.72

Total Now Due \$14,512.12

V-5 (A)
1,310,573.311

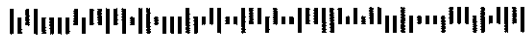
England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32226 • Tel 904-512-6500 • Fax 904-646-9486
CA-00002584 LC-09003115

**Florida Natural Gas**P.O. Box 934726
Atlanta, GA 31193-4726Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

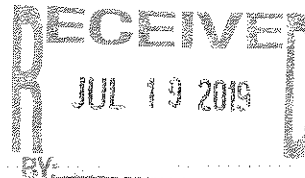
MDG2019 00000115 01

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

Billing Group #:	39005
Invoice Date:	July 10, 2019
Invoice #:	294838ES
Due Date:	August 02, 2019
Current Charges:	\$30.45
Last Payment:	
Payment Date:	
Prior Balance Due:	\$53.97
Total Amount Due:	\$84.42



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	06/03/19 - 07/02/19	34.80	\$11.38
Fuel	06/03/19 - 07/02/19	1.12	\$0.37
Commodity Charges Sub Total:		35.92	\$11.75
Transportation			\$2.75
Transportation Charges Sub Total:			\$2.75
Customer Charge			\$5.95
Finance Charge			\$10.00
Miscellaneous Charges Sub Total:			\$15.95
Pre-Tax Sub Total:			\$30.45
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$30.45
Prior Balance Due: was paid on 6/11/19 ch# 296			\$53.97
Total Amount Due:			\$84.42



Thank you for your business.

V-21 (A) 1,320,592,45813

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	July 10, 2019	Accounts Payable
Invoice #:	294838ES	475 W. Town Place #114
Due Date:	August 02, 2019	St Augustine, FL 32092-0000
Current Charges:	\$30.45	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$53.97	
Total Amount Due:	\$84.42	
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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 47

Invoice Date: 8/1/19

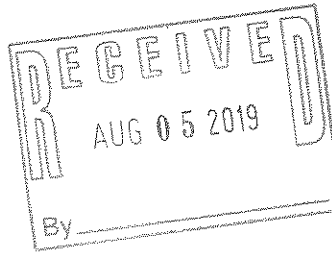
Due Date: 8/1/19

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 - August 2019		3,750.00	3,750.00
Information Technology - August 2019		166.67	166.67
Dissemination Agent Services - August 2019		416.67	416.67
Office Supplies		23.90	23.90
Postage		7.00	7.00
Copies		260.10	260.10
Telephone		20.29	20.29
Total			\$4,644.63
Payments/Credits			\$0.00
Balance Due			\$4,644.63

Hopping Green & Sams

Attorneys and Counselors

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

V-3 (4)

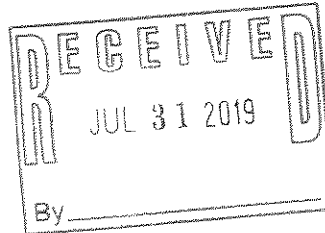
1.310.573.515

STATEMENT

July 30, 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 108882
Billed through 06/30/2019



General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

06/10/19	JLE	Confer with District Staff regarding landscape/hardscape RFP; confer with Lyman regarding the same; oversee preparation of RFP package; email regarding the same.	0.60 hrs
06/14/19	KEM	Prepare request for proposals for landscape and irrigation installation.	0.60 hrs
06/17/19	KEM	Prepare request for proposals for landscape and irrigation installation.	0.50 hrs
06/18/19	KEM	Prepare request for proposals for landscape and irrigation installation services.	0.60 hrs
06/20/19	JLE	Prepare landscape and irrigation RFP project manuals; email correspondence regarding the same; prepare for and attend Board meeting.	1.70 hrs
06/20/19	KEM	Prepare EJCDC construction agreements.	0.40 hrs
06/21/19	JLE	Conference call regarding RFP for landscape and irrigation; review forms of agreement and RFP manual; review advertisement; follow-up regarding the same.	0.70 hrs
06/21/19	KEM	Attend conference call regarding procurement process; prepare requests for proposals and aquatics maintenance agreement.	1.20 hrs
06/24/19	KEM	Prepare aquatics services agreement and AIA construction agreements; research status of budget and assessment resolutions.	1.40 hrs
06/26/19	JLE	Review and provide comments on draft audit; prepare aquatics maintenance agreement; email regarding the same.	0.90 hrs
06/26/19	KEM	Prepare request for proposals.	0.30 hrs
06/27/19	JLE	Confer with Oliver regarding vendor agreement.	0.20 hrs
06/28/19	MGC	Review auditor letter.	0.20 hrs
06/28/19	JLE	Confer with Parker regarding property sale.	0.20 hrs
06/28/19	LAK	Prepare response to auditor request letter.	1.20 hrs

06/30/19 JLE Analyze issues and review prior bond documents regarding sale contract; email 0.40 hrs
regarding the same.

