

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

SEPTEMBER 19, 2019

AGENDA

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

Thursday
September 19, 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

- I. Call to Order
- II. Public Comment
- III. Affidavits of Publication
- IV. Approval of the Minutes of the August 15, 2019 Meeting
- V. Public Hearing to Adopt Rules Relating to Overnight Parking and Parking Enforcement
 - A. Consideration of Resolution 2019-14
- VI. Ratification of Engagement Letters from Grau & Associates for Arbitrage Rebate Services
- VII. Ratification of Contract with Environmental Resource Solutions for Environmental Permitting Services Related to Phase 3B
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Requisition Summary
 - 2. Ratification of Work Authorization No. 19
 - 3. Hughes Brothers Change Order No. 5
 - C. District Manager
 - D. Amenity Manager – Report

IX. Financial Reports

A. Balance Sheet and Income Statement

B. Assessment Receipts Schedule

C. Check Register

D. Funding Request No. 39

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – October 17, 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# 0003205750-01

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 INTENT** in the matter of **RULE DEVELOPMENT** was published in said newspaper on **08/16/2019**.

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 **AUG 16 2019**

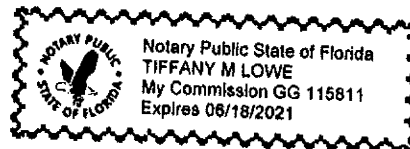
by *Julia Kerti* who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

**NOTICE OF RULE DEVELOPMENT
BY MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. A public hearing will be conducted by the District on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

James Oliver
District Manager
0003205750 August 16, 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# 0003205762-01
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 **PUB HEARING BOS 9/19/19** was published in said newspaper on **08/19/2019**.

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

**NOTICE OF RULEMAKING FOR
OVERNIGHT PARKING AND
PARKING ENFORCEMENT BY
MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") on **Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.**

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed *Rules Relating to Overnight Parking and Parking Enforcement* ("Rule.") The public hearing will provide an opportunity for the public to address proposed rules for overnight parking and parking enforcement.

The proposed rules may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in *The St. Augustine Record* on Friday, August 16, 2019.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.

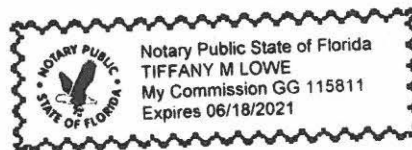
A copy of the proposed rule may be obtained by contacting the District Manager's Office.

0003205762 August 19, 2019

Sworn to and subscribed before me this ____ day of **AUG 19 2019**

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

Tiffany M. Lowe
(Signature of Notary Public)



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, 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.

Present and constituting a quorum were:

Bruce Parker	Chairman
Blaz Kovacic	Vice Chairman (by phone)
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
Danielle Simpson	Riverside Management Services
Evgeny Munkov	BBX Capital
Lisa Cathell	BBX Capital (by phone)

The following is a summary of the discussions and actions taken at the August 15, 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

Affidavit of Publication

A copy of the affidavit was enclosed in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 18, 2019 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the minutes of the July 18, 2019 meeting were approved.

FIFTH ORDER OF BUSINESS**Public Hearing to Adopt the Fiscal Year 2020 Budget**

Mr. Oliver stated you approved the budget at your May meeting and we fine-tuned it over the last couple of months. The most important thing to note is that assessments stayed the same on a per unit basis for the developed lots out there.

Mr. Parker asked between the budget we saw in May to this budget, as far as our projected expenditures, have they gone up or down much?

Mr. Oliver stated no there's not been much change at all.

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

There were no members of the public in attendance.

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

A. Consideration of Resolution 2019-12, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2020

Mr. Earlywine stated this resolution essentially adopts your budget and is the same resolution you all have seen in past years.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor Resolution 2019-12, relating to annual appropriations and adopting the budget for Fiscal Year 2020 was approved.

B. Consideration of Resolution 2019-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2020

Mr. Earlywine stated this resolution levies and imposes your special assessments for operations and maintenance and also sets forth the collection schedule for your debt assessments. There are some findings the board is making in terms of benefit. You are basically saying there is sufficient benefit from the budget to justify the assessment level and that the assessments are fairly and reasonably allocated. You all are levying at a certain level

around the \$1.1 million mark to keep the assessments the same as last year and then there is a deficit funding agreement that we will have in place to cover that gap.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor 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

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the deficit funding agreement for Fiscal Year 2020 was approved.

SEVENTH ORDER OF BUSINESS

**Ratification of ETM Work Authorization
Nos. 17 and 18 for CEI Services Related to
Phases 3A and 2B**

Mr. Lockwood stated work authorization number 17 is for 3A and work authorization 18 is for 2B and they are for CEI related services.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor ETM work authorization numbers 17 and 18 were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

1. Ratification of Requisition Nos. 1-18 (2019)

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

Mr. Lockwood stated requisition numbers 1-18 were mostly approved last month but I think they shifted it to this series of bonds. The only issue I have is there are several that are for the plat for Clary and those are percentages split between the developer and CDD.

Mr. Kovacic stated I think we agreed that it makes more sense that rather than Clary splitting up those percentages in their invoices that they continue to bill based on the agreement and in the end when the plat is recorded then the numbers get reconciled and the developer reimburses the CDD.

Mr. Earlywine stated yes we spoke about that. That way Clary doesn't have to do anything on their end. They just keep invoicing the CDD and we've done that on other contracts as well.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor requisition numbers 1-18 were ratified.

2. Consideration of Requisition Nos. 19-44 (2019)

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

Mr. Lockwood stated Hughes Brothers' payment on number 34 is contingent upon approval of the following change orders; otherwise we have to get them to revise the pay application.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor requisition numbers 19-44 were approved.

3. Consideration of Change Order Nos. 3R and 4 from Hughes Brothers

Mr. Lockwood stated we talked about number 3R months ago and we finally got the numbers reconciled. Those were some sod numbers that just needed to be finalized. Change order four is for dewatering and some other items.

Mr. Lyman stated we tabled number four last month and went back to Hughes Brothers on the dewatering and asked for a reduction. Since then they have reduced the dewatering number.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Entry #2 and
Townhomes Landscape and Irrigation
Installation**

Mr. Lockwood stated we had two bidders, West Orange Nurseries, which is our apparent low bidder at \$728,506.76 and Sunstate Nurseries at \$809,000. They both met the preliminary requirements, which means they attended the pre-bid meetings and did the other stuff so now the question is how do you want to score them on personnel and equipment, experience, understanding of scope, financial capacity, price, schedule and total.

Mr. Parker stated West Orange has been working for the CDD now for three years and there have been no complaints about their work. I would give West Orange a full 20 on experience and really experience specific to this property because they've been involved with

the project since the beginning and have relationships with the staff. There is no question that Sunstate has been in business a long time but on this particular project I would not give them the full points.

Mr. Lyman stated I would rate them the same on personnel and equipment.

Mr. Parker stated on understanding scope of work we'd give West Orange 10 points based on history and 9 to Sunstate. Financial capacity I know for a fact we can give West Orange a full 10. I know Sunstate does work all over the state.

Mr. Earlywine stated just give them the same score, 10 and 10. Price is formulaic so if you do a proportion West Orange gets 25 and Sunstate comes in at 22.5 and those can be adjusted further if you had any discrepancies on the unit pricing.

Mr. Lockwood stated I think the schedules were pretty comparable.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor ranking West Orange Nurseries #1 and Sunstate #2 was approved with staff authorized to send out a notice of award and to enter into a contract with West Orange Nurseries.

EIGHTH ORDER OF BUSINESS

Staff Reports (continued)

A. District Counsel

Mr. Earlywine stated I have a development contribution agreement. There's a possibility that phase four may be sold to Dream Finders so the request from them was if they buy the piece of property they will still be able to use the amenity facilities and assets that the phases 1-3 residents have. We said we can give them that guaranteed but we would need an agreement that they would come to the table and either have us issues bonds to build your infrastructure over there, or you have to give us some infrastructure so that phase four is essentially contributing to the amenities just like all of the other residents did. The contribution level is tied to the A1 number that the other folks in the community are paying so it's about \$21,706 per ERU.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the developer contribution agreement was approved in substantial form.

B. District Engineer

Mr. Lockwood stated on phases 3A and 2B I think we're going to issue a change order at some point.

Mr. Parker stated yes I think Hughes Brothers will be submitting change order for both and we've released materials to them because they are direct pay. They've committed that they are going to hold unit prices and if they do we're okay with extending their contract but if their prices go up then we will have to go out and bid it but I hope to have their final bids in the next couple of days.

Mr. Earlywine asked would you all sign that change order between now and the next meeting? Do you want to take a motion?

Mr. Parker stated yes. It has to be subject to Scott's review.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor a Hughes Brothers change order related to phases 3A and 2B was approved subject to the District Engineer's review.

C. District Manager – Discussion of the Meeting Schedule for Fiscal Year 2020

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the meeting schedule for Fiscal Year 2020 was approved as presented.

D. Amenity Manager – Report

Mr. Stephens reviewed his report, a copy of which was included in the agenda package. Mr. Stephens stated I have two proposals for pest control for the facility. One of them is from Freedom Pest Control and the other is from Turner Pest Control. Turner is offering us a little more service at \$190 per month and Freedom Pest Control is at \$200 per month. Turner is including a rodent control box and Freedom is not.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor Turner Pest Control's proposal was approved.

Ms. Simpson stated I'm finalizing details on a Labor Day event. We're going to start incorporating some health lectures and orientations probably every Saturday for the month of September and we're looking at having some chef dinners, movie nights, dive-ins, monster mashes and things like that for these upcoming months. We have two or three other current facility managers with Riverside training up there so they are being familiarized with access cards, daily operations and what needs to be done so that if the manager is out of town or out for any reason we have staff that will come in and there are no hiccups.

NINTH 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. 38

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor funding request number 38 was approved.

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

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

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

TWELFTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2019-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES RELATING TO OVERNIGHT PARKING AND TRAFFIC ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Policies Relating to Overnight Parking and Parking Enforcement* (“Policy”), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policy for immediate use and application.

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

SECTION 1. The District hereby adopts the Policy, attached hereto as **Exhibit A**.

SECTION 2. If any provision of this Resolution or the Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of September, 2019.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT *RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT*

In accordance with Chapter 190, Florida Statutes, and on _____, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District (the “District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents and the public. This policy is intended to provide the District with the ability to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes parking in any areas outside of the Tow-Away Zone depicted on **Exhibit A**.

SECTION 2. PARKING RULES.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G. *Overnight.* Between the hours of 12:00 p.m. and 5:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" during Overnight hours for all Commercial Vehicles, Vessels, Recreational Vehicles and Vehicles ("Tow Away Zone"). Commercial Vehicles, Vessels, Recreational Vehicles and Vehicles may be parked during Overnight hours on District property located outside of the Tow Away Zone.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee shall place a written warning on the windshield of the Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle. Such written warning shall include the time of issuance of the warning. If the Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle remains parked in the Tow Away Zone for 24 hours following the issuance of a written warning, the District Manager or his/her designee then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the policies set forth herein.

SECTION 6. PARKING AT YOUR OWN RISK. Commercial Vehicles, Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: _____, 2019

EXHIBIT A
TOW AWAY ZONE

SIXTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 15, 2019

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

We appreciate the opportunity to offer our services to Meadow View at Twin Creeks Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$16,490,000 Special Assessment Bonds, Series 2018 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



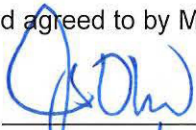

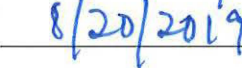
Antonio Grau

Accepted and agreed to by Meadow View at Twin Creeks Community Development District:

Signature: _____

Title: _____

Date: _____



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

August 15, 2019

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

We appreciate the opportunity to offer our services to Meadow View at Twin Creeks Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$21,435,000 Special Assessment Bonds, Series 2016 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by Meadow View at Twin Creeks Community Development District:

Signature:  _____

Title:  _____

Date:  _____



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August 15, 2019

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

We appreciate the opportunity to offer our services to Meadow View at Twin Creeks Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$8,110,000 Special Assessment Bonds, Series 2019 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

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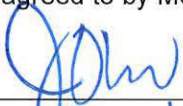
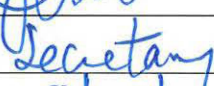
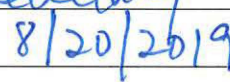
Antonio Grau

Accepted and agreed to by Meadow View at Twin Creeks Community Development District:

Signature: _____

Title: _____

Date: _____

SEVENTH ORDER OF BUSINESS

PROPOSAL/CONTRACT
Prepared for:
Meadow View at Twin Creeks CDD
c/o Governmental Management Services, Inc.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
26 August 2019

RE: Beacon Lake Phase 3B
Proposal/Contract for Services
ERS Proposal No. P19194

Scope of Services

Upon receipt of authorization to proceed, Environmental Resource Solutions (ERS) will perform the following tasks:

Task 1 – Permitting Assistance. ERS will assist project engineers with St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (USACE) permitting efforts. ERS will prepare the text, tables and graphics needed to address the environmental portions of the environmental resource permit (ERP) and USACE applications. Once wetland impacts are finalized, ERS will prepare a functional assessment to determine the amount of mitigation needed to offset permanent (unavoidable) impacts. ERS assumes that mitigation within the Twin Creeks development will be utilized to offset unavoidable wetland impacts. Any remaining balance of wetland impacts that cannot be offset with mitigation within Twin Creeks will be compensated via mitigation bank credit purchase. ERS will require final plans in AutoCAD format prior to initiating permit application preparation.

Task 1 – Not to Exceed.....\$15,000.00*

**The stated fee does not include agency permit application fees.*

Meetings/Consultation. Any requested meetings or consultation that are beyond the scope of services as described above will be invoiced on a time and materials basis at standard hourly rates.

Please sign this proposal and return a copy to our office. We look forward to working with you.

TERMS ACCEPTED:

For: MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

Date: 8/27/2019

By: [Signature]
(Signature)
BLAZE KOVACIC, VICE CHAIR
(Printed/Typed)

For: SES Energy Services LLC (ERS Division)

Date: 26 August 2019

By: [Signature]
(Signature)
Kim Allerton
(Printed/Typed)

JKN/P19194_BeaconLake3B_8-26-19

General Terms and Conditions

GC-1 DEFINITIONS

- A. "Consultant" shall be defined as SES Energy Services LLC;
- B. "Client" means the company entering into this Agreement with Consultant;
- C. Consultant and Client will be collectively referred to as the "Parties" or sometimes individually as a "Party";
- D. "Work" is defined as the services being provided by Consultant to Client, and all duties and responsibilities associated therewith; and
- E. "Agreement" is defined as the Agreement reached by the Parties for the Work and all documents referenced in and made a part of the Agreement, including, but not limited to Consultant's Cost Estimate and associated proposal.

GC-2 ORDER OF PRECEDENCE

All contract documents and subsequently issued modifications are essential parts of this Agreement, and a requirement occurring in one is binding as though occurring in all. In resolving conflicts, errors, or omissions, the following order of precedence shall be used:

- A. Cost Estimate including Scope of Work and Agreement signature page;
- B. General Terms and Conditions; and
- C. Attachments, if any.

GC-3 ENTIRE AGREEMENT

This Agreement embodies the entire agreement between the Parties. The Parties shall not be bound by or liable for any statement, representation, promise, or understanding not set forth herein and nothing contained in proposals, correspondence, discussions, or negotiations prior to the date of this agreement has any effect on this agreement unless specifically incorporated herein. No changes, amendments, or modifications of any of the terms and conditions hereof shall be valid unless reduced to writing and signed by the Parties.

GC-4 RESPONSIBILITIES

Consultant has the responsibility for providing the services described in the cost estimate. The Work is to be performed according to accepted industry standards of care and is to be completed in a timely manner. The Client or a duly authorized representative is responsible for providing the Consultant with a clear understanding of the project nature and scope (the Work). The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the Work. The Client shall also communicate changes in the nature and scope of the Work as soon as possible during performance of the Work so that the changes can be incorporated into the work product.

GC-5 HEADINGS

The captions in this Agreement are for convenience only and shall not define or limit any of the terms herein.

GC-6 SEVERABILITY AND INTERPRETATION

In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remainder of the Agreement shall not be affected and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted. Each Party acknowledges that it has had a fair and reasonable opportunity to review this Agreement, which shall be construed as though drafted by both parties.

GC-7 WAIVER

The waiver by either Party of any default or breach of this Agreement shall not constitute a waiver of any other or subsequent default or breach.

GC-8 OWNERSHIP OF DOCUMENTS AND DATA

All finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, videos, project-customized software, project-customized intellectual property, and reports which are first produced by the Consultant in the performance of the Work are, and will remain, the property of Consultant.

GC-9 INDEPENDENT CONTRACTOR

Consultant represents that it is fully experienced, properly qualified, registered, licensed, equipped, organized and financed to perform the Work under this Agreement. Consultant shall perform the Work hereunder in accordance with its own methods subject to compliance with the Agreement. Consultant agrees to be solely responsible for all matters pertaining to its status as a business in the state as well as all federal laws, IRS requirements, and labor laws as they pertain to the Work being performed and paid under this Agreement. Consultant shall act as an independent contractor and not as the agent of Client in performing this Agreement, maintaining complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Agreement or any lower-tier purchase order or Agreement awarded by Consultant shall create any contractual relationship or rights between any lower-tier supplier or subcontractor and Client. Nothing contained in the Agreement shall be construed to imply a joint venture, partnership or principal-agent relationship between the Parties. Neither Party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, express or implied, on behalf of the other Party.

GC-10 SITE ACCESS AND CONDITIONS AFFECTING THE WORK

The Client will grant or obtain free access to the Work site, if any, for all equipment and personnel necessary for the Consultant to perform the Work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by the Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Cost Estimate and associated Scope of Work. The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee structure and expense reimbursement policy. Before starting the Work, the Consultant shall review all existing site conditions, drawings if any, specifications if any, and other documents relative to the Work, as well as the information furnished by Client pursuant to the Work. Any errors, inconsistencies or omissions then discovered by the Consultant shall be reported promptly to the Client for clarification. Consultant shall not proceed in conflict areas without specific written direction from the Client.

GC-11 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site. Under the terms of this Agreement, the term "hazardous materials" includes, but is not limited to, hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, mold and asbestos. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition that may mandate a renegotiation of the scope of Work. Consultant and Client agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are

General Terms and Conditions

encountered. Client agrees to make all disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosures made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, its agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

GC-12 CONSIDERATION AND COMPENSATION

Consultant shall be paid in accordance with the rates and/or prices established in the Agreement. Unless amended in writing and signed by the Parties, Consultant is not obligated to incur expenses and cost in excess of that amount.

GC-13 BILLING AND PAYMENT

Consultant will submit invoices to Client monthly or upon the completion of the Work. Invoices will reflect charges for different personnel and expense classifications or will indicate a lump sum charge for services rendered in accordance with the Cost Estimate. Payment is due thirty (30) days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, on past due accounts. If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

GC-14 WRITTEN NOTICE

The addresses provided for the Parties in the Agreement shall be the addresses for all notices and correspondence in all matters dealing with this Agreement. Except as otherwise expressly provided herein, all written notices required to be delivered by the Parties pursuant hereto shall be deemed so delivered at the time delivered by hand one business day after confirmed transmission by facsimile or other electronic system (with confirmation copy sent by regular U.S. Mail or overnight delivery service) or 3 business days after placement in the U.S. Mail by registered or certified mail, return receipt requested, postage prepaid, or to such other address as such party may designate by 10 days' advance written notice to the other Party.

GC-15 FORCE MAJEURE

Neither Party shall be liable nor be able to terminate this Agreement for any failure to perform hereunder where such failure is proximately caused by a Force Majeure Occurrence, which is defined as an occurrence beyond the control and without the fault or negligence of the Party affected and which by exercise of reasonable diligence the Party is unable to prevent or protect against. Without limiting the generality of the foregoing, Force Majeure Occurrences shall include: acts of nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, terrorist acts, government sanction or embargo, labor disputes of third parties to this Agreement, or the prolonged failure of electricity or other vital utility service. Any Party asserting Force Majeure as an excuse to performance shall have the burden of proving proximate cause, that reasonable steps were taken to minimize the delay and damages caused by events when known, and that the other Party was timely notified of the likelihood or actual occurrence which is claimed as grounds for a defense under this clause.