Total fees for this matter \$2,218.50

MATTER SUMMARY

Earlywine, Jere L.	4.70 hrs	275 /hr	\$1,292.50
Ibarra, Katherine E. - Paralegal	5.00 hrs	145 /hr	\$725.00
Kuehlke, Lou Ann - Legal Asst	1.20 hrs	115 /hr	\$138.00
Collazo, Mike	0.20 hrs	315 /hr	\$63.00

TOTAL FEES \$2,218.50

TOTAL CHARGES FOR THIS MATTER **\$2,218.50**

BILLING SUMMARY

Earlywine, Jere L.	4.70 hrs	275 /hr	\$1,292.50
Ibarra, Katherine E. - Paralegal	5.00 hrs	145 /hr	\$725.00
Kuehlke, Lou Ann - Legal Asst	1.20 hrs	115 /hr	\$138.00
Collazo, Mike	0.20 hrs	315 /hr	\$63.00

TOTAL FEES \$2,218.50

TOTAL CHARGES FOR THIS BILL **\$2,218.50**

Please include the bill number on your check.



Invoice

Date 7/9/2019
Invoice # 1312955870631707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	7/29/2019
PO #	
Delivery Ticket #	Sales Order #1327115
Delivery Date	7/8/2019
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 32092Ship To
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	45	gal	3.00	135.00
<div><i>B. Steph 7-12-19</i> <i>Pool Chemicals</i> <i>001.326.57200.45506</i></div> <div>RECEIVED JUL 29 2019 By _____</div>					

V-22 (A)

Total 435.00
Amount Due \$435.00

Remittance Slip

Customer
13BEA030
Invoice #
131295587063

Amount Due \$435.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295587063



Invoice

Date 7/9/2019
Invoice # 1312955870711707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	7/29/2019
PO #	
Delivery Ticket #	Sales Order #1327116
Delivery Date	7/8/2019
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
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LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<p><i>B. Stephens 7-12-19</i> <i>Pool Chemicals</i> <i>001.320, 57200, 45506</i></p> <p>RECEIVED JUL 29 2019 By _____</p>					

Total 390.00
Amount Due \$390.00

V-22 (A)

Remittance Slip

Customer
13BEA030
Invoice #
131295587071

Amount Due \$390.00

Amount Paid _____

Make Checks Payable To

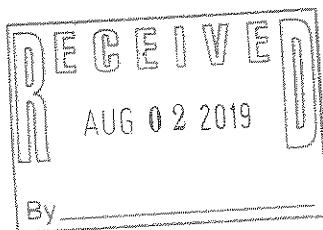
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295587071

L2RCACD TYR 015275 1NNNNNNNNNN NNN NNNN 001 001 030555 21269401.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

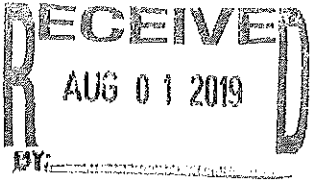


Invoice Number: 59372
Invoice Date: Jul 31, 2019
Page: 1

Bill To:
Meadow View at Twin Creeks CDD c/o GMS 475 West Town Place, Ste 114 St. Augustine, FL 32092

Ship to:	
Meadow View at Twin Creeks CDD c/o GMS 475 West Town Place, Ste 114 St. Augustine, FL 32092	

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		8/30/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July, 2019 <div style="text-align: center;">  </div>	900.00	900.00
Subtotal				900.00
Sales Tax				
Freight				
Total Invoice Amount				900.00
Payment/Credit Applied				
TOTAL				900.00

Check/Credit Memo No:

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

OK go

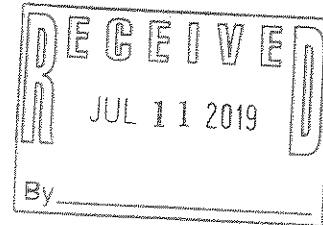
Riverside Management Services, Inc

Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
6/30/2019	29

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
278.11	Lifeguard Services through July 4, 2019 320,572,45501 V-20 (A)	16.00	4,449.76
Total			\$4,449.76

RNW
7,10,19

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

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
278.11	Lifeguard Services	\$ 16.00	
	Covers Period End: July 4, 2019		<u>\$ 4,449.76</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS
FOR PE 07/04/19