GC-16 INSURANCE

Consultant agrees it shall carry and maintain in force and effect during the entire term of this Agreement the following required insurance policies: Commercial General Liability, Worker's Compensation and Employer's Liability, Business Auto Liability, and Professional Liability. A certificate of insurance detailing these policies will be provided upon request.

GC-17 LIMITATION OF LIABILITY

Client agrees that the Consultant's liability for on account of any error, omission, or other professional negligence will be limited to a sum not to exceed Fifty Thousand (\$50,000.00) Dollars, or Consultant's fee, whichever is greater. If Client prefers to have higher limits on professional liability, Consultant agrees to increase the limits up to a maximum of One Million (\$1,000,000.00) Dollars upon Client's written request, provided that Client agrees to pay an additional consideration of four percent (4%) of the total fee for the project or Five Hundred (\$500.00) Dollars, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

GC-18 INDEMNITY

Subject to the limits established in the Limitation of Liability clause herein, each Party shall defend, save the other together with their agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors harmless from and against and shall indemnify the other for any liability, loss, costs, expenses, or damages to the extent of its negligent acts or omissions in performing under this Agreement. To the extent of its negligence, the indemnifying Party shall defend said action at its own expense and shall pay and discharge any judgment that may be rendered in any such action. If such indemnifying Party fails or neglects to so defend, the Party sued may defend the same and any expenses, including reasonable attorneys' fees, which it may pay or incur in defending said action and the amount of any judgment which it may be required to pay shall be promptly reimbursed upon demand. Such undertaking of defense shall not be deemed an admission of liability, an agreement to assume liability, or a waiver of any right or remedy which the undertaking Party may have. In the event of any indemnified claim against Consultant by Client or any third person associated with Client, Consultant reserves the right to choose legal counsel and direct the defense of such claim at Client's sole cost and expense if the Client is notified of the claim, the claim is the result of Client's efforts, and the Client either fails or neglects to defend the claim. Each Party shall protect, defend, indemnify and hold harmless the other Party hereto from and against any and all damages and expenses arising out of a claim of actual or alleged infringement of patent, copyright, trademark or trade name asserted in connection with the use of equipment, tools, or methods of operation furnished pursuant to this Agreement. In no event, whether on warranty, contract, or negligence, shall either Party be liable to the other for incidental, indirect, or consequential damages, including but not limited to, loss of profits, loss of revenue, loss of use of equipment or facilities, costs of capital, cost of substitute or underutilization of equipment, facilities or labor, downtime costs, or claims of customers resulting from the performance or nonperformance of obligations of this Agreement.

GC-19 STANDARD OF CARE

Services performed by the Consultant under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the Work. No other warranty, expressed or implied, is made. The Client recognizes that site conditions may change from those observed at the site at the time Work is performed. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of the performance of the Work. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information provided.

GC-20 PROPRIETARY AND CONFIDENTIAL INFORMATION

Information which is exchanged under or in connection with this Agreement may include proprietary and confidential information of the disclosing Party. The receiving Party shall not disclose such confidential information to others or use it for any purposes other than this Agreement without prior written consent from disclosing Party. All such proprietary information shall be clearly marked as "Proprietary." In the event proprietary information is orally disclosed, it should then be

General Terms and Conditions

reduced to writing and marked "Proprietary" within ten (10) days thereafter. The receiving Party shall use at least the same degree of care to prevent disclosure to any third party of misuse of the proprietary information as it employs with respect to its own proprietary information of like importance and use. Proprietary information shall not include, and this paragraph shall not apply to information which: (a) was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the disclosing Party; (b) is or becomes public knowledge without fault of the receiving Party; (c) is acquired by the receiving Party from a third party with good legal title thereto and without binder of secrecy; (d) is independently developed by the receiving Party; (e) is used or disclosed with the prior written approval of the disclosing Party; or (f) is disclosed pursuant to the requirement or request of U.S. or other governmental agency. If such a requirement or request is presented by the U.S. or other governmental agency, Consultant will immediately notify Client and will give Client a reasonable opportunity to contest or dispute such disclosure if they deem necessary. The obligations stated under this clause shall survive the expiration or termination of this Agreement and any extension thereof for a period of two (2) years. All tangible forms and copies of the proprietary information, such as written documentation, delivered by either Party to the other pursuant to this Agreement shall be and remain the property of the issuing Party, and all such tangible information shall be properly returned to said Party or destroyed upon its written request. Any work papers, memoranda or other writings prepared by the receiving Party incorporating any or all of the information shall also be subject to the provisions of this Agreement.

GC-21 RESOLUTION OF DISPUTES

The Parties agree to attempt to resolve any dispute by direct negotiations and in good faith. If these negotiations prove unsuccessful, the following rules shall apply: The Parties agree that this Agreement, and the performance or breach thereof, shall be governed and construed in accordance with the substantive and procedural laws of the State of Florida, United States of America. Any dispute, controversy, claim or difference arising out of or relating to, or resulting from this Agreement, its application or interpretation, or a breach thereof, which cannot be settled amicably by the Parties, shall be resolved definitively and exclusively by arbitration under the Rules of Procedure of the American Arbitration Association (the "Rules") then prevailing, which arbitration shall be held in Jacksonville, Florida. Arbitration shall be by a single arbitrator within thirty (30) calendar days after demand for arbitration, the arbitrator being chosen in accordance with the Rules. It is agreed that all documentary submissions, presentations and proceedings shall be in the English language. The decision of the arbitrator shall be final and binding on the parties, and judgment upon any award rendered may be entered in any court having jurisdiction thereof. Any time which elapses in attempting to resolve the dispute through either or both negotiation or arbitration shall extend day-for-day any applicable statute(s) of repose or limitation of actions. The Parties agree that this arbitration obligation shall survive the termination of this Agreement, whether by default or convenience. Notwithstanding anything to the contrary, (a) Consultant reserves the right to pursue and obtain injunctive or equitable relief from a court of law, (b) if a lawsuit or arbitration is brought against Consultant in a court of law and such claims involve, directly or indirectly, Client's work, Consultant reserves the right to join Client in such arbitration or lawsuit, and (c) if any claims by Client involve, directly or indirectly, the work or obligations of other persons, Consultant reserves the right to join such other persons to its arbitration or litigation with Client.

GC-22 ASSIGNMENT

Neither the Client nor the Consultant may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other Party. However, Consultant may assign rights to be paid amounts due to a financing institution if Client is promptly furnished a written notice and a signed copy of such assignment. If assigned, all covenants, stipulations and promises of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives.

GC-23 TAXES

Unless otherwise stated in this Agreement, Client shall pay all taxes, levies, duties, and assessments of every nature due in connection with the Work under this Agreement required by law and hereby indemnifies and holds harmless Consultant from any liability on account of any and all such taxes, levies, duties, assessments, and deductions. Unless otherwise provided herein, the price of the Work includes all applicable federal, state and local taxes.

GC-24 COMPLIANCE WITH LAWS

The Parties will comply with applicable laws, statutes, ordinances, orders, rules and regulations of all governmental authorities having jurisdiction over the Work to be performed, and will have all licenses, permits, and other necessary documents for the performance of the Work.

GC-25 CHANGES

This Agreement may not be and shall not be deemed or construed to have been modified, amended, rescinded, canceled or waived in whole or part, except by written instruments signed by the Parties hereto. When, in the Consultant's opinion, any direction from Client or any other discovery or occurrence, constitutes a change to the Agreement terms, Consultant shall notify the Client immediately in writing to obtain a written instrument implementing the change. Upon request from Client, Consultant may be required at a later date to submit a formal written request including all necessary supporting documentation to justify the change. Notice of request for change must be given as soon as practical, and at all times must be given prior to any action being taken by Consultant on the changed Work or activity. A modification constitutes complete agreement between the Parties regarding any changes made to the Agreement.

GC-26 SUSPENSION

The Client may for any reason direct the Consultant to suspend performance of any part or all of the Agreement for an indefinite period of time. If any such suspension significantly delays progress or causes the Consultant additional direct expenses in the performance of the Agreement, not due to the fault or negligence of the Consultant, the compensation to the Consultant shall be adjusted by a formal modification to the Agreement and the time of performance shall be extended by the actual duration of the suspension.

GC-27 TERMINATION

This Agreement may be terminated by either Party upon seven (7) days' written notice in the event of substantial failure by the other Party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice plus reasonable termination expenses. In the event of termination, or suspension of more than three months prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as necessary to complete the project files and may also complete a report on the service performed to the date of notice of termination or suspension. The expense of termination of suspension shall include all direct costs incurred by Consultant in completing, compiling and transmitting such analyses, records and reports.

GC-28 RETENTION OF RECORDS

Consultant will retain all pertinent records relating to the services performed for a period of five (5) years following completion of the Work, during which period the records will be made available to the Client at all reasonable times.

GC-29 SUCCESSORS

All covenants, stipulations and promises in this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives. Neither Party shall have the right to assign or otherwise transfer its rights or obligations under this Agreement except with the written consent of the other Party, provided, however, that a successor in interest by merger, by operation of law, assignment, purchase, or otherwise of the entire business of either Party, shall acquire all interest of such Party hereunder. Prohibited assignments shall be void at the option of the non-assigning Party.

26 August 2019

Meadow View at Twin Creeks CDD
c/o Governmental Management Services, Inc.
475 West Town Place, Suite 114
St. Augustine, Florida 32092



**RE: Beacon Lake Phase 3B
Proposal/Contract for Services
ERS Proposal No. P19194**

Dear Sir/Madam:

Environmental Resource Solutions is pleased to provide you with this proposal/contract for Environmental Resource Permitting services for the above referenced project located in St. Johns County, Florida.

We look forward to working with you on this project. Please feel free to contact me with any questions.

Sincerely,

ENVIRONMENTAL RESOURCE SOLUTIONS
A Division of SES Energy Services LLC

Jaime Northrup
Senior Environmental Scientist

Attachment: Proposal/Contract for Services
General Terms and Conditions

JKN/P19194_BeaconLake3B_8-26-19

EIGHTH ORDER OF BUSINESS

B.

Meadow View at Twin Creeks Community Development District

September 19, 2019

1. Consideration of Requisitions #45 – #60 (2019 Special Assessment Bonds)
2. Consideration of Work Authorization #19 – Beacon Lake -Twin Creeks Drive to Phase 4 Entrance Gate
3. Change Order No. 5 – Beacon Lake Phase 2

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

1.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

2019 Bond Series

REQUISITION SUMMARY
September 19, 2019

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
9/19/2019	45	ETM	Beacon Lake Phase 3A WA#16 - Invoice 191717	\$ 4,747.50
9/19/2019	46	ETM	Beacon Lake Phase 2B WA#18 - Invoice 191716	\$ 3,696.41
9/19/2019	47	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 191710	\$ 16,380.00
9/19/2019	48	ETM	Beacon Lakes Phase 4 (200 Lots Only) WA#14 - Invoice 191708	\$ 30.67
9/19/2019	49	ETM	Beacon Lakes Phase 3A (Design Phase) WA#9 - Invoice 191705	\$ 493.89
9/19/2019	50	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 191702	\$ 9,821.98
9/19/2019	51	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 191693	\$ 6,227.15
9/19/2019	52	ETM	Beacon Lakes Phase 2 Modifications (266 Lots Only) WA#16 - Invoice 191725	\$ 7,735.10
9/19/2019	53	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 752062	\$ 148.50
9/19/2019	54	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 3A - Invoice 36354	\$ 135.00
9/19/2019	55	Hughes Brothers Construction, Inc.	Contractor Application for Payment #8 - Beacon Lake Phase 2	\$ 611,856.78
9/19/2019	56	Hughes Brothers Construction, Inc.	Contractor Application for Payment #9 - Beacon Lake Phase 2	\$ 395,007.00
9/19/2019	57	Clary & Associates, Inc.	Beacon Lake Unit 2B - Plat Preparation - Invoice 2019-298	\$ 750.00
9/19/2019	58	Hughes Brothers Construction, Inc.	Contractor Application for Payment #9 - Beacon Lake Townhomes	\$ 616,323.27
9/19/2019	59	Hughes Brothers Construction, Inc.	Contractor Application for Payment #28 - Beacon Lake Phase 1	\$ 56,207.08
9/19/2019	60	West Orange Nurseries, Inc.	Beacon Lake Amenity Center Tree Maintenance - Invoice 11757	\$ 2,465.00
			Requisitions to be APPROVED - 2019 Special Assessment Bonds	\$1,732,025.33

2.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 19
BEACON LAKE
TWIN CREEKS DRIVE TO THE PHASE 4 ENTRANCE GATE**

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for Beacon Lake 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:

I. TASK ONE – PHASE 4 ENTRANCE ROAD CIVIL ENGINEERING

This task shall include the design for the Entrance Roadway from Twin Creeks Drive to the Entrance Gate. Construction documents will be in accordance with St. Johns County criteria. Plans will also conform to the master stormwater and utility plan, and will include the following:

1. Roadway Design (Plans and Profile)
2. Stormwater Collection System Design and Details
3. Erosion and Sediment Control Plan
4. Stormwater Pollution Prevention Plan
5. Coordination with Geotechnical Engineer and Land Surveyor
6. Utilities (water, sewer and reuse) to serve this development and future extension)

LUMP SUM FEE **\$15,000.00**
(1,250 l.f. @ \$400/l.f. @ 3%)

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

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

Approved by: _____
Meadow View at Twin Creeks Community Development District

Date: _____

3.

CHANGE ORDER

No. 5

DATE OF ISSUANCE: September 13, 2019

EFFECTIVE DATE: September 24, 2019

OWNER: Meadow View at Twin Creeks Community Development District

CONTRACTOR: Hughes Brothers Construction, Inc.

Contract: Beacon Lake Phase 2

Project: Beacon Lake Phase 2

OWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

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

Description: Includes the additional rear yard swales and drainage that were added due to the berms along Beacon Lake Parkway and Twin Creeks Drive. It also includes added valves at the Phase line of 2A and 2C.

Reason for Change: Includes the additional rear yard swales and drainage that were added due to the berms along Beacon Lake Parkway and Twin Creeks Drive. It also includes added valves at the Phase line of 2A and 2C.

Attachments: (List documents supporting change) See Hughes Brothers Construction, Inc. correspondence dated 9/5/2019

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

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 10,005,624.42</u>
Net Increase/ Decrease from previous Change Orders No. <u>0</u> to No. <u>4</u> <u>\$ 914,382.38</u>
Contract Price prior to this Change Order: <u>\$ 10,920,006.80</u>
Net Increase/ Decrease of this Change Order: <u>\$ 145,693.90</u>
Contract Price with all approved Change Orders: <u>\$ 11,065,700.70</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-4-</u> Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net Increase this Change Order: Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days)

RECOMMENDED:

By: _____
ENGINEER (Authorized Signature)

APPROVED:

By: _____
OWNER (Authorized Signature)

ACCEPTED:

By: _____
CONTRACTOR (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

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

CHANGE ORDER NO. 5
Beacon Lake Phase 2

PROJECT: Beacon Lake Phase 2
DATE: 9/5/2019
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



DIRECTED TO: Meadow View at Twin Creeks CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

ATTN: Jim Oliver

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
STORM DRAINAGE COLLECTION					
740	12" ADS Pipe	339.00	LF	\$ 37.30	\$ 12,644.70
760	12" HP Pipe	40.00	LF	\$ 38.00	\$ 1,520.00
860	24" MES	1.00	EA	\$ 1,725.00	\$ 1,725.00
New	10" ADS Pipe	1,624.00	LF	\$ 31.15	\$ 50,587.60
New	24" HP Pipe	372.00	LF	\$ 52.80	\$ 19,641.60
New	Concrete Yard Drain	23.00	EA	\$ 1,785.00	\$ 41,055.00
New	Type C Inlet	2.00	EA	\$ 3,085.00	\$ 6,170.00
SUBTOTAL STORM DRAINAGE COLLECTION					\$ 133,343.90
WATER TRANSMISSION & DISTRIBUTION SYSTEM					
New	Cut In 10" Gate Valve	1.00	EA	\$ 2,435.00	\$ 2,435.00
SUBTOTAL WATER TRANSMISSION & DISTRIBUTION SYSTEM					\$ 2,435.00
FORCE MAIN					
New	Cut In 4" Gate Valve	1.00	EA	\$ 1,090.00	\$ 1,090.00
SUBTOTAL FORCE MAIN					\$ 1,090.00
SODDING					
New	Sod Swales	3,530.00	SY	\$ 2.50	\$ 8,825.00
SUBTOTAL SODDING					\$ 8,825.00
TOTAL CHANGE ORDER #5					\$ 145,693.90

Note: This CO includes the additional rear yard swales and drainage that were added due to the berms along Beacon Lake Parkway and Twin Creeks Drive. It also includes added valves at the Phase line of 2A and 2C.

D.

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

Memorandum

Date: September 19, 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
Richard McGeveran Facility Manager

Re: Meadow View at Twin Creeks CDD
Monthly Operations Report

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

Landscape/Irrigation:

- All of the turf has been fertilized.
- The Amenity Center Palm Trees have been trimmed.
- One (1) irrigation leak has been repaired.

Amenities:

- RMS continues Pool and Janitorial Service three (3) days a week.
- Atlantic Securities and Dicky Smith has been on-site several times regarding the men's restroom door. This issue has been resolved.
- The Amenity Complex was secured during Hurricane Dorian and returned to its usual state afterwards.
- Multiple paver steps have been re secured.
- The Crew House Women's restroom door has been repaired.
- The lock on the West entry gate has been adjusted to close properly. This was done under warranty.
- The lock for the pool chemical room has been replaced.
- All of the netting under the spray feature has been secured.
- A leak was repaired on the ADA lift chair in the Lap Pool.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Fitness Center and pool towels are available to residents during office hours.

- We continue with a laundry service for the used pool and fitness center towels.
- Weekly emails continue go out to residents to remind them of upcoming events, helpful reminders, etc.

Upcoming Events:

- Food Truck Friday's have been planned through October
- Labor Day Pool Party – Sept. 15th (this was rescheduled due to the possible hurricane).
- On Saturday's in September we will be having fitness classes in the Yoga Room starting at 11:00am. Each Saturday will consist of a Yoga Class, Pilates Class and a Spin Class. Each class will be a Twenty (20) minute session. Prior to the fitness classes we will be doing a demo of the Wellbeats system starting at 10:30am.
- On September 25th at 11:00am we will be hosting a Health Seminar focusing on how to properly understand food labels. We will have a RD (Registered Dietitian) to speak to the residents.

Community:

- The entrance banners are being installed on Thursday's and removed on Monday's.
- The roadway storm drains were cleaned prior to Hurricane Dorian.
- All of the park sites were secured for Hurricane Dorian.