Date	Hours	Employee	Description
6/21/19	4.88	A.C.	Lifeguarding
6/21/19	3.98	S.S.	Lifeguarding
6/21/19	3.3	A.D.	Lifeguarding
6/21/19	5.05	A.V.	Lifeguarding
6/22/19	3.98	S.S.	Lifeguarding
6/22/19	3.92	J.S.	Lifeguarding
6/22/19	3.92	A.D.	Lifeguarding
6/22/19	5.02	A.V.	Lifeguarding
6/23/19	5.05	A.C.	Lifeguarding
6/23/19	4.83	C.B.	Lifeguarding
6/23/19	3.93	A.V.	Lifeguarding
6/24/19	4	J.E.S.	Lifeguarding
6/24/19	4.02	A.C.	Lifeguarding
6/24/19	3.95	S.S.	Lifeguarding
6/24/19	4.93	A.J.D.	Lifeguarding
6/25/19	4.92	S.S.	Lifeguarding
6/25/19	4	A.D.	Lifeguarding
6/25/19	4.75	J.E.S.	Lifeguarding
6/25/19	4.97	A.V.	Lifeguarding
6/26/19	4	C.B.	Lifeguarding
6/26/19	3.97	S.S.	Lifeguarding
6/26/19	5.55	A.D.	Lifeguarding
6/26/19	4.9	A.V.	Lifeguarding
6/27/19	4.05	A.C.	Lifeguarding
6/27/19	5.5	A.D.	Lifeguarding
6/27/19	5.48	A.J.D.	Lifeguarding
6/27/19	3.98	A.V.	Lifeguarding
6/28/19	5.07	A.C.	Lifeguarding
6/28/19	5.25	C.B.	Lifeguarding
6/28/19	3.92	A.D.	Lifeguarding
6/29/19	5.4	C.B.	Lifeguarding
6/29/19	3.82	S.S.	Lifeguarding
6/29/19	5.55	J.S.	Lifeguarding
6/29/19	3.9	A.J.D.	Lifeguarding
6/30/19	4	A.C.	Lifeguarding
6/30/19	5.48	C.B.	Lifeguarding
6/30/19	3.5	S.S.	Lifeguarding
6/30/19	5.53	A.J.D.	Lifeguarding
7/1/19	3.93	A.C.	Lifeguarding
7/1/19	4.92	S.S.	Lifeguarding
7/1/19	4.03	J.S.	Lifeguarding
7/1/19	5.1	A.D.	Lifeguarding
7/1/19	4.82	P.G.	Lifeguarding
7/2/19	4.97	S.S.	Lifeguarding
7/2/19	4.02	J.S.	Lifeguarding
7/2/19	5.5	A.D.	Lifeguarding
7/2/19	3.88	A.J.D.	Lifeguarding
7/3/19	5.25	J.E.S.	Lifeguarding
7/3/19	5.5	A.J.D.	Lifeguarding
7/3/19	3.95	S.S.	Lifeguarding
7/3/19	4.1	J.S.	Lifeguarding
7/3/19	5.4	C.B.	Lifeguarding
7/4/19	6.03	A.J.D.	Lifeguarding
7/4/19	6.03	S.S.	Lifeguarding
7/4/19	8.33	J.S.	Lifeguarding
7/4/19	8.25	C.B.	Lifeguarding
7/4/19	8.51	P.G.	Lifeguarding
7/4/19	3.34	J.E.S.	Lifeguarding

TOTAL 278.11

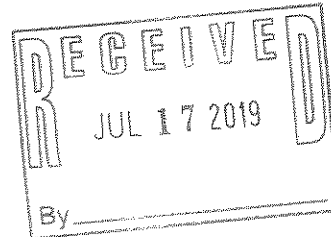
Riverside Management Services, Inc

Invoice

Suite 305
Jacksonville, FL 32257

Date	Invoice #
7/12/2019	30

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 June 1 - June 30, 2019	1,268.17	1,268.17
	Maintenance Supplies	1,398.95	1,398.95
	<i>B. Hight 7-15-19</i> <i>FACILITY MAINT. = \$2457.12</i> <i>001.320.57200.45508</i> <i>Repairs + Replacements = \$210.00</i> <i>001.320.57200.44200</i> <i>V-20</i> <i>(A)</i>		
Total			\$2,667.12

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/4/19	4.5	K.B.	Pressure washed furniture and other areas
6/5/19	1	B.L.	Mount AED cabinet on wall in gym
6/11/19	4.5	K.B.	Pressure washed front entrance of building
6/17/19	2	B.L.	Installed new Banners at road
6/18/19	8	K.B.	Replaced zip ties on tennis court wind screens, pressure washed furniture and sections of amenity building
6/20/19	2	K.B.	Took signs down from front of neighborhood, brought signs to office, shoveled dirt out of curb and street to prevent flooding
6/20/19	2	K.H.	Shoveled dirt out of curb to prevent flooding, removed and stored bent flagpole at front entrance
6/25/19	8	K.B.	Pressure washed furniture, light inspection, fixed more sections of tennis court windscreens with zip ties
6/28/19	3	B.L.	Trouble shoot pilot burner and replace bulbs in kitchen area

TOTAL 35

MILES 97

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 07/05/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTG)				
	6/10/19	Terry Towels 60 pack	24.12	B.S.
	6/19/19	Air Filters 16x24x2 (24)	236.26	B.S.
	6/18/19	Telescope Pole	28.70	K.B.
	6/18/19	Fan Duster	14.92	K.B.
	6/18/19	Web Duster	9.18	K.B.
	6/18/19	Bungee Cords	8.36	K.B.
	6/18/19	Gas Can 2.5 gallon	24.14	K.B.
	6/24/19	8" Zip Tiles Black	29.96	B.L.
	6/24/19	5 Gallon Buckets (2)	7.48	B.L.
	6/28/19	100 Watt Light Bulbs for Kitchen	20.80	B.L.
	7/3/19	Activity Pool Permit	225.00	B.S.
	7/3/19	Activity Pool Permit	62.50	B.S.
	7/3/19	Activity Pool Permit	100.00	B.S.
	7/3/19	Competition Pool Permit	350.00	B.S.
	7/3/19	Competition Pool Permit	225.00	B.S.
	7/5/19	75 watt Shatterproof Light Bulbs	32.55	B.L.
		TOTAL	<u>\$1,398.95</u>	

Riverside Management Services, Inc

Suite 305

Jacksonville, FL 32257

Invoice

Date	Invoice #
8/1/2019	31

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

RHW
8,1,19

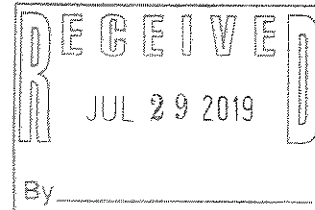
Riverside Management Services, Inc

Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
7/25/2019	32

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
261.97	Lifeguard Services through July 18, 2019 320,572.45501 V-20 (A)	16.00	4,191.52
Total			\$4,191.52

RMW
7,26,19

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>
261.97	Lifeguard Services	\$ 16.00	\$ 4,191.52
	Covers Period End: July 18, 2019		<u>\$ 4,191.52</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS
FOR PE 07/18/19

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/19	5.5	A.J.D.	Lifeguarding
7/5/19	5.5	C.B.	Lifeguarding
7/5/19	5.5	P.G.	Lifeguarding
7/6/19	5	J.E.S.	Lifeguarding
7/6/19	4.42	S.S.	Lifeguarding
7/6/19	4.58	C.B.	Lifeguarding
7/6/19	4.62	P.G.	Lifeguarding
7/7/19	4.07	A.J.D.	Lifeguarding
7/7/19	5	A.C.	Lifeguarding
7/7/19	4.05	A.V.	Lifeguarding
7/7/19	5.07	P.G.	Lifeguarding
7/8/19	3.93	A.C.	Lifeguarding
7/8/19	4.93	A.V.	Lifeguarding
7/8/19	4.97	A.D.	Lifeguarding
7/8/19	4.02	S.S.	Lifeguarding
7/9/19	6	J.E.S.	Lifeguarding
7/9/19	4	A.C.	Lifeguarding
7/9/19	4.93	A.V.	Lifeguarding
7/9/19	3.62	A.D.	Lifeguarding
7/9/19	4.98	S.S.	Lifeguarding
7/10/19	2	J.E.S.	Lifeguarding
7/10/19	4.95	A.J.D.	Lifeguarding
7/10/19	5.03	A.C.	Lifeguarding
7/10/19	3.97	A.D.	Lifeguarding
7/10/19	3.95	C.B.	Lifeguarding
7/11/19	5	A.J.D.	Lifeguarding
7/11/19	3.92	A.V.	Lifeguarding
7/11/19	5	A.D.	Lifeguarding
7/11/19	3.98	C.B.	Lifeguarding
7/12/19	3.97	A.C.	Lifeguarding
7/12/19	5.02	A.V.	Lifeguarding
7/12/19	4.93	A.D.	Lifeguarding
7/12/19	4.03	S.S.	Lifeguarding
7/13/19	4	A.J.D.	Lifeguarding
7/13/19	5.08	A.D.	Lifeguarding
7/13/19	3.93	C.B.	Lifeguarding
7/13/19	5.03	P.G.	Lifeguarding
7/14/19	1.67	J.E.S.	Lifeguarding
7/14/19	4.68	A.C.	Lifeguarding
7/14/19	5.12	A.V.	Lifeguarding
7/14/19	3.98	S.S.	Lifeguarding
7/14/19	3.52	P.G.	Lifeguarding
7/15/19	2.25	J.E.S.	Lifeguarding
7/15/19	5.02	A.J.D.	Lifeguarding
7/15/19	4	A.C.	Lifeguarding
7/15/19	4.03	A.V.	Lifeguarding
7/15/19	5	S.S.	Lifeguarding
7/16/19	4	J.E.S.	Lifeguarding
7/16/19	3.92	A.J.D.	Lifeguarding
7/16/19	4.8	A.C.	Lifeguarding
7/16/19	5.03	A.V.	Lifeguarding
7/16/19	3.95	C.B.	Lifeguarding
7/17/19	2.88	A.C.	Lifeguarding
7/17/19	3.75	A.V.	Lifeguarding
7/17/19	3.5	S.S.	Lifeguarding
7/17/19	1.95	C.B.	Lifeguarding
7/18/19	2.34	J.E.S.	Lifeguarding
7/18/19	3.97	A.J.D.	Lifeguarding
7/18/19	5.05	A.C.	Lifeguarding
7/18/19	4.05	S.S.	Lifeguarding
7/18/19	5.03	C.B.	Lifeguarding