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

August 31, 2019

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$55,378	---	---	\$55,378
Investments:				
Custody - US Bank	\$16,325	---	---	\$16,325
<u>Series 2016 A1</u>				
Reserve	---	\$133,612	---	\$133,612
Interest	---	\$0	---	\$0
Revenue	---	\$124,541	---	\$124,541
<u>Series 2016 A2</u>				
Revenue	---	\$28,953	---	\$28,953
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<u>Series 2016 B</u>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$95	---	\$95
Revenue	---	\$3	---	\$3
Prepayment	---	\$1,248	---	\$1,248
Construction	---	---	\$1,070	\$1,070
<u>Series 2018 A1</u>				
Reserve	---	\$184,143	---	\$184,143
Interest	---	\$241,425	---	\$241,425
Revenue	---	\$788	---	\$788
Construction	---	---	\$250	\$250
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$210,980	---	\$210,980
Revenue	---	\$688	---	\$688
<u>Series 2019 A1</u>				
Reserve	---	\$77,304	---	\$77,304
Interest	---	\$103,490	---	\$103,490
Revenue	---	\$150	---	\$150
Construction	---	---	\$4,605,553	\$4,605,553
Cost of Issuance	---	---	\$17,022	\$17,022
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$129,050	---	\$129,050
Revenue	---	\$186	---	\$186
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$565	---	---	\$565
Total Assets	\$75,653	\$1,769,987	\$4,624,251	\$6,469,891
<u>Liabilities:</u>				
Accounts Payable	\$14,918	---	---	\$14,918
Retainage Payable	---	---	\$423,310	\$423,310
<u>Fund Balances:</u>				
Nonspendable	\$3,385	\$0	\$0	\$3,385
Restricted for Capital Projects	---	---	\$4,200,941	\$4,200,941
Restricted for Debt Service	---	\$1,769,987	---	\$1,769,987
Unassigned	\$57,350	---	---	\$57,350
Total Liabilities & Fund Equity	\$75,653	\$1,769,987	\$4,624,251	\$6,469,891

Meadow View at Twin Creeks
Community Development District
GENERAL FUND

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

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 08/31/19</i>	<i>Thru 08/31/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Developer Contributions</i>	\$639,014	\$423,637	\$423,637	\$0
<i>Assessments - Direct</i>	\$301,988	\$301,988	\$301,988	\$0
<i>Interest/Miscellaneous Income</i>	\$0	\$0	\$26	\$26
<i>Facility Revenue</i>	\$0	\$0	\$1,075	\$1,075
<i>TOTAL REVENUES</i>	\$941,002	\$725,625	\$726,725	\$1,101
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
<i>Engineering</i>	\$12,000	\$11,000	\$35,411	(\$24,411)
<i>Attorney Fees</i>	\$30,000	\$27,500	\$30,661	(\$3,161)
<i>Annual Audit</i>	\$4,000	\$4,000	\$2,380	\$1,620
<i>Artbitrage</i>	\$1,200	\$0	\$0	\$0
<i>Dissemination</i>	\$5,000	\$4,583	\$5,583	(\$1,000)
<i>Trustee Fees</i>	\$10,000	\$10,000	\$11,062	(\$1,062)
<i>Management Fees</i>	\$45,000	\$41,250	\$41,250	\$0
<i>Information Technology</i>	\$2,000	\$1,833	\$1,833	(\$0)
<i>Telephone</i>	\$250	\$229	\$335	(\$106)
<i>Postage</i>	\$1,000	\$917	\$259	\$658
<i>Insurance</i>	\$6,171	\$6,171	\$8,988	(\$2,817)
<i>Printing and Binding</i>	\$4,000	\$3,667	\$5,288	(\$1,622)
<i>Legal Advertising</i>	\$3,000	\$2,750	\$2,253	\$497
<i>Other Current Charges</i>	\$500	\$458	\$500	(\$41)
<i>Office Supplies</i>	\$500	\$458	\$239	\$220
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>ADMINISTRATIVE EXPENDITURES</i>	\$124,796	\$114,992	\$146,218	(\$31,226)
<u>AMENITY CENTER:</u>				
<i>Utilities</i>				
<i>Telephone/Cable/Internet</i>	\$9,200	\$8,433	\$5,061	\$3,372
<i>Electric</i>	\$55,000	\$50,417	\$24,952	\$25,465
<i>Water/Irrigation</i>	\$20,000	\$18,333	\$7,805	\$10,529
<i>Gas</i>	\$400	\$367	\$1,137	(\$771)
<i>Trash Removal</i>	\$6,000	\$5,500	\$1,787	\$3,713
<i>Security</i>				
<i>Security Monitoring</i>	\$1,200	\$1,100	\$333	\$767
<i>Access Cards</i>	\$1,000	\$917	\$2,350	(\$1,433)
<i>Contracted Security</i>	\$20,000	\$18,333	\$0	\$18,333
<i>Management Contracts</i>				
<i>Facility Management</i>	\$125,000	\$114,583	\$30,000	\$84,583
<i>Pool Attendants</i>	\$48,000	\$44,000	\$20,168	\$23,832
<i>Canoe Launch Attendant</i>	\$28,800	\$26,400	\$190	\$26,210
<i>Snack Bar Attendant</i>	\$16,640	\$15,253	\$0	\$15,253
<i>Field Mgmt / Admin</i>	\$25,000	\$22,917	\$16,667	\$6,250
<i>Pool Maintenance</i>	\$30,000	\$27,500	\$11,260	\$16,240
<i>Pool Chemicals</i>	\$15,000	\$13,750	\$7,866	\$5,884
<i>Janitorial</i>	\$12,000	\$11,000	\$7,794	\$3,206
<i>Facility Maintenance</i>	\$15,000	\$13,750	\$16,921	(\$3,171)

Meadow View at Twin Creeks
Community Development District
GENERAL FUND

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

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 08/31/19</i>	<i>Actual</i> <i>Thru 08/31/19</i>	<i>Variance</i>
<i>AMENITY CENTER CONTINUED</i>				
<i>Repairs & Maintenance</i>	\$10,000	\$9,167	\$8,637	\$530
<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	\$2,243	(\$2,243)
<i>Food Service License</i>	\$250	\$250	\$697	(\$447)
<i>Rental and Leases</i>	\$0	\$0	\$18,461	(\$18,461)
<i>Subscriptions</i>	\$0	\$0	\$2,988	(\$2,988)
<i>Special Events</i>	\$30,000	\$27,500	\$8,938	\$18,562
<i>Holiday Decorations</i>	\$9,000	\$8,250	\$0	\$8,250
<i>Fitness Center Repairs/Supplies</i>	\$0	\$0	\$1,230	(\$1,230)
<i>Office Supplies</i>	\$500	\$458	\$1,781	(\$1,323)
<i>ASCAP/BMI Licenses</i>	\$1,000	\$917	\$0	\$917
<i>Property Insurance</i>	\$40,000	\$40,000	\$21,396	\$18,604
<i>AMENITY CENTER EXPENDITURES</i>	\$518,990	\$479,095	\$227,733	\$251,362
<i>GROUND MAINTENANCE EXPENDITURES</i>				
<i>Hydrology Quality/Mitigation</i>	\$6,400	\$5,867	\$0	\$5,867
<i>Electric</i>	\$2,200	\$2,017	\$7,694	(\$5,678)
<i>Landscape Maintenance</i>	\$125,000	\$114,583	\$227,458	(\$112,875)
<i>Landscape Contingency</i>	\$5,000	\$4,583	\$0	\$4,583
<i>Lake Maintenance</i>	\$12,000	\$11,000	\$900	\$10,100
<i>Grounds Maintenance</i>	\$12,000	\$11,000	\$0	\$11,000
<i>Pump Repairs</i>	\$2,500	\$2,292	\$0	\$2,292
<i>Streetlighting</i>	\$20,000	\$18,333	\$14,731	\$3,602
<i>Streetlight Repairs</i>	\$5,000	\$4,583	\$0	\$4,583
<i>Irrigation Repairs</i>	\$7,500	\$6,875	\$1,438	\$5,437
<i>Miscellaneous</i>	\$5,000	\$4,583	\$775	\$3,809
<i>Contingency</i>	\$94,616	\$86,731	\$15,450	\$71,281
<i>GROUNDS MAINTENANCE EXPENDITURES</i>	\$297,216	\$272,448	\$268,447	\$4,001
<i>TOTAL EXPENDITURES</i>	\$941,002	\$866,535	\$642,398	\$224,137
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$84,328	
<i>FUND BALANCE - Beginning</i>	\$0		(\$23,593)	
<i>FUND BALANCE - Ending</i>	\$0		\$60,735	

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	\$109,622	\$95,826	\$0	\$0	\$19,859	\$0	\$51,289	\$70,914	\$0	\$423,637
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	\$3	\$0	\$26
Facility Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$275	\$0	\$1,075
Total Revenues	\$72,219	\$52,426	\$72,571	\$200,755	\$112,128	\$15,849	\$945	\$19,863	\$15,855	\$92,921	\$71,192	\$0	\$726,725
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$2,276	\$1,207	\$1,803	\$1,245	\$2,507	\$4,343	\$4,025	\$8,352	\$2,134	\$7,518	\$0	\$0	\$35,411
Attorney Fees	\$4,217	\$8,255	\$6,157	\$1,825	\$2,578	\$1,735	\$3,220	\$456	\$2,219	\$0	\$0	\$0	\$30,661
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	\$417	\$0	\$5,583
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	\$3,750	\$0	\$41,250
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$1,833
Telephone	\$20	\$53	\$16	\$15	\$20	\$22	\$48	\$57	\$40	\$24	\$20	\$0	\$335
Postage	\$24	\$54	\$5	\$0	\$3	\$60	\$36	\$14	\$51	\$5	\$7	\$0	\$259
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	\$260	\$0	\$5,288
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$162	\$99	\$94	\$81	\$1,373	\$0	\$0	\$2,253
Other Current Charges	\$426	\$9	\$17	\$11	\$12	\$0	\$0	\$0	\$6	\$18	\$0	\$0	\$500
Office Supplies	\$24	\$24	\$24	\$21	\$18	\$18	\$18	\$33	\$18	\$18	\$24	\$0	\$239
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	\$7,713	\$10,100	\$11,503	\$12,107	\$13,740	\$11,792	\$13,643	\$4,645	\$0	\$146,218
<u>Amenity Center</u>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$1,562	\$694	\$693	\$714	\$694	\$705	\$0	\$5,061
Electric	\$1,340	\$406	\$0	\$3,835	\$2,427	\$2,503	\$2,682	\$0	\$5,305	\$3,307	\$3,148	\$0	\$24,952
Water/Irrigation	\$0	\$0	\$141	\$2,563	\$955	\$569	\$597	\$831	\$786	\$736	\$626	\$0	\$7,805
Gas	\$102	\$82	\$83	\$43	\$19	\$251	\$270	\$163	\$0	\$124	\$0	\$0	\$1,137
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$185	\$578	\$203	\$103	\$103	\$390	\$0	\$1,787
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	\$5,000	\$0	\$30,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$1,115	\$1,530	\$731	\$7,444	\$7,923	\$1,426	\$0	\$20,168
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	\$1,667	\$0	\$16,667
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$1,365	\$1,365	\$1,365	\$1,365	\$1,520	\$1,365	\$0	\$11,260
Pool Chemicals	\$0	\$0	\$0	\$1,650	\$0	\$980	\$1,335	\$1,380	\$750	\$931	\$840	\$0	\$7,866
Janitorial	\$0	\$0	\$0	\$0	\$0	\$1,295	\$1,295	\$1,295	\$1,295	\$1,319	\$1,295	\$0	\$7,794
Facility Maintenance	\$0	\$0	\$0	\$2,520	\$5,803	\$815	\$3,153	\$1,682	\$2,632	\$316	\$0	\$0	\$16,921

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
<i>Amenity Center Continued</i>													
<i>Repairs & Maintenance</i>	\$0	\$0	\$0	\$2,027	\$501	\$571	\$177	\$1,409	\$476	\$3,476	\$0	\$0	\$8,637
<i>New Capital Projects</i>	\$0	\$0	\$0	\$0	\$4,728	\$1,763	\$580	\$0	\$0	\$0	\$0	\$0	\$7,071
<i>Snack Bar Inventory- CGS</i>	\$0	\$0	\$0	\$0	\$0	\$226	\$0	\$0	\$0	\$2,017	\$0	\$0	\$2,243
<i>Food Service License</i>	\$0	\$0	\$0	\$0	\$175	\$230	\$292	\$0	\$0	\$0	\$0	\$0	\$697
<i>Rental and Leases</i>	\$0	\$0	\$0	\$0	\$2,308	\$4,615	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$18,461
<i>Subscriptions</i>	\$0	\$0	\$0	\$0	\$2,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,988
<i>Special Events</i>	\$0	\$0	\$0	\$0	\$150	\$470	\$2,732	\$1,833	\$0	\$63	\$3,691	\$0	\$8,938
<i>Holiday Decorations</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Fitness Center Repairs/Supplies</i>	\$0	\$0	\$0	\$0	\$987	\$0	\$130	\$63	\$0	\$49	\$0	\$0	\$1,230
<i>Office Supplies</i>	\$0	\$0	\$0	\$618	\$13	\$138	\$204	\$0	\$809	\$0	\$0	\$0	\$1,781
<i>ASCAP/BMI Licenses</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Property Insurance</i>	\$0	\$0	\$0	\$20,845	\$0	\$0	\$551	\$0	\$0	\$0	\$0	\$0	\$21,396
<i>Total Amenity Center Expenditures</i>	\$1,442	\$2,154	\$1,891	\$37,517	\$24,221	\$25,431	\$29,599	\$20,624	\$30,652	\$31,743	\$22,459	\$0	\$227,733
<i>Ground Maintenance Expenditures</i>													
<i>Hydrology Quality/Mitigation</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Electric</i>	\$370	\$667	\$186	\$267	\$760	\$840	\$1,015	\$788	\$833	\$972	\$997	\$0	\$7,694
<i>Landscape Maintenance</i>	\$17,000	\$20,461	\$27,430	\$27,430	\$27,430	\$27,430	\$27,430	\$21,542	\$15,654	\$15,654	\$0	\$0	\$227,458
<i>Landscape Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Lake Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900	\$0	\$0	\$900
<i>Grounds Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Pump Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Streetlights</i>	\$1,545	\$1,545	\$1,545	\$1,739	\$1,747	\$1,747	\$1,780	\$1,780	\$0	\$0	\$1,302	\$0	\$14,731
<i>Streetlight Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Irrigation Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,438	\$0	\$0	\$0	\$1,438
<i>Miscellaneous</i>	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
<i>Contingency</i>	\$0	\$0	\$0	\$5,395	\$443	\$0	\$0	\$8,606	\$950	\$57	\$0	\$0	\$15,450
<i>Total Administrative</i>	\$18,915	\$22,674	\$29,160	\$34,831	\$31,154	\$30,017	\$30,225	\$32,715	\$18,875	\$17,582	\$2,299	\$0	\$268,447
<i>Total Expenses</i>	\$45,019	\$38,954	\$53,239	\$80,061	\$65,475	\$66,950	\$71,930	\$67,079	\$61,319	\$62,969	\$29,402	\$0	\$642,398
<i>Excess Revenues (Expenditures)</i>	\$27,199	\$13,472	\$19,332	\$120,694	\$46,653	(\$51,101)	(\$70,985)	(\$47,216)	(\$45,464)	\$29,952	\$41,790	\$0	\$84,328

*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	7/10/19	\$19,859.03	\$0.00	\$19,859.03	\$0.00
37	7/10/19	8/14/19	\$51,288.97	\$0.00	\$51,288.97	\$0.00
38	8/6/19	8/29/19	\$70,913.54	\$0.00	\$70,913.54	\$0.00
TOTAL			\$423,636.78	\$43,743.43	\$379,893.35	\$0.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures

For the Period ending August 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 08/31/19</i>	<i>Actual Thru 08/31/19</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	\$550	\$2,828	\$2,278

TOTAL REVENUES

\$673,326	\$515,974	\$2,090,817	\$1,574,843
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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	(\$1,673,238)
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FUND BALANCE - Beginning

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

\$322,361	\$287,310
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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 August 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 08/31/19</i>	<i>Actual Thru 08/31/19</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments - 2016 B</i>	\$564,300	\$282,150	\$137,400	(\$144,750)
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$4,883,578	\$4,883,578
<i>Interest Income</i>	\$600	\$550	\$2,109	\$1,559

TOTAL REVENUES

\$564,900	\$282,700	\$5,023,087	\$4,740,387
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EXPENDITURES:

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

TOTAL EXPENDITURES

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

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$763)	(\$763)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$763)	(\$763)
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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 August 31, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 08/31/19</i>	<i>Actual Thru 08/31/19</i>	<i>Variance</i>
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REVENUES:

Special Assessments - 2016 B	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$2,175	\$2,175

TOTAL REVENUES

\$0	\$0	\$2,175	\$2,175
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EXPENDITURES:

2018 A1

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

2018 A2

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

TOTAL EXPENDITURES

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

Interfund Transfer In/(Out)	\$0	\$0	(\$321)	(\$321)
Bonds Proceeds	\$1,199,623	\$1,199,623	\$1,199,623	\$0

TOTAL OTHER SOURCES AND USES

\$1,199,623	\$1,199,623	\$1,199,302	(\$321)
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EXCESS REVENUES (EXPENDITURES)

\$792,458	\$794,312
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FUND BALANCE - Beginning

\$0	\$0
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FUND BALANCE - Ending

\$792,458	\$794,312
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Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending August 31, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 08/31/19</i>	<i>Actual Thru 08/31/19</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	\$550	\$550

TOTAL REVENUES

\$0	\$0	\$550	\$550
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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	(\$118)	(\$118)
Bonds Proceeds	\$489,702	\$489,702	\$489,702	\$0

TOTAL OTHER SOURCES AND USES

\$489,702	\$489,702	\$489,583	(\$118)
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EXCESS REVENUES (EXPENDITURES)

\$404,437	\$404,869
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FUND BALANCE - Beginning

\$0

\$0

FUND BALANCE - Ending

\$404,437

\$404,869

Meadow View at Twin Creeks

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues & Expenditures

For the Period ending August 31, 2019

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$1	\$70	\$14,445	\$9,149
TOTAL REVENUES	\$1	\$70	\$14,445	\$9,149
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$34,000	\$12,707,804	\$2,713,190
Cost of Issuance	\$0	\$0	\$478,575	\$293,800
TOTAL EXPENDITURES	\$0	\$34,000	\$13,186,379	\$3,006,990
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$160	\$2,542,510	(\$2,541,504)	\$118
Bond Proceeds	\$0	\$0	\$15,290,378	\$7,620,298
TOTAL OTHER SOURCES/(USES)	\$160	\$2,542,510	\$12,748,873	\$7,620,417
EXCESS REVENUES (EXPENDITURES)	\$161	\$2,508,580	(\$423,061)	\$4,622,576
FUND BALANCE - Beginning	\$195	(\$2,507,510)	\$0	\$0
FUND BALANCE - Ending	\$356	\$1,070	(\$423,061)	\$4,622,576

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:	\$133,611.80
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:	\$184,142.68
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:	\$77,304.39
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

8/1/19 - 8/31/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	<i>Amount</i>
<i>General Fund</i>			
8/15/19	314-315	\$1,924.19	
8/22/19	316-327	\$28,321.03	
8/26/19	328-329	\$31,307.70	
8/29/19	330-339	\$35,688.60	
<i>Total Checks</i>			<hr/> \$97,241.52
8/12/19	St Johns County Utility Dept	\$625.84	
8/21/19	FPL	\$5,446.39	
8/28/19	Republic Services	\$390.03	
8/28/19	Comcast	\$704.61	
<i>Total Paid Electronically</i>			<hr/> \$7,166.87
<i>Total General Fund</i>			<hr/> \$104,408.39