TOTAL 261.97



3807 Edgewood Drive
Jacksonville, Florida 32254
Phone 904-356-9905/Fax 904-356-9902
1-800-745-0945

ORDER DATE
07092019

CUSTOMER #
808500

SLM. #
71

PAGE
1

CUSTOMER C
INVOICE NO.
1233990

TERMS
DUE AFTER 30 DAYS

TELEPHONE
602-373-7227

TRIP ST

SPECIAL INSTRUCTIONS

MEMO-

PO #-

DELIVER TO:

MEADOW VIEW AT TWIN CREEK MEADOW VIEW AT TWIN CREEK
850 BEACON LAKE PKWY 475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL ST AUGUSTINE FL
32095 32092

CHASE

ITEM	QTY	SHIPPED	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
459	1	1		COFFEE DECAF W/FILTERS #11101	72	1.25 OZ			43.94	43.94
1128	1	1		MUFFIN VARIETY TRAY PACK #8716	96	2.25 OZ			55.95	55.95
4743	1	1		CREAMER HALF & HALF P.C. 400-3/8	400	3/8 OZ			13.66	13.66
6774	1	1		DANISH MINI ASSORTED	72	1.25 OZ			50.16	50.16
9423	1	1		CREAMER COFFEEMATE NON DAIRY 35010	360	38 OZ			21.71	21.71
9470	1	1		CREAMER COFFEE-MATE FRENCH VAN #35070	180	38 OZ			14.17	14.17
14300	1	1		SUGAR INDV PACKETS #408355	2000	1/10 OZ			17.86	17.86
14320	1	1		SWEET & LOW PACKETS #57000	2000	1 GRAM			22.42	22.42
15775	1	1		COFFEE COLOMBIAN BLEND W/FILTER #11079	72	1.75 OZ			59.78	59.78
15780	1	1		COFFEE MAXWELL HOUSE FILTER PACK #86240	42	1.2 OZ			26.77	26.77
				CATEGORY RECAP	COST	RETAIL	% PROF	CASES		
					326.42			10		

JSA DIV. OF BROWN BIGELOW (904) 398-7072

CUSTOMER
SIGNATURE

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.

IN CASE SUIT IS INSTITUTED TO COLLECT THIS INVOICE OR ANY
PORTION THEREOF, BUYER AGREES TO PAY SUCH ADDITIONAL
SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S
FEES IN SAID SUIT.

THE VENUE FOR ANY MATTER RELATING TO
THIS INVOICE SHALL BE JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

ST = STATUS CODE
O = OUT
S = SUB
P = PARTIAL FILL
TX = TAX

SUB-TOTAL	326.42
TAX	.00
INVOICE TOTAL	326.42

INTEREST AT THE RATE OF 1% WILL BE CHARGED ON
UNPAID ITEMS AFTER 30 DAYS.

7000 US Highway 1 North, Ste 601
St. Augustine, FL 32095
Phone: 904-829-5006
Fax: 904-829-5008

PO Number	Date	Invoice#
	7/10/2019	9291

Riverside Management Services
9655 Florida Mining Blvd W
Bldg 300 Suite 305
Jacksonville FL 32257

Beacon Lake Tennis Ct

Description	Amount
Remove fabric rails and hardware from 80' of 10' tall chain link fence at tennis court where damaged	2,100.00
Remove and replace 11 posts with schedule 40 heavy wall 2-3/8" od x 14' long	
Reinstall all rails hardware and fabric	
<p> <i>B. Stept 7-16-19</i> <i>REPAIRS & REPLACEMENTS</i> <i>001.320.57200.44200</i> </p> <p> <i>V-41</i> <i>(A)</i> </p>	

E-mail
terri@sterlingspecialtiesinc.com

Total	\$2,100.00
Payments/Credits	\$0.00
Total Balance Due	\$2,100.00

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
06/02		Balance Forward						\$94.24	
06/12 06/12	103185528-06122019	NOTICE OF MEETING ON 6/20/19	SA St Augustine Record	1.00 x 4.5000	4.5	1	\$8.98	\$40.41	
06/12 06/12	103185528-06122019	NOTICE OF MEETING ON 6/20/19	SA St Aug Record Online	1.00 x 4.5000	4.5	1	\$8.97	\$40.37	
PREVIOUS AMOUNT OWED:				\$94.24					
NEW CHARGES THIS PERIOD:				\$80.78					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									

V-L (A)

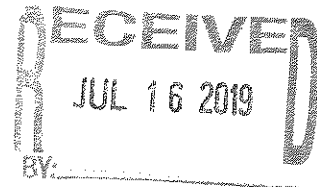
1,310,573.480

RECEIVED

JUL 16 2019

BY: _____

V-2 (A)
 1,310,573.480



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$80.78		\$94.24	\$0.00	\$0.00	\$0.00		\$175.02
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
		06/03/2019 - 06/30/2019		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	
		06/03/2019 - 06/30/2019				MEADOW VIEW AT TWIN CREEKS CDD	
COMPANY	23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT
SA 7		\$175.02		\$0.00		NET 15 DAYS	
21	CURRENT NET AMOUNT		22	30 DAYS		60 DAYS	
		\$80.78		\$94.24		\$0.00	
						\$0.00	
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
		06/30/2019		15651		15651	
						0000049062	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 3038

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



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

Wed, Jun 12, 2019
7:43:12AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

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

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

Ad Number: 0003185528-01

Start: 06/12/2019

Placement: SA Legals

Copy Line: NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The regular meetin-

Caller: Courtney Hogge

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 06/12/2019

Lines 54
Depth 4.50
Columns 1

Price \$80.78

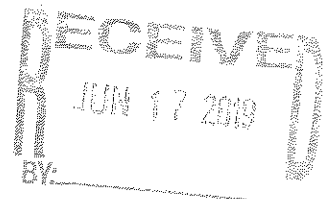
NOTICE OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be 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. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting 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 this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager
0003185528 June 12, 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# 0003185528-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

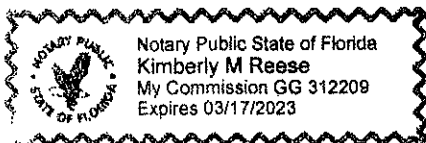
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **NOTICE OF MEETING ON 6/20/19** was published in said newspaper on **06/12/2019**.

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 **JUN 12 2019**

by *Julia Kerti* who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE 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 will be 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. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting 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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James Oliver
District Manager
0003185528 June 12, 2019

Mon, Jul 29, 2019
8:25:47AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850
E-Mail:

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

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

Ad Number: 0003196968-01

Caller: COURTNEY HOGGE

Paytype: BILL

Start: 07/22/2019

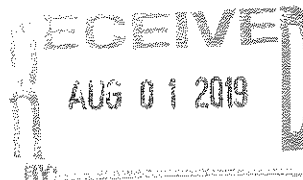
Issues: 2

Stop: 07/29/2019

Placement: SA Legals

Rep: Melissa Rhinehart

Copy Line: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONS



Legal Ad Invoice

The St. Augustine Record

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

Lines 95
Depth 13.25
Columns 2

Price \$951.36

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 15, 2019
TIME: 10:00 a.m.
LOCATION: Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2019/2020; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	Total Lots	ERU	Proposed FY 2020 O&M Assessment
Townhomes	196	0.8	\$563.00
43' Single Family Lot	573	0.9	\$634.50
53' Single Family Lot	387	1	\$705.00
63' Single Family Lot	172	1.1	\$775.50
73' Single Family Lot	66	1.15	\$810.75
90' Single Family Lot	82	1.2	\$844.00
Undeveloped Land	630 Acres	1 Acre	\$158.00

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3832(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3832(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020.

For Fiscal Year 2019/2020, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 840-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be

Mon, Jul 29, 2019
8:25:47AM

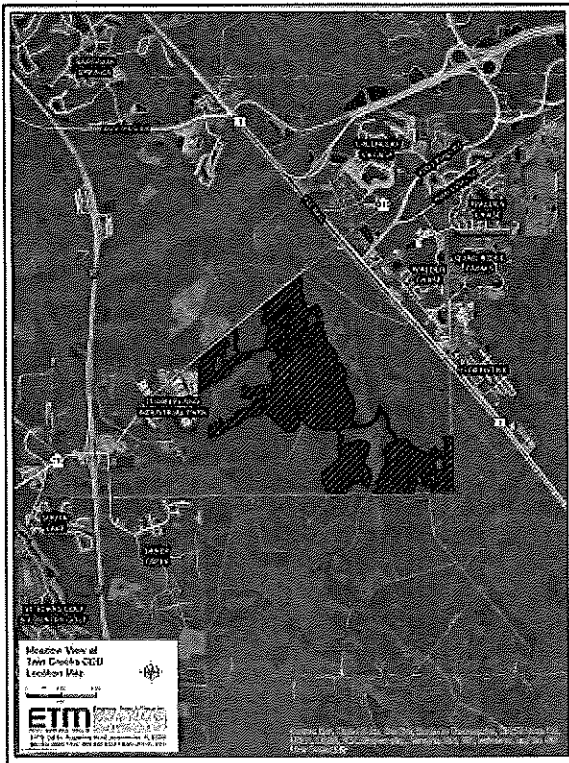
Legal Ad Invoice

The St. Augustine Record

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

based.