* Fedex Invoices will be available upon request

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN	9/10/19	PAGE	2
*** CHECK DATES 08/01/2019 - 08/31/2019 ***										
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#	
8/22/19	00028	7/16/19 68799316	201908 320-57200-45914			*	114.24			
AUG REFUSE										
REPUBLIC SERVICES #687								114.24	000322	
8/22/19	00044	5/09/19 I-124892	201905 320-53800-45011			*	2,994.00			
KAYAKS 6 EA										
		5/09/19 I-124892	201905 320-53800-45011			*	3,594.00			
KAYAKS 6 EA										
		5/09/19 I-124892	201905 320-53800-45011			*	734.44			
ADULT LIFE VEST 14 EA										
		5/09/19 I-124892	201905 320-53800-45011			*	119.84			
YOUTH LIFE VEST 4 EA										
		5/09/19 I-124892	201905 320-53800-45011			*	110.84			
CHILD LIFE VEST 4 EA										
		5/09/19 I-124892	201905 320-53800-45011			*	944.82			
YELLOW PADDLE 18 EA										
		5/09/19 I-124892	201905 320-53800-45011			*	107.58			
RED WHISTLE 22 EA										
BLACK CREEK OUTFITTERS								8,605.52	000323	
8/22/19	00034	7/26/19 1237783	201907 320-57200-44203			*	1,457.93			
FOOD										
SEA BREEZE FOOD SERVICE								1,457.93	000324	
8/22/19	00034	7/26/19 1237802	201907 320-57200-44203			*	18.37			
QUESO DIP										
SEA BREEZE FOOD SERVICE								18.37	000325	
8/22/19	00043	7/31/19 162839	201907 320-53800-45011			*	57.04			
LOUNDRY SERVICE F/TOWELS										
SIMPLY LINEN SOLUTIONS								57.04	000326	
8/22/19	00041	7/10/19 9291	201907 320-57200-44200			*	2,100.00			
HARDWARE/FABRIC REPAIRS										
STERLING SPECIALTIES, INC.								2,100.00	000327	
8/26/19	00040	6/15/19 JAX28948	201906 320-53800-45003			*	15,653.85			
JUN LANDSCAPE MAINTENANCE										
YELLOWSTONE LANDSCAPE								15,653.85	000328	
8/26/19	00040	7/15/19 JAX38798	201907 320-53800-45003			*	15,653.85			
JUL LANDSCAPE MAINTENANCE										
YELLOWSTONE LANDSCAPE								15,653.85	000329	
8/29/19	00036	8/09/19 09092009	201908 320-57200-49400			*	917.00			
MOBILE ROCKWALL 3 HOURS										
BOUNCERS,SLIDES, AND MORE INC								917.00	000330	
MVTP MEADOW VIEW TP BPEREGRINO										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/29/19	00036	8/30/19 08302019	201908 320-57200-49400	MOVIEW NIGHT & DJ PARTY	BOUNCERS,SLIDES, AND MORE INC	*	1,200.00	1,200.00	000331
8/29/19	00036	8/31/19 08312019	201908 320-57200-49400	DJ PARTY 4 HOURS	BOUNCERS,SLIDES, AND MORE INC	*	1,574.00	1,574.00	000332
8/29/19	00045	7/31/19 59372	201907 320-53800-45005	JUL LAKE MAINTENANCE	FUTURE HORIZONS, INC.	*	900.00	900.00	000333
8/29/19	00023	6/10/19 11107375	201906 320-57200-45508	TL1 AED CABINET	LIFESAFE SERVICES LLC	*	175.00	175.00	000334
8/29/19	00042	9/02/19 3291	201908 300-15500-10000	VIDEO GAME EVENT 9/2/19	FIRST COAST FUN & GAMES	*	450.00	450.00	000335
8/29/19	00005	7/11/19 0191035	201906 310-51300-31100	JUN PROFESSIONAL SERVICES	ENGLAND THIMS & MILLER, INC	*	2,134.40	2,134.40	000336
8/29/19	00001	8/01/19 47	201908 310-51300-34000	AUG MANAGEMENT FEES		*	3,750.00		
		8/01/19 47	201908 310-51300-35100	AUG INFORMATION TECH		*	166.67		
		8/01/19 47	201908 310-51300-31600	AUG DISSEMINATION SERVICE		*	416.67		
		8/01/19 47	201908 310-51300-51000	OFFICE SUPPLIES		*	23.90		
		8/01/19 47	201908 310-51300-42000	POSTAGE		*	7.00		
		8/01/19 47	201908 310-51300-42500	COPIES		*	260.10		
		8/01/19 47	201908 310-51300-41000	TELEPHONE		*	20.29		
					GOVERNMENTAL MANAGEMENT SERVICES			4,644.63	000337
8/29/19	00003	7/30/19 108882	201906 310-51300-31500	JUN GENERAL COUNSEL	HOPPING GREEN & SAMS	*	2,218.50	2,218.50	000338
8/29/19	00022	8/14/19 13129558	201908 320-57200-45506	POOL CHEMICALS	POOLSURE	*	345.00	345.00	000339

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/29/19	00022	8/14/19 13129558	201908 320-57200-45506	POOL CHEMICALS	*	495.00	
			POOLSURE				495.00 000340
8/29/19	00020	6/30/19 29	201906 320-57200-45501	LIFEGUARDFS THRU 7/4/19	*	4,449.76	
			RIVERSIDE MANAGEMENT SERVICES				4,449.76 000341
8/29/19	00020	7/12/19 30	201906 320-57200-45508	JUN FACILITY MAINTENANCE	*	2,457.12	
		7/12/19 30	201906 320-57200-44200	JUN REPAIR & REPLACEMENT	*	210.00	
			RIVERSIDE MANAGEMENT SERVICES				2,667.12 000342
8/29/19	00020	7/25/19 32	201907 320-57200-45501	LIFEGUARD THRU 7/18/19	*	4,191.52	
			RIVERSIDE MANAGEMENT SERVICES				4,191.52 000343
8/29/19	00020	8/01/19 31	201908 320-57200-45507	AUG JANITORIAL SERVICES	*	1,295.00	
		8/01/19 31	201908 320-57200-45505	AUG POOL MAINTENANCE	*	1,365.00	
		8/01/19 31	201908 320-57200-45504	AUG OPER MNGM SERVICES	*	1,666.67	
		8/01/19 31	201908 320-57200-45500	AUG FACILITY MANAGEMENT	*	5,000.00	
			RIVERSIDE MANAGEMENT SERVICES				9,326.67 000344
TOTAL FOR BANK A						97,241.52	
TOTAL FOR REGISTER						97,241.52	



INVOICE

Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	06/13/2019
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 551.00
Payment Amount	
Payment for:	Invoice#8725
100118283	

Thank You

Please detach and return with payment

Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
8725	04/01/2019	Policy change	Policy #100118283 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Update Sched - Site Visit Due Date: 7/13/2019	551.00
				<i>1,320,572.44210 V-4</i> <i>(A)</i>
				Total
				\$ 551.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60463

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	06/13/2019

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
06/30		Balance Forward						\$175.02	
07/02	P91064	Payment - Lockbox 291						\$94.24	
07/01 07/01	I03190062-07012019	LANDSCAPE & IRRIGATION	SA St Augustine Record	2.00 x 9.5000	19	1	\$8.98	\$170.62	
07/01 07/01	I03190062-07012019	LANDSCAPE & IRRIGATION	SA St Aug Record Online	2.00 x 9.5000	19	1	\$8.97	\$170.43	
07/10 07/10	I03192971-07102019	REG MTG OF BOS 7/18/19	SA St Augustine Record	1.00 x 4.5000	4.5	1	\$8.98	\$40.41	
07/10 07/10	I03192971-07102019	REG MTG OF BOS 7/18/19	SA St Aug Record Online	1.00 x 4.5000	4.5	1	\$8.97	\$40.37	
07/22 07/29	I03196968-07222019	BUDGET FY 2019-2020	SA St Augustine Record	2.00 x 13.2500	26.5	2	\$8.98	\$475.94	
07/22 07/29	I03196968-07222019	BUDGET FY 2019-2020	SA St Aug Record Online	2.00 x 13.2500	26.5	2	\$8.97	\$475.42	

PREVIOUS AMOUNT OWED: \$175.02

NEW CHARGES THIS PERIOD: ~~\$1,373.19~~

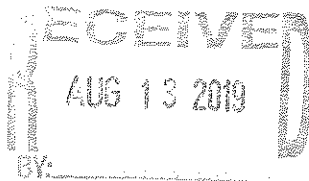
CASH THIS PERIOD: (\$94.24)

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-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
	\$1,373.19		\$80.78	\$0.00	\$0.00	\$0.00		\$1,453.97
SALES REP/PHONE #		25	ADVERTISER INFORMATION					
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		07/01/2019 - 08/04/2019		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record

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

balance forward \$175.02
\$80.78 from 07/31/2019
ch # 313
\$94.24 from 6/29/19
ch # 291

Payment is due upon receipt.

RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

BILLING ACCOUNT NAME AND ADDRESS

ADVERTISER/CLIENT NAME	
MEADOW VIEW AT TWIN CREEKS CDD	
APPLIED AMOUNT	TERMS OF PAYMENT
\$0.00	NET 15 DAYS
60 DAYS	OVER 90 DAYS
\$0.00	\$0.00
ADVERTISER/CLIENT NUMBER	24 STATEMENT NUMBER
15651	0000051303
REMITTANCE ADDRESS	

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



8 - 2779

MEADOW VIEW AT TW
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



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

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

E-Mail:

Client: MEADOW VIEW AT TWIN CREEKS (

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003190062-01

Start: 07/01/2019

Placement: SA Legals

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

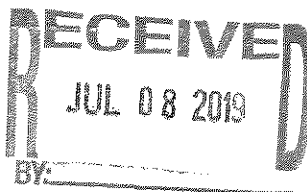
Caller: Courtney Hogge

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 07/01/2019



The St. Augustine Record

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

Lines	112
Depth	9.50
Columns	2
Price	\$341.05

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

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

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

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

There will be a **mandatory pre-proposal conference** at the offices of the District Engineer, England-Thoms & Miller, Inc., 13775 Old St. Augustine Road, Jacksonville, Florida 32258 ("District Engineer's Office") (or at an alternative location to be determined and announced), on **Friday, July 12, 2019 at 11:00 a.m.** Attendance at the pre-proposal conference is mandatory, and all proposers must download a copy of the Project Manual no later than the time of the pre-proposal conference.

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

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

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 253.05, Florida Statutes.

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 253.0518, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on **Friday, August 2, 2019 at 12:00 p.m.** and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, District Engineer, at LockwoodS@etm-inc.com.

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

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 804-940-8850, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

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

Legal Ad Invoice

The St. Augustine Record

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

meeting shall be directed in writing by e-mail only to Bill Wilber, Project Architect/Engineer, at bill@basbhamllcas.com, Scott Lockwood, District Engineer, at LockwoodS@stmauc.com, Jim Oliver, District Manager, at joliver@gsmanl.com, and Jere Earlywine, District Counsel, at jere@hgalaw.com. No phone inquiries please.

Scott Lockwood
District Engineer

0003190062 July 1, 2019

THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651
AD# 0003190062-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

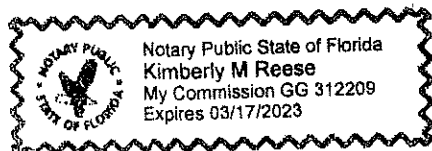
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **REQUISITION OF PROPOSALS** in the matter of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

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

Sworn to and subscribed before me this _____ day of **JUL 01 2019**

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

Kimberly M Reese
(Signature of Notary Public)



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

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

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

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

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

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

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

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

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

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

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

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 904-940-5860, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting shall be directed in writing by e-mail only to Bill Wilber, Project Architect/Engineer, at bill@hshamlucas.com, Scott Lockwood, District Engineer, at LockwoodS@etmnc.com, Jim Oliver, District Manager, at joliver@gmsnf.com, and Jere Earlywine, District Counsel, at jerece@hgsiaw.com. No phone inquiries please.

Scott Lockwood
District Engineer

0003190062 July 1, 2019

Wed, Jul 10, 2019
7:54:58AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
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PO Box 121261
Dallas, TX 75312-1261

Acct: 15651
Phone: 9049405850

E-Mail:

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

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

Ad Number: 0003192971-01

Start: 07/10/2019

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: 07/10/2019

Lines 54
Depth 4.50
Columns 1

Price \$80.78

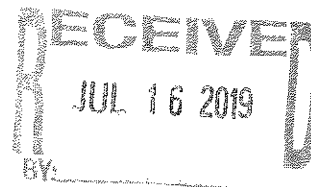
NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, 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. 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
0003192971 July 10, 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# 0003192971-01

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 **REG MTG OF BOS 7/18/19** was published in said newspaper on **07/10/2019**.

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

**NOTICE OF 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, 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. 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.

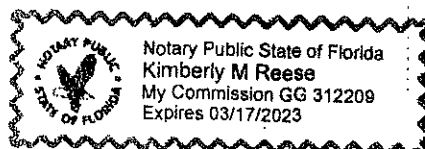
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

James Oliver
District Manager
0003192971 July 10, 2019

Sworn to and subscribed before me this _____ day of JUL 10 2019

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

Kimberly M. Reese
(Signature of Notary Public)



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

Legal Ad Invoice

The St. Augustine Record

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PO Box 121261
Dallas, TX 75312-1261

Acct: 15651
Phone: 9049405850

E-Mail:

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

Ad Number: 0003196968-01

Start: 07/22/2019

Placement: SA Legals

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

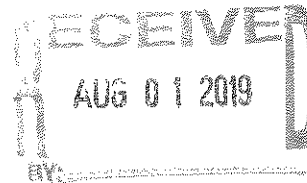
Caller: COURTNEY HOGGE

Issues: 2

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 07/29/2019



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

MEADOWVIEW 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 32082

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 197.303(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 197.303(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 32082, (904) 940-5650 ("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 1-800-365-8771 (TTY) / 1-800-365-8770 (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

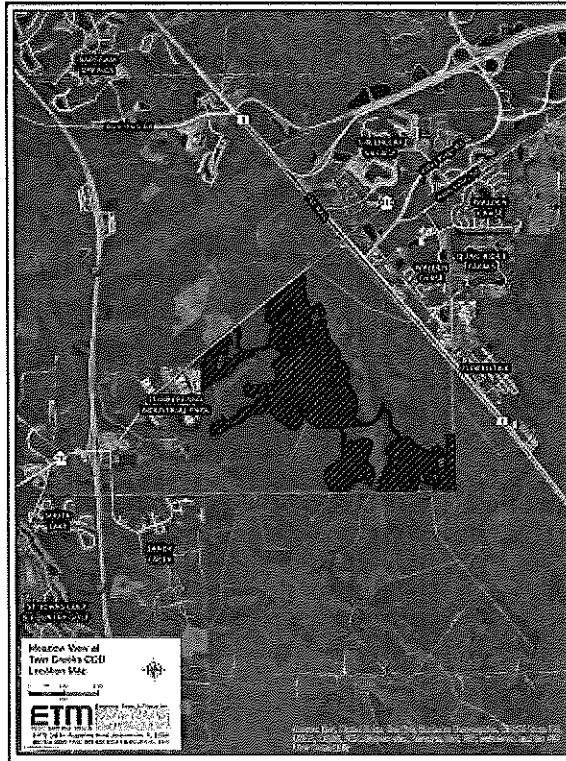
Legal Ad Invoice

The St. Augustine Record

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PO Box 121261
Dallas, TX 75312-1261

based.

James Oliver
District Manager



0003196968 July 22, 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# 0003196968-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

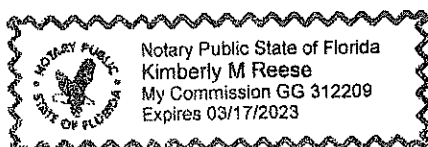
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **BUDGET 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 192, 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

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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(d), 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(d), 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.

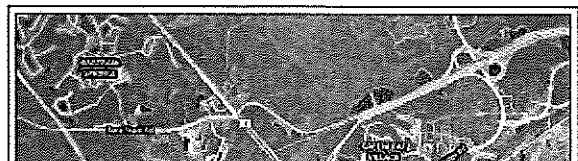
Additional Provisions

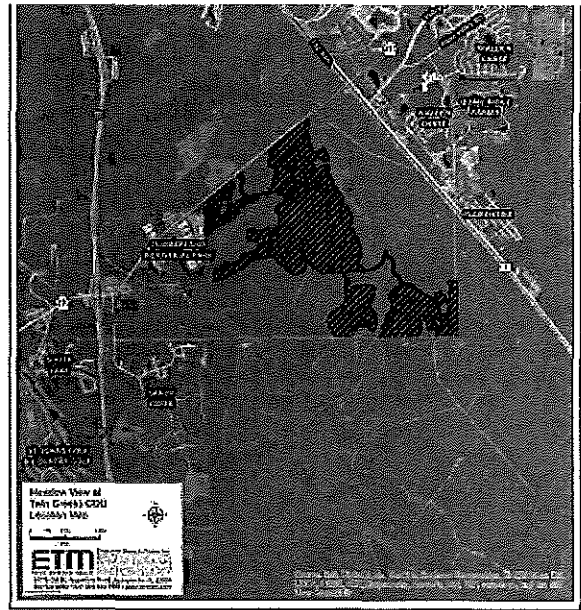
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 946-5850 ("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 1-800-365-8777 (TTY) / 1-800-365-8770 (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





0004195069 July 23, 2019

REC'D MAY 23 2019

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

May 7, 2019
Project No: 17348.00000
Invoice No: 0190392

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

Professional Services rendered through April 30, 2019

Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	4/13/2019	6.00	178.00	1,068.00	
Lockwood, Scott	4/20/2019	9.75	178.00	1,735.50	
Lockwood, Scott	4/27/2019	2.50	178.00	445.00	
CADD/GIS Technician					
Sims, Daniel	4/20/2019	3.00	118.00	354.00	
Administrative Support					
Blair, Shelley	4/20/2019	4.50	81.00	364.50	
Totals		25.75		3,967.00	
Total Labor					3,967.00

Expenses

Mileage		48.72	
Reproductions		2.08	
Total Expenses	1.15 times	50.80	58.42

Invoice Total this Period \$4,025.42 !!!

Outstanding Invoices

Number	Date	Balance
0190217	4/10/2019	4,343.08
Total		4,343.08

Total Now Due

\$8,368.50

V-5

(A)

1,310, 573.311

never mind

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14776 Old SL Augustine Road • Jacksonville, Florida 32256 • tel 904-542-8800 • fax 904-548-9485
CA-00002584 10-00000115

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

Phone: 877-436-4427 Fax: 844-393-9006

Email: customerservice@onlyfng.com

Invoice

MDG2019 00000601 01

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

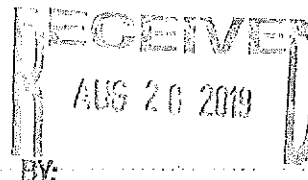
Billing Group #:	39005
Invoice Date:	August 08, 2019
Invoice #:	298843ES
Due Date:	September 02, 2019
Current Charges:	\$38.29
Last Payment:	\$84.42
Payment Date:	August 05, 2019
Prior Balance Due:	(\$22.65)
Total Amount Due:	\$15.64

V-21

1,320,582,45913

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	07/02/19 - 08/01/19	80.20	\$25.19
Fuel	07/02/19 - 08/01/19	2.59	\$0.81
Commodity Charges Sub Total:		82.79	\$26.00
Transportation			\$6.34
Transportation Charges Sub Total:			\$6.34
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$38.29
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$38.29
Prior Balance Due:			(\$22.65)
Total Amount Due:			\$15.64

Thank you for your business.



Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	August 08, 2019	Accounts Payable
Invoice #:	298843ES	475 W. Town Place #114
Due Date:	September 02, 2019	St Augustine, FL 32092-0000
Current Charges:	\$38.29	
Last Payment:	\$84.42	
Payment Date:	August 05, 2019	
Prior Balance Due:	(\$22.65)	
Total Amount Due:	\$15.64	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:

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



Florida Natural Gas

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

Page 2 of 2

Invoice #: 298843ES

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	07/02/19 - 08/01/19	80.20	\$0.3140	\$25.19
Fuel	07/02/19 - 08/01/19	2.59	\$0.3140	\$0.81
Totals:		82.79		\$26.00

Transportation Charges				
Description		Units	Price	Cost
Transportation		80.20	\$0.0791	\$6.34
Totals:				\$6.34

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

Taxes				
Description				Cost
Florida State Tax 100% Exempt				\$0.00
St. Johns County Tax 100% Exempt				\$0.00
Totals:				\$0.00

Total Account Charges: \$38.29

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 44

Invoice Date: 7/1/19

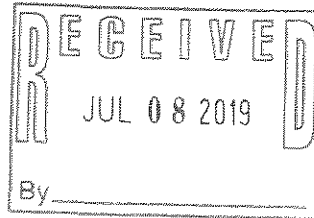
Due Date: 7/1/19

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - July 2019 <i>1,310.573.840</i>		3,750.00	3,750.00
Information Technology - July 2019 <i>- 357</i>		166.67	166.67
Dissemination Agent Services - July 2019 <i>- 316</i>		416.67	416.67
Office Supplies <i>- 570</i>		17.77	17.77
Postage <i>- 420</i>		4.50	4.50
Copies <i>- 425</i>		354.00	354.00
Telephone <i>- 410</i>		24.48	24.48
 <i>V-1</i> <i>(A)</i>			

Total \$4,734.09

Payments/Credits \$0.00

Balance Due \$4,734.09

Hopping Green & Sams

Attorneys and Counselors

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

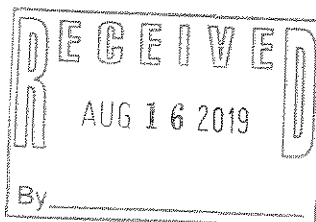
===== STATEMENT =====

March 29, 2019

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

Bill Number 106547
Billed through 02/28/2019

General Counsel
MVTCDD 00001 JLE



V-3
(A)
1,310.573, 2/5

FOR PROFESSIONAL SERVICES RENDERED

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

documents; send email correspondence regarding same.

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

DISBURSEMENTS

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

MATTER SUMMARY

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

TOTAL CHARGES FOR THIS MATTER	\$2,577.54
--------------------------------------	-------------------

BILLING SUMMARY

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

TOTAL CHARGES FOR THIS BILL	\$2,577.54
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Please include the bill number on your check.

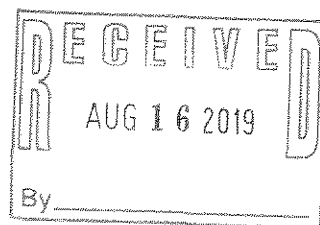
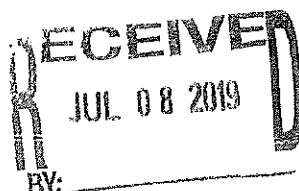
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617341
DATE: 7/1/2019

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



DUE DATE	RENTAL PERIOD
8/7/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
7	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment V-14 1,320,578.45 ^{2/5} (A)	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617341	8/7/2019	\$2,307.62	

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

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

Municipal Asset Management, Inc.

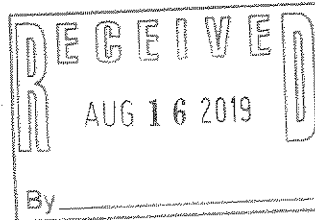
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0617380

DATE: 8/1/2019

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



DUE DATE	RENTAL PERIOD
9/7/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
8	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment <i>V-14 1,320,582.45915 (A)</i>	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617380	9/7/2019	\$2,307.62	

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

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



REPUBLIC
SERVICES

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.

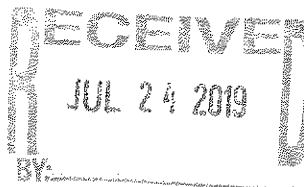
Account Number 3-0687-0013996
Invoice Number 0687-000993166
Invoice Date July 16, 2019
Past Due on 07/16/19 \$102.88
Payments/Adjustments \$0.00
Current Invoice Charges \$114.24

Total Amount Due	Payment Due Date
\$217.12	Past Due

CURRENT INVOICE CHARGES

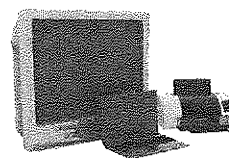
Description	Reference	Quantity	Unit Price	Amount
Meadowview At Twin Creeks Cdd 550 Beacon Lake Pkwy PO Y St. Augustine, FL Contract: 9687022 (C51) 1 Waste Container 6 Cu Yd, 1 Lift Per 2 Weeks Pickup Service 08/01-08/31 Container Refresh 08/01-08/31		1.0000	\$68.25 \$9.00	\$68.25 \$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$25.98
Total Franchise - Local				\$5.06
CURRENT INVOICE CHARGES, Due by August 05, 2019				\$114.24

V.28 (A)
1,320,572,459/4



Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



Past Due	30 Days	60 Days	90+ Days
	\$102.88	\$0.00	\$0.00



REPUBLIC
SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

L2RCACDTYR 015275



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



Total Amount Due \$217.12
Payment Due Date Past Due
Account Number 3-0687-0013996
Invoice Number 0687-000993166



For Billing Address Changes,
Check One and Complete Below:

Make Checks Payable To:



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

30687001399600000009931660000114240000217121

L2RCACDTYR 015275 INNINNNNNN NNN NNN 001 001 030555 21269401.1



Invoice

I-124892



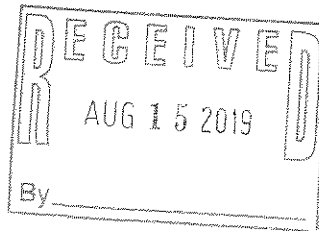
10051 Skinner Lake Drive
Jacksonville Florida 32246

Joe Butler
(904) 645-7003
customerservice@blackcreekoutfitters.com
www.blackcreekoutfitters.com

Invoiced 5/9/2019
Modified 5/9/2019

Customer Meadow View at Twin Creeks CDD Shipping Address Contact
Same As Billing Address PO: Shipping: None

Product ID	Description	Sell	Qty	BO	Total
P-127510	Tidal Dually Glades (Regular \$749.00/unit, \$250.00/unit Discount)	\$499.00	6	0	\$2994.00
P-127512	Tidal Shoreline Bayou (Regular \$899.00/unit, \$300.00/unit Discount)	\$599.00	6	0	\$3594.00
P-61412	MTI APF, Mango/Gray, Universal (Regular \$69.95/unit, 25.00%/unit Discount)	\$52.46	14	0	\$734.44
P-73440	MTI Youth Livery Mango (Regular \$39.95/unit, 25.00%/unit Discount)	\$29.96	4	0	\$119.84
P-73439	MTI Childs Livery (Regular \$36.95/unit, 25.00%/unit Discount)	\$27.71	4	0	\$110.84
P-118321	Accent Cannon Cascade Yellow Paddle, 240cm (Regular \$69.99/unit, 25.00%/unit Discount)	\$52.49	18	0	\$944.82
P-73957	Liberty Mountain FOX 40 WHISTLE RED (Regular \$6.99/unit, 30.00%/unit Discount)	\$4.89	22	0	\$107.58
Total Qty			74		



001, 320, 538.45011
V-44 (A)

Return Policy

Item must be in new condition within 2 weeks from date of purchase with tags and receipt.

All outlet sales are final (50% or more off)

All Car Rack Sales are subject to a 20% restocking fee if they have been installed.
Black Creek Outfitters
Family Owned and Operated by the Butler Family since 1983

Holiday Policy
Returns will be accepted until January 15th 2019

Signature _____

Subtotal	\$8605.52
Total	\$8605.52
Payment	\$0.00
Balance	\$8605.52

Sea Breeze Food Service

3807 Edgewood Drive
Jacksonville, FL 32254
904-356-9905

Customer: 808500**MEADOW VIEW AT TWIN CREEK**

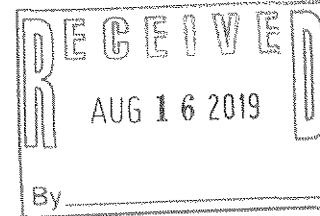
475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL 32092
(602) 373-7227

Ship To:**MEADOW VIEW AT TWIN CREEK**

850 BEACON LAKE PKWY
ST AUGUSTINE FL 32095
(602) 373-7227

INVOICE ITEM REPRINT

Invoice #: 1237783 - 7/26/2019



V-34
1,320.572.442 03
(A)

Item	Pack Size	Brand	Description	Qty_Ord	Qty_Shp	Short	E	Price	Ext_Sell	Wgt	Whs	Inv
23730	35 16.9 OZ	CRYSTAL GEYSER	WATER SPRING 35/16.9 OZ	2	2			6.30	12.60			114
19736	4 1 GAL	KEN'S DRESSING	SAUCE BUFFALO WING S/B RAY'S	1	1			58.16	58.16			15
12937	60 1.5 OZ	KEN'S DRESSING	DRESSING HONEY MUSTARD	1	1			18.58	18.58			5
19463	4 1 GAL	KEN'S DRESSING	DRESSING CAESAR SPECIAL	1	1			59.91	59.91			5
18882	12 12 OZ	FFS FRENCH'S	MUSTARD SQUEEZE YELLOW	1	1			19.67	19.67			9
19521	12 20 OZ	FFS FRENCH'S	KETCHUP UPSIDE DOWN FLIP TOP	1	1			25.56	25.56			35
20086	200 9	C.F.SAUER	RELISH POUCHES C.F. SAUER	1	1			10.81	10.81			2
56293	5 2.25 LB	HNX HEINZ	CROUTONS SEASONED	1	1			28.13	28.13			5
21195	6 2 LB	MISSION FOODS	TORTILLA CHIPS TRIANGLES	1	1			25.22	25.22			4
56344	6 60 OZ	GEHL FOODS	QUESO WHITE SAUCE	1	1			12.85	12.85			
20395	6 108 OZ	DEL SOL	PEPPERS JALAPENO SLICED #10	1	1			34.45	34.45			3
19985	4 1 GAL	KAISER	PICKLE HAMBURGER DILL CHIP	1	1			26.21	26.21			21
24670	12 12 CT	TACOMEX	TORTILLA FLOUR 10" FOOD	1	1			19.94	19.94			11
451	16 625 CT	PRIME SOURCE	NAPKIN 6X13.5" WHITE DISPENSER	1	1			47.19	47.19			4
25681	5 1000 CT	HANDY WACKS	DELI PAPER RED CHECKED 12X12	1	1			111.21	111.21			2
27759	1000 12 OZ	DART CONTAINER	LID 12SL FOR 12 OZ CUP DART	1	1			23.35	23.35			4
28322	1 500 CT	CARDINAL STRAW	STRAWS WRAPPED 10" TRANS.	1	1			4.62	4.62			63
28780	2 250 CT	PACTIV	TRAY FOOD PAPER #300 3LB #D3T	1	1			20.45	20.45			6
29801	10 100 CT	AMER CARE	GLOVES NITRILE POWDERFREE	1	1			53.49	53.49			37
34111	20 50 CT	DART CONTAINER	CUP PLASTIC CLEAR 12OZ DART	1	1			76.02	76.02			5
60001	2 250 CT	PACTIV	TRAY FOOD PAPER #500 5LB #D5T	1	1			29.68	29.68			5
7703	1 1000 CT	AMER CARE	FORK MEDIUM WEIGHT POLY	1	1			7.84	7.84			26
7704	1 1000 CT	AMER CARE	KNIFE MED. WT. POLYPRO	1	1			8.49	8.49			15
0031	1 BOX		PRODUCE APPLES RED 10 CT	1	1			8.56	8.56			2
0401	1 2CT		PRODUCE LETTUCE ROMAINE 2	2	2			8.89	17.78			4
0531	1 5 LB	PACKER PRODUCE	PRODUCE ONION RED JUMBO 5	1	1			5.89	5.89			2
1034	1 5 LB	PACKER PRODUCE	PRODUCE CARROT STICKS 5 LB	1	1			12.84	12.84			6

E=Breakable

Page 1

8/16/2019

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114

INVOICE ITEM REPRINT
Invoice #: 1237783 - 7/26/2019
Cust Num: 808500

MEADOW VIEW AT TWIN CREEK
850 BEACON LAKE PKWY
ST AUGUSTINE FL 32095

Item	Pack Size	Brand	Description	Qty Ord	Qty Shp	Short	E	Price	Ext Sell	Wgt	Whs	Inv
3616	1 288 CT	HORMEL	BACON FULLY COOKED 13/17	1	1			123.15	123.15			1
1043	1 5 LB	PACKER PRODUCE	PRODUCE CELERY STICK 5 LB	1	1			16.45	16.45			8
3290	2 5 LB	TYS RED LABEL	CHICKEN TENDER CRISPY	1	1			35.87	35.87			99
3914	1 40 LB	PIL PILGRIM'S	CHICKEN THIGHS B/I FRZ	1	1			0.92	36.80	40.00		24
3290	2 5 LB	TYS RED LABEL	CHICKEN TENDER CRISPY	1	1			35.87	35.87			99
713	40 4 OZ	BALTER MEAT	BEEF PATTY 80/20 FRESH 4 OZ	2	2			25.56	51.12			17
4591	1 5 LB	SCHRIBER	CHEESE MONTEREY JACK	2	2			14.81	29.62			11
5134	100 1 OZ	DARIFAIR	SOUR CREAM TETRA PACK 1OZ.	1	1			15.75	15.75			372
4149	1 10 LB	FARMLAND	FRANKS BEEF 8/1 6" #810967 CN	1	1			29.19	29.19			11
4263	1 5 LB	SCHRIBER	CHEESE YELLOW AMERICAN 120	1	1			13.41	13.41			36
4593	1 5 LB	BELGIOIOSO	CHEESE PARMESAN SHREDD	1	1			21.46	21.46			70
22610	12 10 CT	KRONOS	PITA FLATBREAD 6" WHITE #2100	1	1			32.71	32.71			1
22777	8 12 CT	FLOWERS	BUN HOTDOG 6" SLICED	1	1			29.06	29.06			14
22839	5 12	VILLAGE/SEABREZ	BUN POTATO 5" SLICED	1	1			23.68	23.68			16
6791	6 4.5LB	CAVENDISH	FRIES SHOESTRING FINE COAT	2	2			38.90	77.80			113
5837	6 5 LB	CAVENDISH	TATER TOT GOLDEN NUGGETS	1	1			40.90	40.90			206
24063	1 350 CT	J&J SNACKS	PRETZEL SOFT BITES	1	1			27.76	27.76			3
19230	60 1.5 OZ	KEN'S DRESSING	DRESSING RANCH POUCH	1	1			17.28	17.28			3
19225	60 1.5 OZ	KEN'S DRESSING	DRESSING BLUE CHEESE CHUNKY	1	1			20.55	20.55			3
Items: 46				51	51	0			1,457.93			

E=Breakable

Sea Breeze Food Service

3807 Edgewood Drive
Jacksonville, FL 32254
904-356-9905

INVOICE ITEM REPRINT

Invoice #: 1237802 - 7/26/2019

Customer: 808500

MEADOW VIEW AT TWIN CREEK

475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL 32092
(602) 373-7227

Ship To:

MEADOW VIEW AT TWIN CREEK

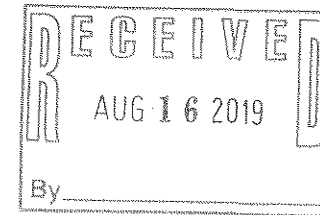
850 BEACON LAKE PKWY
ST AUGUSTINE FL 32095
(602) 373-7227

V- 34 (A)

1,320,592.44203



Item	Pack Size	Brand	Description	Qty_Ord	Qty_Shp	Short	E	Price	Ext_Sell	Wgt	Whs	Inv
21940	6 5 LB	LAND O LAKES	QUESO WHITE CHEESE DIP	1	1		Y	18.37	18.37			1
Items: 1				1	1	0			18.37			



Simply Linen Solutions

A Division of Star Brite Laundries, LLC

124 Century 21 Drive, Suite 3
Jacksonville, FL 32216
(904) 855-4014
www.simplylinensolutions.com

CUSTOMER NAME: <i>BEACON LAKE</i>								INVOICE NUMBER <i>L</i>				DATE <i>7/31/19</i>		TYPE <i>COB</i>		CONTRACT DATE	
M	T	W	TH	F	S	SU	PO#	<i>Mountain View Dr. W. Lake</i>				PMT TERMS <i>N/A</i>	TAX <i>N/A</i>	FREQ.	ROUTE		
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SRC %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT							
LAUNDRY SERVICE																	
<i>Hotel Towel White</i>								<i>121</i>	<i>0.155</i>	<i>18.76</i>							
<i>Hotel Towel Navy</i>								<i>73</i>	<i>0.175</i>	<i>12.75</i>							
WRAP/PACKAGING								<i>2.45</i>	<i>2.45</i>								
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)								<i>12.45</i>	<i>74.90</i>								
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.									AMOUNT								
Delivery Received by: <i>[Signature]</i> Date: <i>7-31-2019</i>									SURCHARGES	<i>2.45</i>							
Signature of Customer									TAX								
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.									TOTAL	<i>118.86</i>							

V-43 (A) 1,320,538.45011

Sterling Specialties, Inc

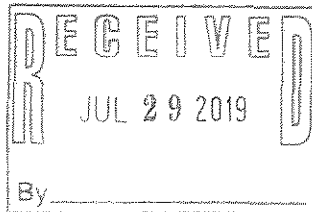
7000 US Highway 1 North, Ste 601
St. Augustine, FL 32095
Phone: 904-829-5006
Fax: 904-829-5008

Proj Number	Date	Invoice #
	7/10/2019	9291

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

Project Location
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 (A)</i></p>	



E-mail
terri@sterlingspecialtiesinc.com

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



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

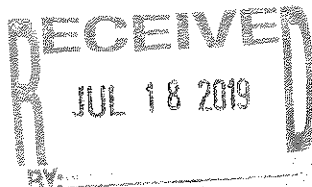
Remit To:

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.



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

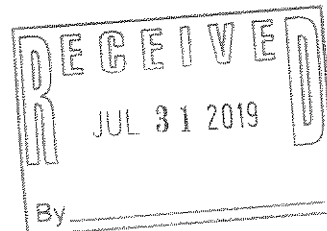
Invoice Total **\$15,653.85**

V-40

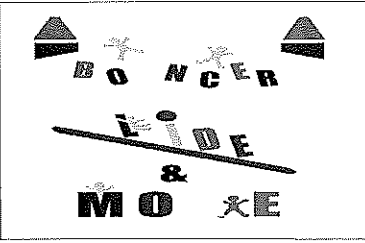
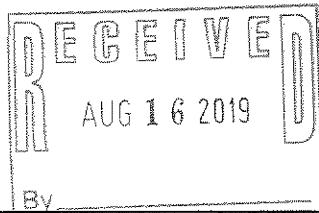
1,320, 538.45003

(A)

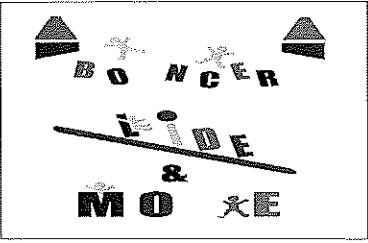
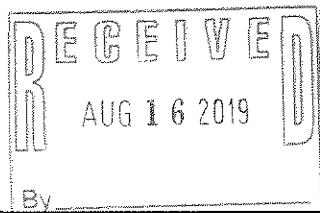
IN COMMERCIAL LANDSCAPING



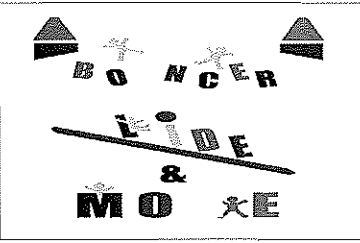
Should you have any questions or inquiries please call (386) 437-6211.

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 09 August, 2019 Invoice No.: 08092019.07		
<u>Name / Address</u> Attn: Danielle Simpson Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.		<u>Additional Details:</u> <div style="text-align: right;">  By _____ </div>				
	Description	Quantity	Rate		Subtotal	Extended
1	Mobile Rockwall (3hrs.)	1	\$700.00		\$700.00	\$700.00
2	50ft Obstacle Course	1	\$300.00		\$300.00	\$300.00
3	21' Super Slide	1	\$320.00		\$320.00	\$320.00
4	Bounce House	1	\$130.00		\$130.00	\$130.00
5	Onsite Supervision	4	\$48.00		\$192.00	\$192.00
6	Generator	1	\$75.00		\$75.00	\$75.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19	<u>Subtotal</u>					\$1,717.00
20	<u>Deposit</u>					\$800.00
<u>Comments:</u>			<u>Subtotal</u>			\$917.00
			<u>Sales Tax (0.0%)</u>			N/A
			Total			\$917.00

V-36 (A) 1,320.572.494

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: Aug 2019 Invoice No.: 08302019.18		
<u>Name / Address</u> Attn: Danielle Simpson Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.		<u>Additional Details:</u> 				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Movie Nights (July & August)	2	\$500.00	20%	\$400.00	\$800.00
2	DJ (July 4th, 2019) one hour	4	\$125.00	25%	\$100.00	\$400.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$1,200.00
		Sales Tax (0.0%)				N/A
		Total				\$1,200.00

V-36 (A)
 1,320,572.494

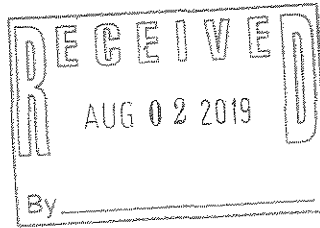
		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 31 August, 2019 Invoice No.: 08312019.07		
<u>Name / Address</u> Attn: Danielle Simpson Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.		<u>Additional Details:</u> <div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED AUG 16 2019 By _____ </div>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>		<u>Subtotal</u>	<u>Extended</u>
1	DJ (12-4p)	1	\$125.00		\$500.00	\$500.00
2	21' Super Slide	1	\$330.00	10%	\$300.00	\$300.00
3	Splash Island Slide	1	\$250.00	10%	\$225.00	\$225.00
4	15'x15' Bounce House	1	\$130.00	20%	\$100.00	\$100.00
5	5-1 Xlarge Combination	1	\$260.00	10%	\$230.00	\$230.00
6	Generator	1	\$75.00		\$75.00	\$75.00
7	Onsite Supervision	12	\$15.00	20%	\$12.00	\$144.00
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$1,574.00
		Sales Tax (0.0%)				N/A
		Total				\$1,574.00

1,320,572.494 V-36 (A)

Future Horizons, Inc.