James Oliver
District Manager



0003196968 July 22, 29, 2019

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651
AD# 0003196968-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

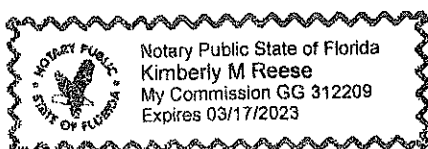
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **BUDGET FY 2019-2020** was published in said newspaper on 07/22/2019, 07/29/2019.

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 29 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**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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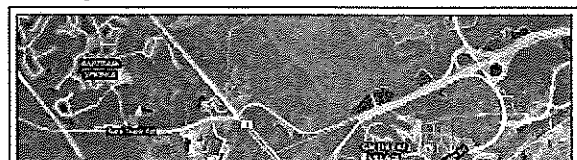
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Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager





Prepared For	MEADOW VIEW AT TWIN LEAH TINCHER
Account Number	
Statement Closing Date	08/02/19
Days in Billing Cycle	30
Next Statement Date	09/03/19

Credit Line	\$10,000
Available Credit	\$9,805

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

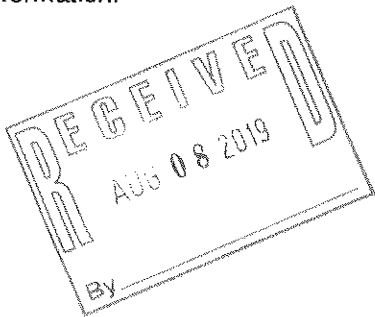
New Balance	\$194.85
Current Payment Due (Minimum Payment)	\$194.85
Current Payment Due Date	08/28/19

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		\$452.49
Credits	-	\$0.00
Payments	-	\$452.49
Purchases & Other Charges	+	\$194.85
Cash Advances	+	\$0.00
Finance Charges	+	\$0.00
New Balance	=	\$194.85



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 - \$194.85 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/28/19. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

See reverse side for important information.

5596 0003 YTG 1 7 2 190802 0 PAGE 1 of 4 10 3268 1000 ELA1 01DR5596 22318

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	\$194.85
Total Amount Due (Minimum Payment)	\$194.85
Current Payment Due Date	08/28/19

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
22318 MSP 130

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**

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.

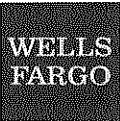
Automatic Payments. You can establish automatic payments to this credit account from a Wells Fargo deposit account or any other financial institution. For enrollment information, please contact our Customer Service number listed on the front of this statement.

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
07/03	07/04	24137465T2XB11XBY	OFFICE DEPOT #2119 JACKSONVILLE FL		65.81
07/04	07/04	24137465S00SJGFJP	PUBLIX #393 JACKSONVILLE FL		35.94
07/08	07/08	24692165X2XW8PD3B	AMZN Mktp US*MH4HL1PU2 Amzn.com/bill WA		79.90
07/25	07/25	24692166E2XQK0M3Z	AMZN Mktp US*MA6R02TG2 Amzn.com/bill WA		13.20
07/28	07/28	F3268006H00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	452.49	

Wells Fargo News

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://www.wellsfargo.com).

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Office DEPOT OfficeMax®

JACKSONVILLE - (904) 268-9656
07/03/2019 5:56 PM



2TVT79YPAQQ6ECMEH

SALE 2119-5-5008-870585-19.6.2
909955 TAPE, DBL SD, 2/ 7.29S
Instant Savings -3.29
You Pay 4.00S
1375183 Slanted Sign H 29.99
Coupon - 84660277 -6.00
You Pay 23.99S
318039 PST, 24#, CTD, 2 24.99
You Pay 24.99S
166962 Color SS Lett 8.52
12 @ 0.71
You Pay 8.52S
Coupon Number - 84660277

Subtotal: 61.50
Sales Tax: 4.31
Total: 65.81
Visa 3396: **65.81**

AUTH CODE 003510
TDS Chip Read
AID A0000000031010 Visa Credit
TVR 0000008000
CVS No Signature Required

LEAH TINCHER 1416975835
Please create your online rewards
account at officedepot.com/rewards.
You must complete your account to
claim your rewards and view your
status.
Total Savings:
\$9.29

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below:
15EF AWNQ XNO2

Special Event 132057200 49400
See back of receipt for your chance
to win \$1000 ID #:7N6B7PCQHDR

Walmart*

904-260-4402 Mgr: TBD TBD
10991 SAN JOSE BLVD STE 1
JACKSONVILLE FL 32223
ST# 01082 DP# 008596 TE# 71 TR# 08943
ICE HOOP 085004800730
10 AT 1 FOR 5.88 58.80 X
SUBTOTAL 58.80
TAX 1 7.00 % 4.12
TOTAL 62.92
VISA TEND 62.92
Visa Credit **** * 3396 I 1
APPROVAL # 030548
REF # 918100434086
TRANS ID - 309181748944190
VALIDATION - JXBV
PAYMENT SERVICE - E
AID A0000000031010
TC 3D46AEC4A4B85856
TERMINAL # SC011124
*NO SIGNATURE REQUIRED