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

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

**INVOICE**

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

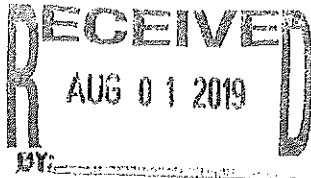
Bill To:

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 <i>(Handwritten: 1.320.538.45005)</i> <i>(Handwritten: late maintenance)</i>  <i>(Handwritten: V-45)</i>	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:

Overdue invoices are subject to finance charges.

OK
9/10

LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217
(888) 767-0050

PAST DUE INVOICE

**CLIENT – BILL TO:**

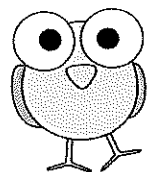
025-27133
Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32095

LOCATION

025-27133
Beacon Lake - Riverside Management
850 Beacon Lake Parkway
St Augustine, FL 32095

INVOICE #	PURCHASE ORDER #	DATE	TOTAL	TERMS
111073755		06/10/2019	\$186.38	Net 45

EQUIPMENT & SERVICES	QTY	RATE	AMOUNT
TL1 AED Cabinet	1	175.00	175.00T
08/26/2019 - 2ND REQUEST - ph			



??

*Oops! It seems that our invoice may have been overlooked, and has now become past due.
Please use the "Pay Now" button, or contact Sheryl to clear your balance. Thank you!*

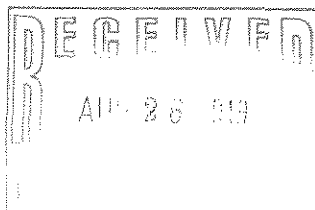
sheryl.thomassie@lifesafeservices.com

(888) 767-0050 ext 13

REMIT TO:
LIFESAFE SERVICES LLC
5971 Powers Ave, Suite 108
Jacksonville, FL 32217

SUBTOTAL: 175.00
SHIPPING:
TAX: 11.38
TOTAL: 186.38
BALANCE DUE: \$186.38

V-23 (A)



*Tax exempt
form*

1,320,582,45508





First Coast Fun & Games
1413 Avondale Ave
Jacksonville, FL 32205
(904)900-0880 | kim.goodman@gametruck.com

Invoice # **3291**
Event # **284522**
Date **09/02/2019**
T1 _____

Meadow View at Twin Lake CDD on Sep 02, 2019

Event Location: Richard McGeveran
Meadow View at Twin Lake CDD
850 Beacon Parkway
SAINT AUGUSTINE, FL 32095
(904)316-9279
beaconmanager@rmsnf.com

of Guests: 100

No payment method on file
☐ CARD ☐ CASH ☐ CHECK # _____

Notes: We are planning a Labor Day party at Beacon Lakes Amenity Center here in St Augustine Florida for residents that live in the neighborhood. We expect at least 100 people and we are providing food truck and other activities. Please let us know what you can do! Call us any time.

Description	Qty	Rate	Total
Mon, Sep 02, 2019 01:00pm - 03:00pm	2 hrs	225.00	450.00
Video Game (Group Event)			
Unit: T1			

Make business checks payable to:
First Coast Fun & Games
1413 Avondale Ave, Jacksonville, FL 32205

Customer agrees to pay all amounts shown on this invoice and acknowledges receipt and completion of service. If you have questions concerning your invoice please contact our offices at (904)900-0880 or email kim.goodman@gametruck.com

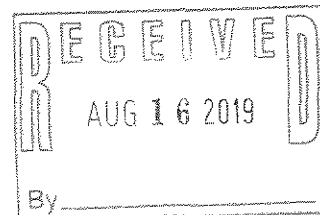
Sub Total	450.00
Tax (7.0000%)	0.00
Total	450.00
Payments Made	0.00
Amount Due	450.00
Gratuity	
Total	

Name: _____ Signed: _____

PAYMENT: There is a \$50 deposit taken at the time of booking.

CANCELLATIONS: Event cancellations or date/time changes that occur within 14 calendar days from the scheduled event will receive a full refund less a \$50 cancellation fee for the first two hours booked and \$25 per hour for each additional hour booked. Events that are canceled or changed within 48 hours from the scheduled event, or where no one is present upon arrival at the address provided by the contact, will be billed the full amount. If the event is rescheduled within 30 days of the original event, the entire cancellation fee will be used as partial payment for the rescheduled event.

V-42 (A)
1001, 300, 153, 100

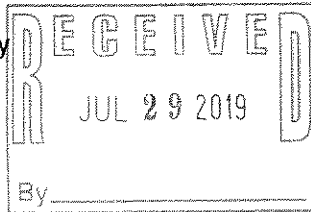




VISION • EXPERIENCE • RESULTS

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.

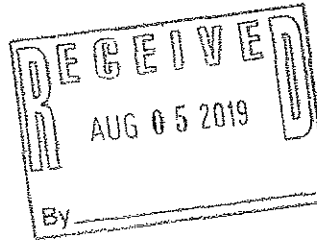
ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32264 • Tel 904-642-8600 • Fax 904-646-9485
CA-00002584 LG-00003116

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763.

Invoice

Bill To:

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



Invoice #: 47
Invoice Date: 8/1/19
Due Date: 8/1/19
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2019 1-31-513-34		3,750.00	3,750.00
Information Technology - August 2019 1-31-513-351		166.67	166.67
Dissemination Agent Services - August 2019 1-31-513-316		416.67	416.67
Office Supplies 1-31-513-51		23.90	23.90
Postage 1-31-513-42		7.00	7.00
Copies 1-31-513-425		260.10	260.10
Telephone 1-31-513-41		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)

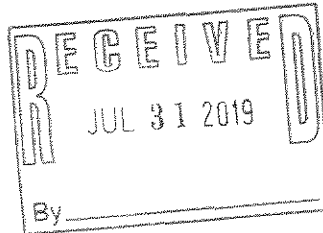
1.310.513.515

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
Invoice #8/14/2019
131295588144

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

Terms	Net 20
Due Date	9/3/2019
PO #	
Delivery Ticket #	Sales Order #1327730
Delivery Date	8/13/2019
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	15	gal	3.00	45.00
<div data-bbox="451 993 779 1228" data-label="Image"></div>					

Total 345.00
Amount Due \$345.00

V-22 (A)
1,320.52, 45506

Remittance Slip

Customer
13BEA030
Invoice #
131295588144

Amount Due \$345.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295588144



Invoice

Date
Invoice #8/14/2019
131295588152

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

Terms	Net 20
Due Date	9/3/2019
PO #	
Delivery Ticket #	Sales Order #1327731
Delivery Date	8/13/2019
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

Bill To

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

Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.50	450.00
160-050	Pool Acid bulk by Gallon	15	gal	3.00	45.00
<div data-bbox="461 953 777 1169"></div>					

Total 495.00
Amount Due \$495.00

V-22 (A)

1,320,572.45506

Remittance Slip

Customer
13BEA030
Invoice #
131295588152

Amount Due \$495.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295588152

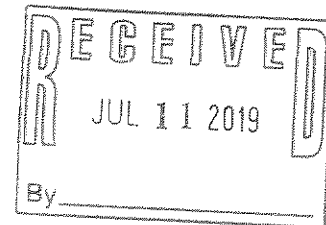
Riverside Management Services, Inc

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 Palming 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

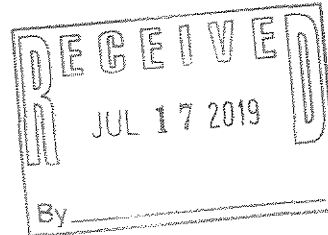
Riverside Management Services, Inc

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
<p><i>BRH 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></p> <p><i>V-20</i></p> <p><i>(A)</i></p>			
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				
(MUTC)				
	6/10/19	Terry Towels 60 pack	24.12	B.S.
	6/19/19	Air Filters 18x24x2 (24)	236.26	B.S.
	6/18/19	Telescopic 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 Ties 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	32.65	B.L.
		TOTAL	<u>\$1,398.95</u>	

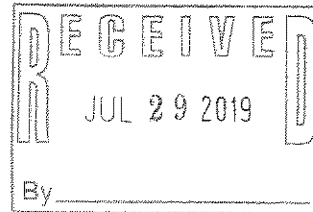
Riverside Management Services, Inc

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

Quantity	Description	Rate	Amount
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

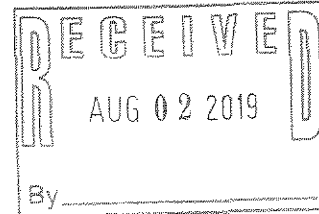
Riverside Management Services, Inc

Invoice

Suite 305
Jacksonville, FL 32257

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
	V-20 (A)		
Total			\$9,326.67

RHW
8,1,19

D.

Meadow View at Twin Creeks

Community Development District

Funding Request #39

September 9, 2019

PAYEE	GENERAL FUND
1 Atlantic Security	
August Security Monitoring Inv #129378 8/12/19	\$ 110.95
July Security Monitoring Inv #127521 7/10/19	\$ 110.95
June Security Monitoring Inv #126079 6/12/19	\$ 110.90
May Security Monitoring Inv #124303 5/7/19	\$ 110.95
2 Black Creek	
Kayaks, Adult life vest, Youth life vest, Childs life vest, Paddle, and red whistles Inv #I-124892	\$ 8,605.52
3 Bouncers, Slides & More	
DJ, Slides, and Bounce House Inv #08312019.07 8/31/19	\$ 1,574.00
Movie Nights (July and August) and DJ July 4th Inv #08302019.18 08/31/19	\$ 1,200.00
Rockwall, Obstacle Course, Slide, Bounce House Inv #08092019.07 8/31/19	\$ 917.00
4 Comcast	
September Internet, TV and Telephone 8/27/19	\$ 704.61
5 Egis	
Updated Insurance Schedule Inv #8725 6/13/19	\$ 551.00
FY20 Insurance Policy #100119283 9/12/19	\$ 38,962.00
6 England Thims & Miller	
July Professional Services Inv #191391 8/8/19	\$ 7,517.79
7 Florida Natural Gas	
July Amenity Center Gas Inv #298843ES 8/8/19	\$ 15.64
August Amenity Center Gas Inv #3028959ES 9/10/19	\$ 29.17
8 First Coast Fun & Games	
Labor Day Party Inv #3291 9/2/19	\$ 450.00
9 Future Horizons, Inc	
August Aquatic Weed Control Inv #59793 8/30/19	\$ 900.00
10 Governmental Management Services, LLC	
September Management Fees Inv #48 9/1/19	\$ 4,700.14
11 Hopping Green & Sams	
July General Counsel Inv #109542 7/31/19	\$ 4,423.73
12 Life Safe Services	
TL1 AED Cabinet Inv #11073755 6/10/19	\$ 175.00
13 Municipal Asset Management Inc	
September Lease Payment Invoice # 9/1/19	\$ 2,307.62
14 Poolsure	
August Pool Chemical Inv #131295588152 8/14/19	\$ 495.00
August Activity Pool Chemical Inv #131295588144 8/14/19	\$ 345.00
15 Riverside Management Services Inc	
Lifeguard Services through August 1, 2019 Inv #33 7/31/19	\$ 3,731.20
Facility maintenance & Supplies July 2019 Inv #34 8/19/19	\$ 1,852.22
Lifeguard Services through August 11, 2019 Inv #35 8/20/19	\$ 1,425.76
Lifeguard Services through August 24, 2019 Inv #37 8/31/19	\$ 948.48
16 Sea Breeze	
Land O Lakes Queso White Cheese Dip Inv #1237802 7/26/19	\$ 18.37
Food Supplies Inv #1237783 7/26/19	\$ 1,457.93
17 Simply Linen Solutions	
Laundry Service for Towels Inv #162839	\$ 57.04
18 The St Augustine Record	
Rule Development Meeting 8/16/19 I03205750-08162019	\$ 53.85
Notice of Public Hearing 9/19/19 I03205762-08192019	\$ 130.14
19 Yellowstone Landscape	
Concave Park Mainline Irrigation Repairs Inv #JAX 52275 8/31/19	\$ 667.20
August Irrigation Repairs Inv #JAX 52276 8/31/19	\$ 544.68
August Monthly Lawn Maintenance Inv #JAX 47493 8/31/19	\$ 15,653.85
Total Funding Request	\$100,857.69

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

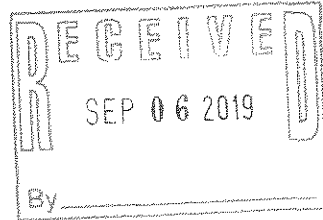
Signature: _____
Secretary/Asst. Secretary



SMARTHOMES.BIZ
SMART HOME SPECIALISTS

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

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



PLEASE PAY BY	AMOUNT	INVOICE DATE
08/12/2019	\$118.16	08/12/2019

INVOICE NO. 129378

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 08/01/2019 to 08/31/2019
Recurring No.: 170
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total	\$118.16

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice."

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/12/2019	\$118.16	08/12/2019

INVOICE NO. 129378

How To Pay

INVOICE NO. 129378



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 08/12/2019 **AMOUNT DUE:** \$118.16

Please Reference: 129378



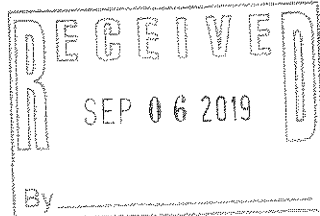
Tel. 904-743-8444
 www.smarthome.biz
 sales@smarthome.biz

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/10/2019	\$118.16	07/10/2019

INVOICE NO. 127521

Site: Beacon Lakes Amenities
 Center(Meadow View @ Twin
 Creeks)
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 07/01/2019 to 07/31/2019
Recurring No.: 170
Job Name:
Order No.:



Description

Meadow View @ Twin Creeks

Security Monitoring

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total	\$118.16

"Thank you--we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/10/2019	\$118.16	07/10/2019

INVOICE NO. 127521

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 127521

NAME: Meadow View at Twin Creeks CCD

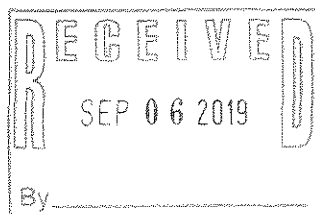
DUE DATE: 07/10/2019 **AMOUNT DUE:** \$118.16

Please Reference: 127521



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

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



PLEASE PAY BY	AMOUNT	INVOICE DATE
06/12/2019	\$118.16	06/12/2019

INVOICE NO. 126079

Site: Beacon Lakes Amenities
 Center(Meadow View @ Twin
 Creeks)
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 06/01/2019 to 06/30/2019
Recurring No.: 170
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total	\$118.16

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/12/2019	\$118.16	06/12/2019

INVOICE NO. 126079

How To Pay

INVOICE NO. 126079



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 06/12/2019 **AMOUNT DUE:** \$118.16

Please Reference: 126079



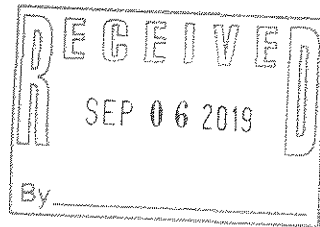
Tel. 904-743-8444
 www.smarthome.biz
 sales@smarthome.biz

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/07/2019	\$110.95	05/07/2019

INVOICE NO. 124303

Site: Beacon Lakes Amenities
 Center(Meadow View @ Twin
 Creeks)
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 05/01/2019 to 05/31/2019
Recurring No.: 170
Job Name:
Order No.:



Description

Meadow View @ Twin Creeks

Security Monitoring

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total	\$118.16

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total inc Tax	\$118.16
Credit	\$7.21
Amount Applied	\$0.00
Balance Due	\$110.95



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/07/2019	\$110.95	05/07/2019

INVOICE NO. 124303

How To Pay

INVOICE NO. 124303



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 05/07/2019 **AMOUNT DUE:** \$110.95

Please Reference: 124303



Invoice

I-124892



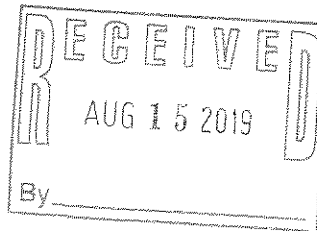
10051 Skinner Lake Drive
Jacksonville Florida 32246

Joe Butler
(904) 645-7003
customerservice@blackcreekoutfitters.com
www.blackcreekoutfitters.com

Invoiced 5/9/2019
Modified 5/9/2019

Customer Meadow View at Twin Creeks CDD Shipping Address Contact
Same As Billing Address PO: Shipping: None

Product ID	Description	Sell	Qty	BO	Total
P-127510	Tidal Dually Glades (Regular \$749.00/unit, \$250.00/unit Discount)	\$499.00	6	0	\$2994.00
P-127512	Tidal Shoreline Bayou (Regular \$899.00/unit, \$300.00/unit Discount)	\$599.00	6	0	\$3594.00
P-61412	MTI APF, Mango/Gray, Universal (Regular \$69.95/unit, 25.00%/unit Discount)	\$52.46	14	0	\$734.44
P-73440	MTI Youth Livery Mango (Regular \$39.95/unit, 25.00%/unit Discount)	\$29.96	4	0	\$119.84
P-73439	MTI Childs Livery (Regular \$36.95/unit, 25.00%/unit Discount)	\$27.71	4	0	\$110.84
P-118321	Accent Cannon Cascade Yellow Paddle, 240cm (Regular \$69.99/unit, 25.00%/unit Discount)	\$52.49	18	0	\$944.82
P-73957	Liberty Mountain FOX 40 WHISTLE RED (Regular \$6.99/unit, 30.00%/unit Discount)	\$4.89	22	0	\$107.58
Total Qty			74		



001, 320, 538.45011
V-44 (A)

Return Policy

Item must be in new condition within 2 weeks from date of purchase with tags and receipt.


All outlet sales are final (50% or more off)

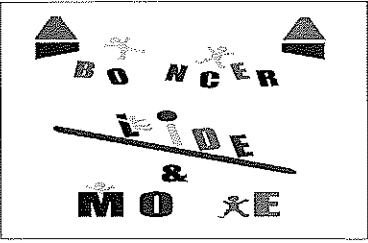
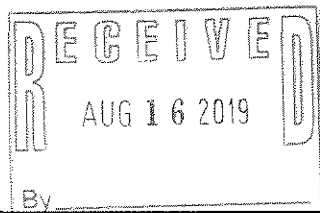
All Car Rack Sales are subject to a 20% restocking fee if they have been installed.
Black Creek Outfitters
Family Owned and Operated by the Butler Family since 1983

Holiday Policy
Returns will be accepted until January 15th 2019

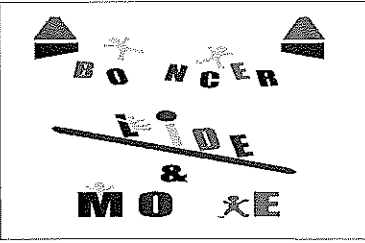
Signature _____

Subtotal	\$8605.52
Total	\$8605.52
Payment	\$0.00
Balance	\$8605.52

							Invoice <u>Date:</u> 31 August, 2019 <u>Invoice No.:</u> 08312019.07	
Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003								
<u>Name / Address</u> Attn: Danielle Simpson Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.			Additional Details :					
<u>Description</u>			<u>Quantity</u>	<u>Rate</u>		<u>Subtotal</u>	<u>Extended</u>	
1	DJ (12-4p)	1	\$125.00		\$500.00	\$500.00		
2	21' Super Slide	1	\$330.00	10%	\$300.00	\$300.00		
3	Splash Island Slide	1	\$250.00	10%	\$225.00	\$225.00		
4	15'x15' Bounce House	1	\$130.00	20%	\$100.00	\$100.00		
5	5-1 Xlarge Combination	1	\$260.00	10%	\$230.00	\$230.00		
6	Generator	1	\$75.00		\$75.00	\$75.00		
7	Onsite Supervision	12	\$15.00	20%	\$12.00	\$144.00		
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Comments:			Subtotal				\$1,574.00	
			Sales Tax (0.0%)				N/A	
			Total				\$1,574.00	

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: Aug 2019 Invoice No.: 08302019.18		
<u>Name / Address</u> Attn: Danielle Simpson Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.		Additional Details: 				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Movie Nights (July & August)	2	\$500.00	20%	\$400.00	\$800.00
2	DJ (July 4th, 2019) one hour	4	\$125.00	25%	\$100.00	\$400.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,200.00
		Sales Tax (0.0%)				N/A
		Total				\$1,200.00

V-36 (A)
 1,320,572.494

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 09 August, 2019 Invoice No.: 08092019.07	
<u>Name / Address</u> Attn: Danielle Simpson Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.		<u>Additional Details:</u> <div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED AUG 16 2019 By _____ </div>			
Description	Quantity	Rate		Subtotal	Extended
1 Mobile Rockwall (3hrs.)	1	\$700.00		\$700.00	\$700.00
2 50ft Obstacle Course	1	\$300.00		\$300.00	\$300.00
3 21' Super Slide	1	\$320.00		\$320.00	\$320.00
4 Bounce House	1	\$130.00		\$130.00	\$130.00
5 Onsite Supervision	4	\$48.00		\$192.00	\$192.00
6 Generator	1	\$75.00		\$75.00	\$75.00
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19		<u>Subtotal</u>			\$1,717.00
20		<u>Deposit</u>			\$800.00
<u>Comments:</u>		Subtotal			\$917.00
		Sales Tax (0.0%)			N/A
		Total			\$917.00

V-36 (A) 1,320.572.494

Bills

OVERVIEW

Meadow View at Twin Creeks, 850 BEACON LAKE PKWY , SAINT AUGUSTINE , FL

BILLING

Balance due by Sep 17, 2019

\$704.61

Pay Now

Set up Auto Pay



CHAT

Search

Bill Summary

for service from July 27 - August 27, 2019



Billing Details

Previous balance	\$704.61
Balance transfer	\$0.00
Payments	(\$704.61)
Credits	\$0.00
Partial charges	\$0.00

Regular monthly charges	\$664.03
One-time charges	\$0.00
Taxes, surcharges and fees	\$40.58
Recent payments	(\$0.00)
> Scheduled payments (1)	
> Pending Charges (From 9/1/2019 to 9/30/2019)	
> Pending Payments	
> Past Bills	
Statement Balance	\$704.61



INVOICE

Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	06/13/2019
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 551.00
Payment Amount	
Payment for:	Invoice#8725
100118283	

Thank You

Please detach and return with payment

Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
8725	04/01/2019	Policy change	Policy #100118283 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Update Sched - Site Visit Due Date: 7/13/2019	551.00
				<i>1,320,572.44210 V-4</i> <i>(A)</i>
				Total
				\$ 551.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60463

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	06/13/2019



INVOICE

Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	09/12/2019
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 38,962.00
Payment Amount	
Payment for:	Invoice#9581
100119283	

Thank You

Please detach and return with payment



Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
9581	10/01/2019	Renew policy	Policy #100119283 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 9/12/2019 <u>Prepaid</u> 1.310.513.45 FY20 Admin Ins \$5756.00 1.320.572.421 FY20 Property Ins \$33,212	38,962.00
				Total
				\$ 38,962.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

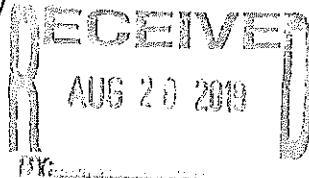
sclimer@egisadvisors.com

Date

09/12/2019



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



August 8, 2019

Project No: 17348.00000
Invoice No: 0191391

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

Professional Services rendered through July 31, 2019

Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	7/6/2019	2.00	178.00	356.00	
Lockwood, Scott	7/13/2019	21.50	178.00	3,827.00	
Lockwood, Scott	7/20/2019	17.00	178.00	3,026.00	
Administrative Support					
Blair, Shelley	7/13/2019	1.00	81.00	81.00	
Blair, Shelley	7/20/2019	1.00	81.00	81.00	
Lockwood, Autumn	7/13/2019	.50	81.00	40.50	
Totals		43.00		7,411.50	
Total Labor					7,411.50

Expenses

Reproductions			61.42	
Delivery / Messenger Svc			31.01	
Total Expenses		1.15 times	92.43	106.29

Invoice Total this Period **\$7,517.79**

Outstanding Invoices

Number	Date	Balance
0190392	5/7/2019	4,025.42
0191035	7/11/2019	2,134.40
Total		6,159.82

Total Now Due **\$13,677.61**

V-5 (A)
1,310, 573, 311

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
11775 Old St. Augustine Road • Jacksonville, Florida 32218 • Tel 904-612-8990 • Fax 904-646-6485
CA-00002584 LC-0000016

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

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

Invoice

MDG2019 00000601 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:	August 08, 2019
Invoice #:	298843ES
Due Date:	September 02, 2019
Current Charges:	\$38.29
Last Payment:	\$84.42
Payment Date:	August 05, 2019
Prior Balance Due:	(\$22.65)
Total Amount Due:	\$15.64



Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	07/02/19 - 08/01/19	80.20	\$25.19
Fuel	07/02/19 - 08/01/19	2.59	\$0.81
Commodity Charges Sub Total:		82.79	\$26.00
Transportation			\$6.34
Transportation Charges Sub Total:			\$6.34
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$38.29
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$38.29
Prior Balance Due:			(\$22.65)
Total Amount Due:			\$15.64

Thank you for your business.



Please detach and remit this portion with your payment

Billing Group #:	39005
Invoice Date:	August 08, 2019
Invoice #:	298843ES
Due Date:	September 02, 2019
Current Charges:	\$38.29
Last Payment:	\$84.42
Payment Date:	August 05, 2019
Prior Balance Due:	(\$22.65)
Total Amount Due:	\$15.64
Amount Paid:	

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

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

Wire/ACH Payment To:

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

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

100000 01 01 000601 000601 P



Florida Natural Gas

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

Page 2 of 2

Invoice #: 298843ES

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	07/02/19 - 08/01/19	80.20	\$0.3140	\$25.19
Fuel	07/02/19 - 08/01/19	2.59	\$0.3140	\$0.81
Totals:		82.79		\$26.00

Transportation Charges

Description	Units	Price	Cost
Transportation	80.20	\$0.0791	\$6.34
Totals:			\$6.34

Miscellaneous Charges

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

Taxes

Description	Cost
Florida State Tax 100% Exempt	\$0.00
St. Johns County Tax 100% Exempt	\$0.00
Totals:	\$0.00

Total Account Charges: \$38.29

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

Phone: 877-436-4427

Fax: 844-393-9006

Email: customerservice@onlyfng.com

Invoice

MDG2019 00000113 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:	September 10, 2019
Invoice #:	302859ES
Due Date:	October 03, 2019
Current Charges:	\$29.17
Last Payment:	\$15.64
Payment Date:	August 30, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	\$29.17



Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	08/01/19 - 09/03/19	56.00	\$18.20
Fuel	08/01/19 - 09/03/19	1.81	\$0.59
Commodity Charges Sub Total:		57.81	\$18.79
Transportation			\$4.43
Transportation Charges Sub Total:			\$4.43
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$29.17
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$29.17

Thank you for your business.



Please detach and remit this portion with your payment

Billing Group #:	39005
Invoice Date:	September 10, 2019
Invoice #:	302859ES
Due Date:	October 03, 2019
Current Charges:	\$29.17
Last Payment:	\$15.64
Payment Date:	August 30, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	\$29.17
Amount Paid:	

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

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

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



Florida Natural Gas

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

Page 2 of 2

Invoice #: 302859ES

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	08/01/19 - 09/03/19	56.00	\$0.3250	\$18.20
Fuel	08/01/19 - 09/03/19	1.81	\$0.3250	\$0.59
Totals:		57.81		\$18.79

Transportation Charges				
Description		Units	Price	Cost
Transportation		56.00	\$0.0791	\$4.43
Totals:				\$4.43

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

Taxes				
Description				Cost
Florida State Tax 100% Exempt				\$0.00
St. Johns County Tax 100% Exempt				\$0.00
Totals:				\$0.00

Total Account Charges: \$29.17

**First Coast Fun & Games**

1413 Avondale Ave
Jacksonville, FL 32205
(904)900-0880 | kim.goodman@gametruck.com

Invoice # **3291**Event # **284522**Date **09/02/2019**

T1 _____

Meadow View at Twin Lake CDD on Sep 02, 2019

Event Location:

Richard McGeveran
Meadow View at Twin Lake CDD
850 Beacon Parkway
SAINT AUGUSTINE, FL 32095
(904)316-9279
beaconmanager@rmsnf.com

of Guests: 100

No payment method on file

☐ CARD ☐ CASH ☐ CHECK # _____

Notes: We are planning a Labor Day party at Beacon Lakes Amenity Center here in St Augustine Florida for residents that live in the neighborhood. We expect at least 100 people and we are providing food truck and other activities. Please let us know what you can do! Call us any time.

Description	Qty	Rate	Total
Mon, Sep 02, 2019 01:00pm - 03:00pm Video Game (Group Event) Unit: T1	2 hrs	225.00	450.00
Sub Total			450.00
Tax (7.0000%)			0.00
Total			450.00
Payments Made			0.00
Amount Due			450.00
Gratuity			
Total			

Make business checks payable to:
First Coast Fun & Games
1413 Avondale Ave, Jacksonville, FL 32205

Customer agrees to pay all amounts shown on this invoice and acknowledges receipt and completion of service. If you have questions concerning your invoice please contact our offices at (904)900-0880 or email kim.goodman@gametruck.com

Name: _____

Signed: _____

PAYMENT: There is a \$50 deposit taken at the time of booking.

CANCELLATIONS: Event cancellations or date/time changes that occur **within 14 calendar days** from the scheduled event will receive a full refund less a \$50 cancellation fee for the first two hours booked and \$25 per hour for each additional hour booked. Events that are canceled or changed **within 48 hours** from the scheduled event, or where no one is present upon arrival at the address provided by the contact, will be billed the full amount. If the event is rescheduled within 30 days of the original event, the entire cancellation fee will be used as partial payment for the rescheduled event.

Future Horizons, Inc.

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

INVOICE

Invoice Number: 59793
Invoice Date: Aug 30, 2019
Page: 1

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

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		9/29/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in August, 2019	900.00	900.00
<i>B. Stup 9-3-19 LAKE MAINT 001.320,53800,415005</i>				

Subtotal	900.00
Sales Tax	
Freight	
Total Invoice Amount	900.00
Payment/Credit Applied	
TOTAL	900.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston TN 37763

Invoice

Invoice #: 48

Invoice Date: 9/1/19

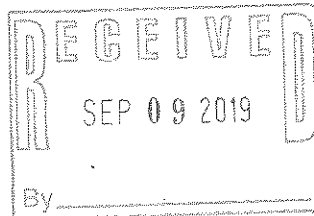
Due Date: 9/1/19

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 - September 2019		3,750.00	3,750.00
Information Technology - September 2019		166.67	166.67
Dissemination Agent Services - September 2019		416.67	416.67
Office Supplies		15.36	15.36
Postage		49.55	49.55
Copies		282.15	282.15
Telephone		19.74	19.74
Total			\$4,700.14
Payments/Credits			\$0.00
Balance Due			\$4,700.14

Hopping Green & Sams

Attorneys and Counselors

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

V-3 (A)

1,310.513.315

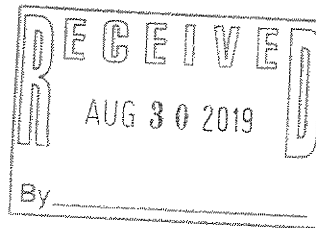
STATEMENT

August 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 109542
Billed through 07/31/2019

General Counsel
MVTCDD 00001 JLE



FOR PROFESSIONAL SERVICES RENDERED

07/01/19	KEM	Research status of budget notice.	0.10 hrs
07/02/19	KEM	Research request for proposals templates; prepare variances.	0.50 hrs
07/06/19	JLE	Analyze budget and O&M assessments; prepare mailed and published notices, appropriation resolution, assessment resolution and deficit funding agreement; email regarding the same.	1.40 hrs
07/08/19	JLE	Analyze issue regarding District boundary; review documents related to the same; email regarding the same; confer with Perry and Oliver regarding various items; follow-up email regarding sale contract; email regarding liquor license; conference call regarding various pending items; follow-up from the same.	1.90 hrs
07/08/19	KEM	Research location map; confirm boundaries of district; prepare request for proposals.	0.50 hrs
07/09/19	JLE	Confer with Oliver regarding parking inquiry.	0.20 hrs
07/12/19	KEM	Confer with district engineer regarding bid documents upload.	0.20 hrs
07/15/19	JLE	Confer with Lockwood regarding pending bid.	0.20 hrs
07/17/19	JLE	Prepare parking policy; confer with Oliver regarding the same; email regarding the same.	0.80 hrs
07/18/19	JLE	Prepare for, travel to and from, and attend Board meeting.	3.30 hrs
07/19/19	JLE	Prepare development and contribution agreement; follow-up regarding the same.	3.10 hrs
07/22/19	JLE	Continue to review and revise development and contribution agreement; email regarding the same; analyze advanced funding provisions of acquisition and completion agreements; email regarding the same.	3.20 hrs
07/23/19	JLE	Conference call regarding development and contribution agreement; revise the same; email regarding the same.	0.70 hrs

=====

07/24/19	KEM	Prepare notices of rule development and rulemaking.	0.10 hrs
07/25/19	KEM	Review affidavit of mailing of assessment notice.	0.10 hrs
Total fees for this matter			\$4,287.50

DISBURSEMENTS

Document Reproduction	2.00
Travel	117.85
Conference Calls	16.38
Total disbursements for this matter	\$136.23

MATTER SUMMARY

Earlywine, Jere L.	14.80 hrs	275 /hr	\$4,070.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	145 /hr	\$217.50
TOTAL FEES			\$4,287.50
TOTAL DISBURSEMENTS			\$136.23
TOTAL CHARGES FOR THIS MATTER			\$4,423.73

BILLING SUMMARY

Earlywine, Jere L.	14.80 hrs	275 /hr	\$4,070.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	145 /hr	\$217.50
TOTAL FEES			\$4,287.50
TOTAL DISBURSEMENTS			\$136.23
TOTAL CHARGES FOR THIS BILL			\$4,423.73

Please include the bill number on your check.

LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217
(888) 767-0050

PAST DUE INVOICE

**CLIENT – BILL TO:**

025-27133
Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32095

LOCATION

025-27133
Beacon Lake - Riverside Management
850 Beacon Lake Parkway
St Augustine, FL 32095

INVOICE #	PURCHASE ORDER #	DATE	TOTAL	TERMS
111073755		06/10/2019	\$186.38	Net 45

EQUIPMENT & SERVICES	QTY	RATE	AMOUNT
TL1 AED Cabinet	1	175.00	175.00T
08/26/2019 - 2ND REQUEST - ph			



??

*Oops! It seems that our invoice may have been overlooked, and has now become past due.
Please use the "Pay Now" button, or contact Sheryl to clear your balance. Thank you!*

sheryl.thomassie@lifesafeservices.com

(888) 767-0050 ext 13

REMIT TO:
LIFESAFE SERVICES LLC
5971 Powers Ave, Suite 108
Jacksonville, FL 32217

SUBTOTAL:	175.00
SHIPPING:	
TAX:	11.38
TOTAL:	186.38
BALANCE DUE:	\$186.38

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617414
DATE: 9/1/2019

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



DUE DATE	RENTAL PERIOD
10/7/2019	

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

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617414	10/7/2019	\$2,307.62	

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

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



Invoice

Date
Invoice #8/14/2019
131295588152

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

Terms	Net 20
Due Date	9/3/2019
PO #	
Delivery Ticket #	Sales Order #1327731
Delivery Date	8/13/2019
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.50	450.00
160-050	Pool Acid bulk by Gallon	15	gal	3.00	45.00
<i>B. H. 8-19-19 Pool Chemicals 001.320.57200.45506</i>					

Total 495.00
Amount Due \$495.00

Remittance Slip

Customer
13BEA030
Invoice #
131295588152

Amount Due \$495.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295588152



Invoice

Date
Invoice #8/14/2019
131295588144

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

Terms	Net 20
Due Date	9/3/2019
PO #	
Delivery Ticket #	Sales Order #1327730
Delivery Date	8/13/2019
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	15	gal	3.00	45.00
<i>B. Hight 8-19-19 Pool Chemicals 001.320.57200.45506</i>					

Total 345.00
Amount Due \$345.00

Remittance Slip

Customer
13BEA030
Invoice #
131295588144

Amount Due \$345.00

Amount Paid _____

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



131295588144

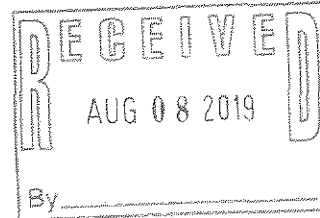
Riverside Management Services, Inc

Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
7/31/2019	33

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
233.2	Lifeguard Services through August 1, 2019 320,572,45501 V-20 (A)	16.00	3,731.20
Total			\$3,731.20

RMW
8,8,19

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>
233.2	Lifeguard Services	\$ 16.00	\$ 3,731.20

Covers Period End: August 1, 2019

\$ 3,731.20

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS
FOR PE 08/01/19

Date	Hours	Employee	Description
7/19/19	4.98	A.J.D.	Lifeguarding
7/19/19	3.95	A.V.	Lifeguarding
7/19/19	5.13	S.S.	Lifeguarding
7/19/19	3.98	C.B.	Lifeguarding
7/20/19	5.13	A.C.	Lifeguarding
7/20/19	5.45	A.V.	Lifeguarding
7/20/19	5.5	S.S.	Lifeguarding
7/21/19	5.5	A.J.D.	Lifeguarding
7/21/19	5.65	A.C.	Lifeguarding
7/21/19	5.13	A.V.	Lifeguarding
7/22/19	5.08	A.C.	Lifeguarding
7/22/19	3.98	A.V.	Lifeguarding
7/22/19	4.02	A.D.	Lifeguarding
7/22/19	5	S.S.	Lifeguarding
7/23/19	5.2	A.C.	Lifeguarding
7/23/19	5.12	A.D.	Lifeguarding
7/23/19	4	S.S.	Lifeguarding
7/23/19	4	C.B.	Lifeguarding
7/24/19	2.3	A.C.	Lifeguarding
7/24/19	3.77	A.D.	Lifeguarding
7/24/19	3.92	S.S.	Lifeguarding
7/24/19	4.18	C.B.	Lifeguarding
7/25/19	3.98	A.V.	Lifeguarding
7/25/19	4	A.D.	Lifeguarding
7/25/19	4.97	S.S.	Lifeguarding
7/25/19	4.9	C.B.	Lifeguarding
7/26/19	3.75	A.C.	Lifeguarding
7/26/19	3.88	A.D.	Lifeguarding
7/26/19	5.05	S.S.	Lifeguarding
7/26/19	4.97	P.G.	Lifeguarding
7/27/19	5.32	A.C.	Lifeguarding
7/27/19	4.03	A.D.	Lifeguarding
7/27/19	3.97	P.G.	Lifeguarding
7/28/19	5.52	A.C.	Lifeguarding
7/28/19	5.47	P.G.	Lifeguarding
7/29/19	5.05	A.C.	Lifeguarding
7/29/19	4.05	A.V.	Lifeguarding
7/29/19	3.9	A.D.	Lifeguarding
7/29/19	5.18	P.G.	Lifeguarding
7/30/19	5	J.E.S.	Lifeguarding
7/30/19	5.02	A.C.	Lifeguarding
7/30/19	4.85	A.V.	Lifeguarding
7/30/19	3.93	A.D.	Lifeguarding
7/30/19	4.02	P.G.	Lifeguarding
7/31/19	4.03	A.C.	Lifeguarding
7/31/19	4.93	A.V.	Lifeguarding
7/31/19	5.08	A.D.	Lifeguarding
7/31/19	3.88	P.G.	Lifeguarding
8/1/19	3	J.E.S.	Lifeguarding
8/1/19	3.5	A.C.	Lifeguarding
8/1/19	3.5	A.V.	Lifeguarding
8/1/19	3.5	A.D.	Lifeguarding

TOTAL 233.2

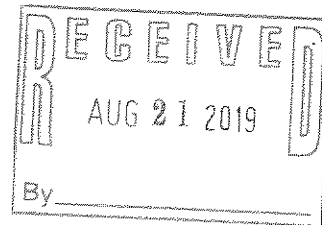
Riverside Management Services, Inc

Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
8/19/2019	34

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 July 1 - July 31, 2019 Maintenance Supplies	1,364.27 487.95	1,364.27 487.95
	<i>B. Huph 8-20-19</i> <i>Pool MAINT. - \$155.00</i> <i>001.320.57200.45505</i> <i>Repairs + Replacements - \$1376.35</i> <i>001.320.57200.44200</i> <i>Pool Chemicals - \$106.49</i> <i>001.320.57200.45506</i> <i>SNACK BAR INVENTORY - \$214.38</i> <i>001.320.57200.44203</i>	<i>V-20</i> <i>(A)</i>	
Total			\$1,852.22