06/30/19 16:48:16
CHANGE DUE 0.00
ITEMS SOLD 10

TC# 5184 1942 1463 2342 1130



06/30/19 16:48:16

CUSTOMER COPY
Scan with Walmart app to save receipts



1-320-57200-45507
Sanctorial



LOWE'S HOME CENTERS, LLC
4040 OLDFIELD CROSSING DR.
JACKSONVILLE, FL 32223 (904) 886-7112

— SALE —

SALE#: FSTLANE4 13 TRANSH: 91373997 06-12-19

399118 7-CT MR CLEAN MAGIC OUTDO 6.98
21377 11X6FT WALL TUBE INSU RS 15.56
2 @ 7.78

SUBTOTAL: 22.54

TAX: 1.58

INVOICE 11354 TOTAL: 24.12

VISA: 24.12

VISA: XXXXXXXXXXXX3396 AMOUNT: 24.12 AUTHCD: 012097

CHIP REFID: 050211161233 06/12/19 17:12:25

APL: Visa Credit TVR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 502 TERMINAL: 11 06/12/19 17:13:17

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: BOB AHEARN

LOWE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

* YOUR OPINIONS COUNT! REGISTER FOR A CHANCE TO *
* WIN \$5,000 QUARTERLY. ONE PRIZE FOR CONSUMERS *
* AND ONE PRIZE FOR HOME IMPROVEMENT PROFESSIONALS *
* ¡REGISTRESE EN EL SORTEO TRIMESTRAL *
* Y SER UNO DE LOS DOS GANADORES DE \$5,000! *
*

* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D #11354 0502 163 *
*

* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 502 TERMINAL: 11 06/12/19 17:13:17

Publix

Old St. Augustine Plaza
11250-4 Old St. Augustine Rd.
Jacksonville, FL 32257
Store Manager: Simon Foster
904-262-5474

LG BALLOON BOUQUET 33.58 T

Order Total 33.58

Sales Tax 2.36

Grand Total 35.94

Credit Payment 35.94

Change 0.00

PRESTO!

Trace #: 515047

Reference #: 1574592926

Acct #: XXXXXXXXXXXX3396

Purchase VISA

Amount: \$35.94

Auth #: 004756

CREDIT CARD PURCHASE
A0000000031010 Visa Credit
Entry Method: Chip Read
Mode: Issuer

Your cashier was Blakeslee

07/04/2019 8:47 S0393 R151 5046 C0410

Explore the many ways to save at Publix.
View bargains at publix.com/savingstyle

Publix Super Markets, Inc.

**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

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

Total before tax: \$79.90

Estimated tax to be collected: \$0.00

Grand Total: \$79.90

Billing address

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

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Pool Closed Sign

1320 57200 45505

Pool Maintenance



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 33466	6/30/2019
TERMS	PO NUMBER
Net 30	

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

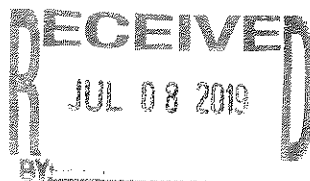
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2019

Invoice Amount: \$519.53

Description	Current Amount
Mainline in field near Amenities	
Irrigation Repairs	\$519.53



Invoice Total **\$519.53**

✓ 40 (A) 1,320,538,45003

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 33467	6/30/2019
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2019

Invoice Amount: \$918.38

Description	Current Amount
Mainline repair	
Irrigation Repairs	\$918.38



Invoice Total **\$918.38**

V-110 1,320.638,45003 (A)

IN COMMERCIAL LANDSCAPING

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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 28948	6/15/2019
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

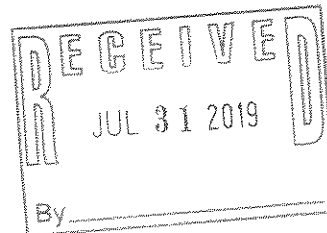
Invoice Due Date: July 15, 2019

Invoice Amount: \$15,653.85

Description	Current Amount
Monthly Landscape Maintenance June 2019	\$15,653.85

Invoice Total **\$15,653.85**

IN COMMERCIAL LANDSCAPING



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 38798	7/15/2019
TERMS	PO NUMBER
Net 30	

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

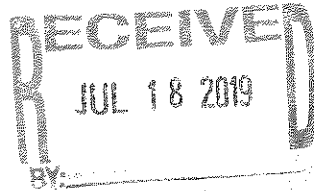
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 14, 2019

Invoice Amount: \$15,653.85

Description	Current Amount
Monthly Landscape Maintenance July 2019	\$15,653.85



Invoice Total **\$15,653.85**

IN COMMERCIAL LANDSCAPING

V-40 (A) 1,320,538.45003

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