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/19	6	K.B.	Pressure washed patio furniture and playground furniture, side of building with spider eggs and webs, fixed tennis court windscreen
7/4/19	2	K.B.	Emergency Call Out - Pools - had to check levels of pool chlorine, pump stopped pumping and pool was getting cloudy
7/8/19	2	K.B.	Emergency Call Out - Returned to pool due to probes being bad, chlorine dropped to 0
7/9/19	8	K.B.	Pressure washed whole amenity center building and dusted for spider webs and eggs
7/17/19	4	B.M.	Repaired netting on spray feature, picked up supplies, reattach netting to marcite through eyelets
7/16/19	6	K.B.	Painted and touched up areas with paint, raked beach area and filled wash out, dusted webs at boat house
7/22/19	8	K.B.	Raked beach and filled in any washouts, dusted for spider webs and cobwebs, pressure washed patio furniture, replaced fitting on lap pool handicap chair
TOTAL	<u>38</u>		
MILES	<u>77</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 08/05/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MUTC)				
	7/9/19	Coffee Urn (3)	154.06	B.S.
	7/10/19	Coffee Stirrers	2.16	B.S.
	7/10/19	Foam Plates (2)	6.07	B.S.
	7/10/19	Coffee Cups (4)	22.91	B.S.
	7/10/19	100 ct. Coffee Lids	8.80	B.S.
	7/10/19	Napkins (2)	6.83	B.S.
	7/10/19	Lipton Tea Pack	3.44	B.S.
	7/10/19	Splenda Pack	10.11	B.S.
	7/15/19	Total Alkalinity 50 pound	42.64	B.S.
	7/15/19	Taylor 0001 Chemical	13.79	B.S.
	7/15/19	Taylor 0002 Chemical	13.79	B.S.
	7/15/19	Taylor 0004 Chemical (2)	19.23	B.S.
	7/16/19	Bow Rake	12.63	K.B.
	7/16/19	Maglo Eraser	7.33	K.B.
	7/16/19	Sand Paper Fine	5.37	K.B.
	7/16/19	6" Plastic Mini Roller Tray	2.15	K.B.
	7/16/19	4.5x1/4 Mini Roller	6.74	K.B.
	7/16/19	4x1/4 Roller 2 pk	6.29	K.B.
	7/16/19	3" Foam Brush	1.12	K.B.
	7/16/19	2" Flat Brush	1.36	K.B.
	7/16/19	24" Leaf Rake	10.33	K.B.
	7/17/19	Tiler Cleaner	17.14	B.S.
	7/22/19	Combination Lock	17.79	B.S.
	7/23/19	Female Hose Repair	5.73	B.S.
	7/23/19	5/8" Hose Repair	8.60	B.S.
	7/24/19	CJ Replacement head immobilizer	81.67	D.S.
		TOTAL	<u>\$487.95</u>	

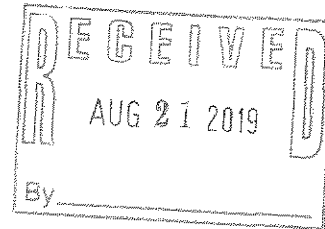
Riverside Management Services, Inc

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

Invoice

Date	Invoice #
8/20/2019	35

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
89.11	Lifeguard Services through August 11, 2019 320,572,45501 V-20 (A)	16.00	1,425.76
Total			\$1,425.76

2nw
8,20,19

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>
89.11	Lifeguard Services	\$ 16.00	\$ 1,425.76
Covers Period End: August 11, 2019			<u>\$ 1,425.76</u>

LIFEGUARDS #320-572-45501

Lifeguard

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS
FOR PE 08/15/19

Date	Hours	Employee	Description
8/2/19	3.5	A.D.	Lifeguarding
8/3/19	5.25	A.C.	Lifeguarding
8/4/19	5.5	A.C.	Lifeguarding
8/5/19	5.47	A.C.	Lifeguarding
8/5/19	5.95	C.B.	Lifeguarding
8/6/19	5.37	A.C.	Lifeguarding
8/6/19	6	C.B.	Lifeguarding
8/7/19	4	A.C.	Lifeguarding
8/7/19	3.93	C.B.	Lifeguarding
8/8/19	5.95	C.B.	Lifeguarding
8/9/19	5.07	A.C.	Lifeguarding
8/9/19	5.68	C.B.	Lifeguarding
8/10/19	4.03	A.C.	Lifeguarding
8/10/19	5.95	A.J.D.	Lifeguarding
8/11/19	5.5	A.C.	Lifeguarding
8/11/19	5.98	C.B.	Lifeguarding
8/11/19	5.98	A.J.D.	Lifeguarding
TOTAL	89.11		

Riverside Management Services, Inc

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

Invoice

Date	Invoice #
8/31/2019	37

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
59.28	Lifeguard Services through August 24, 2019 320,572,45501	16.00	948.48
		Total	\$948.48

RHW
9.11.19

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>
59.28	Lifeguard Services	\$ 16.00	\$ 948.48
	Covers Period End: August 24, 2019		<u>\$ 948.48</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS
8/16/19 to 9/2/19

Date	Hours	Employee	Description
8/3/19	5.23	P.G.	Lifeguarding - Timecard Handed in Late
8/4/19	5.42	P.G.	Lifeguarding - Timecard Handed in Late
8/4/19	5.48	A.V.	Lifeguarding - Timecard Handed in Late
8/5/19	5.47	A.V.	Lifeguarding - Timecard Handed in Late
8/6/19	5.35	A.V.	Lifeguarding - Timecard Handed in Late
8/7/19	4.6	A.V.	Lifeguarding - Timecard Handed in Late
8/8/19	5.2	A.V.	Lifeguarding - Timecard Handed in Late
8/17/19	3.53	C.B.	Lifeguarding
8/17/19	3.52	A.J.D.	Lifeguarding
8/18/19	3.97	C.B.	Lifeguarding
8/18/19	3.95	A.J.D.	Lifeguarding
8/18/19	5	A.C.	Lifeguarding
8/24/19	2.56	A.C.	Lifeguarding

TOTAL	<u>59.28</u>
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INVOICE ITEM REPRINT

Invoice #: 1237802 - 7/26/2019

Sea Breeze Food Service

3807 Edgewood Drive
Jacksonville, FL 32254
904-356-9905

Customer: 808500

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL 32092
(602) 373-7227

Ship To:

MEADOW VIEW AT TWIN CREEK
850 BEACON LAKE PKWY
ST AUGUSTINE FL 32095
(602) 373-7227



Item	Pack	Size	Brand	Description	Qty_Ord	Qty_Shp	Short	E	Price	Ext_Sell	Wgt	Whs_Inv
21940		6 5 LB	LAND O LAKES	QUESO WHITE CHEESE DIP	1	1		Y	18.37	18.37		1
Items: 1					1	1	0			18.37		

INVOICE ITEM REPRINT

Sea Breeze Food Service

3807 Edgewood Drive
Jacksonville, FL 32254
904-356-9905

Invoice #: 1237783 - 7/26/2019



Customer: 808500

MEADOW VIEW AT TWIN CREEK

475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL 32092
(602) 373-7227

Ship To:

MEADOW VIEW AT TWIN CREEK

850 BEACON LAKE PKWY
ST AUGUSTINE FL 32095
(602) 373-7227

Item	Pack	Size	Brand	Description	Qty_Ord	Qty_Shp	Short	E	Price	Ext_Sell	Wgt	Whs_Inv
23730	35	16.9 OZ	CRYSTAL GEYSER	WATER SPRING 35/16.9 OZ	2	2			6.30	12.60		114
19736	4	1 GAL	KEN'S DRESSING	SAUCE BUFFALO WING S/B RAY'S	1	1			58.16	58.16		15
12937	60	1.5 OZ	KEN'S DRESSING	DRESSING HONEY MUSTARD	1	1			18.58	18.58		5
19463	4	1 GAL	KEN'S DRESSING	DRESSING CAESAR SPECIAL	1	1			59.91	59.91		5
18882	12	12 OZ	FFS FRENCH'S	MUSTARD SQUEEZE YELLOW	1	1			19.67	19.67		9
19521	12	20 OZ	FFS FRENCH'S	KETCHUP UPSIDE DOWN FLIP TOP	1	1			25.56	25.56		35
20086	200	9	C.F.SAUER	RELISH POUCHES C.F. SAUER	1	1			10.81	10.81		2
56293	5	2.25 LB	HNX HEINZ	CROUTONS SEASONED	1	1			28.13	28.13		5
21195	6	2 LB	MISSION FOODS	TORTILLA CHIPS TRIANGLES	1	1			25.22	25.22		4
56344	6	60 OZ	GEHL FOODS	QUESO WHITE SAUCE	1	1			12.85	12.85		
20395	6	108 OZ	DEL SOL	PEPPERS JALAPENO SLICED #10	1	1			34.45	34.45		3
19985	4	1 GAL	KAISER	PICKLE HAMBURGER DILL CHIP	1	1			26.21	26.21		21
24670	12	12 CT	TACOMEX	TORTILLA FLOUR 10" FOOD	1	1			19.94	19.94		11
451	16	625 CT	PRIME SOURCE	NAPKIN 6X13.5" WHITE DISPENSER	1	1			47.19	47.19		4
25681	5	1000 CT	HANDY WACKS	DELI PAPER RED CHECKED 12X12	1	1			111.21	111.21		2
27759	1000	12 OZ	DART CONTAINER	LID 12SL FOR 12 OZ CUP DART	1	1			23.35	23.35		4
28322	1	500 CT	CARDINAL STRAW	STRAWS WRAPPED 10" TRANS.	1	1			4.62	4.62		63
28780	2	250 CT	PACTIV	TRAY FOOD PAPER #300 3LB #D3T	1	1			20.45	20.45		6
29801	10	100 CT	AMER CARE	GLOVES NITRILE POWDERFREE	1	1			53.49	53.49		37
34111	20	50 CT	DART CONTAINER	CUP PLASTIC CLEAR 12OZ DART	1	1			76.02	76.02		5
60001	2	250 CT	PACTIV	TRAY FOOD PAPER #500 5LB #D5T	1	1			29.68	29.68		5
7703	1	1000 CT	AMER CARE	FORK MEDIUM WEIGHT POLY	1	1			7.84	7.84		26
7704	1	1000 CT	AMER CARE	KNIFE MED. WT. POLYPRO	1	1			8.49	8.49		15
0031	1	BOX		PRODUCE APPLES RED 10 CT	1	1			8.56	8.56		2
0401	1	2CT		PRODUCE LETTUCE ROMAINE 2	2	2			8.89	17.78		4
0531	1	5 LB	PACKER PRODUCE	PRODUCE ONION RED JUMBO 5	1	1			5.89	5.89		2
1034	1	5 LB	PACKER PRODUCE	PRODUCE CARROT STICKS 5 LB	1	1			12.84	12.84		6

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114

INVOICE ITEM REPRINT
Invoice #: 1237783 - 7/26/2019
Cust Num: 808500

MEADOW VIEW AT TWIN CREEK
850 BEACON LAKE PKWY
ST AUGUSTINE FL 32095

Item	Pack Size	Brand	Description	Qty_Ord	Qty_Shp	Short	E	Price	Ext_Sell	Wgt	Whs_Inv
3616	1 288 CT	HORMEL	BACON FULLY COOKED 13/17	1	1			123.15	123.15		1
1043	1 5 LB	PACKER PRODUCE	PRODUCE CELERY STICK 5 LB	1	1			16.45	16.45		8
3290	2 5 LB	TYS RED LABEL	CHICKEN TENDER CRISPY	1	1			35.87	35.87		99
3914	1 40 LB	PIL PILGRIM'S	CHICKEN THIGHS B/I FRZ	1	1			0.92	36.80	40.00	24
3290	2 5 LB	TYS RED LABEL	CHICKEN TENDER CRISPY	1	1			35.87	35.87		99
713	40 4 OZ	BALTER MEAT	BEEF PATTY 80/20 FRESH 4 OZ	2	2			25.56	51.12		17
4591	1 5 LB	SCHRIBER	CHEESE MONTEREY JACK	2	2			14.81	29.62		11
5134	100 1 OZ	DARIFAIR	SOUR CREAM TETRA PACK 1OZ.	1	1			15.75	15.75		372
4149	1 10 LB	FARMLAND	FRANKS BEEF 8/1 6" #810967 CN	1	1			29.19	29.19		11
4263	1 5 LB	SCHRIBER	CHEESE YELLOW AMERICAN 120	1	1			13.41	13.41		36
4593	1 5 LB	BELGIOIOSO	CHEESE PARMESAN SHREDD	1	1			21.46	21.46		70
22610	12 10 CT	KRONOS	PITA FLATBREAD 6" WHITE #2100	1	1			32.71	32.71		1
22777	8 12 CT	FLOWERS	BUN HOTDOG 6" SLICED	1	1			29.06	29.06		14
22839	5 12	VILLAGE/SEABREZ	BUN POTATO 5" SLICED	1	1			23.68	23.68		16
6791	6 4.5LB	CAVENDISH	FRIES SHOESTRING FINE COAT	2	2			38.90	77.80		113
5837	6 5 LB	CAVENDISH	TATER TOT GOLDEN NUGGETS	1	1			40.90	40.90		206
24063	1 350 CT	J&J SNACKS	PRETZEL SOFT BITES	1	1			27.76	27.76		3
19230	60 1.5 OZ	KEN'S DRESSING	DRESSING RANCH POUCH	1	1			17.28	17.28		3
19225	60 1.5 OZ	KEN'S DRESSING	DRESSING BLUE CHEESE CHUNKY	1	1			20.55	20.55		3
Items: 46				51	51	0			1,457.93		



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

9/02/2019
 808500

MEADOW VIEW AT TWIN CREEK
 850 BEACON LAKE PKWY

71

ST AUGUSTINE FL
 32095

MEADOW VIEW AT TWIN CREEK
 475 WEST TOWN PLACE
 STE 114
 ST AUGUSTINE FL

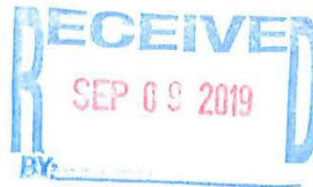
MEADOW VIEW AT TWIN CREEK
 475 WEST TOWN PLACE
 STE 114

PAGE 1 ST AUGUSTINE FL
 32092

808500 71 9/02/19

LATE CHARGES WILL BE ASSESSED ON ALL
 INVOICES PAST DUE AT 1.0%, 12% ANNUAL
 DUE AFTER 30 DAYS

07262019	1237783	INV	1457.93	1457.93	1237783	INV	1457.93
07292019	1238069	C/M	12.85-	1445.08	1238069	C/M	12.85-
08292019	1237783	PYM	1457.93-	12.85-	1237783	PYM	1457.93-
	CUSTOMER-		808500	TOTAL			
			.00	12.85-		TOTAL-	12.85-



Simply Linen Solutions

A Division of Star Brite Laundries, LLC

124 Century 21 Drive, Suite 3
Jacksonville, FL 32216
(904) 855-4014
www.simplylinensolutions.com

CUSTOMER NAME: <i>BEACH LAKE</i>								INVOICE NUMBER <i>L 1000</i>				DATE <i>7/31/19</i>		TYPE <i>COG</i>		CONTRACT DATE		
M	T	W	TH	F	S	SU	PO# <i>Marina View 5th Lake</i>				PMT TERMS <i>Net</i>		TAX <i>17A</i>		FREQ.		ROUTE	
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SRC %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT								
LAUNDRY SERVICE																		
<i>Hotel Towel White</i>							<i>121</i>	<i>0.155</i>	<i>18.76</i>									
<i>Pool Towel Navy</i>							<i>73</i>	<i>0.175</i>	<i>12.78</i>									
<div style="border: 1px solid black; padding: 5px; transform: rotate(-90deg); transform-origin: center;"> RECEIVED AUG 16 2019 </div>																		
WRAP/PACKAGING								<i>2.45</i>	<i>2.45</i>									
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)								<i>12.45</i>	<i>12.45</i>									
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.									AMOUNT	<i>44.44</i>								
Delivery Received by: <i>[Signature]</i> Date: <i>7-31-2019</i>									SURCHARGES	<i>3.49</i>								
Signature of Customer									TAX									
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.									TOTAL	<i>60.38</i>								

V-43 (A) 1,320,532.45011



Questions on this invoice call:

(866) 470-7133 Option 2

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION		PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
08/04		Balance Forward							\$1,453.97
08/07	P96799	Payment - Lockbox 313							\$-80.78
08/23	P99433	Payment - Lockbox 315							\$-1,373.19
08/16 08/16	I03205750-08162019	RULE DEVELOPMENT		SA St Augustine Record	1.00 x 3.0000	3	1	\$8.98	\$26.94
08/16 08/16	I03205750-08162019	RULE DEVELOPMENT		SA St Aug Record Online	1.00 x 3.0000	3	1	\$8.97	\$26.91
08/19 08/19	I03205762-08192019	PUB HEARING BOS 9/19/19		SA St Augustine Record	1.00 x 7.2500	7.25	1	\$8.98	\$65.11
08/19 08/19	I03205762-08192019	PUB HEARING BOS 9/19/19		SA St Aug Record Online	1.00 x 7.2500	7.25	1	\$8.97	\$65.03

PREVIOUS AMOUNT OWED: \$1,453.97

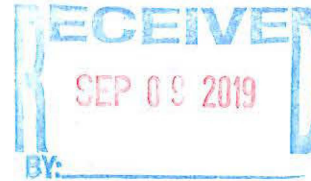
NEW CHARGES THIS PERIOD: \$183.99

CASH THIS PERIOD: (\$1,453.97)

DEBIT ADJUSTMENTS THIS PERIOD: \$0.00

CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.



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	
	\$183.99		\$0.00	\$0.00	\$0.00	\$0.00		\$183.99	
SALES REP/PHONE #		25 ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1 BILLING PERIOD		6 BILLED ACCOUNT NUMBER		7 ADVERTISER/CLIENT NUMBER		2 ADVERTISER/CLIENT NAME	
		08/05/2019 - 09/01/2019		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD	

MAKE CHECKS PAYABLE TO

The St. Augustine Record

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

		1	BILLING PERIOD			2	ADVERTISER/CLIENT NAME						
		08/05/2019 - 09/01/2019			MEADOW VIEW AT TWIN CREEKS CDD								
COMPANY	23	TOTAL AMOUNT DUE			* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT					
SA 7		\$183.99			\$0.00		NET 15 DAYS						
21	CURRENT NET AMOUNT			22	30 DAYS		60 DAYS		OVER 90 DAYS				
		\$183.99			\$0.00		\$0.00		\$0.00				
4	PAGE #		5	BILLING DATE		6	BILLED ACCOUNT NUMBER		7	ADVERTISER/CLIENT NUMBER		24 STATEMENT NUMBER	
			09/01/2019		15651			15651			0000053537		

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2626

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

Fri, Aug 16, 2019
8:02:04AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

E-Mail:

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

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

Ad Number: 0003205750-01

Start: 08/16/2019

Placement: SA Legals

Copy Line: NOTICE OF RULE DEVELOPMENT BY MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 1r

Caller: COURTNEY HOGG

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 08/16/2019

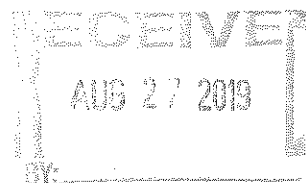
Lines 36
Depth 3.00
Columns 1

Price \$53.85

**NOTICE OF RULE DEVELOPMENT
BY MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. A public hearing will be conducted by the District on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

James Oliver
District Manager
0003205750 August 16, 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# 0003205750-01

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 INTENT** in the matter of **RULE DEVELOPMENT** was published in said newspaper on **08/16/2019**.

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 **AUG 16 2019**

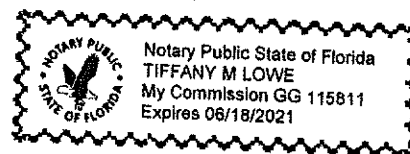
by *Julia Kerti* who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

NOTICE OF RULE DEVELOPMENT
BY MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(6) and 120.54, *Florida Statutes*. A public hearing will be conducted by the District on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

James Oliver
District Manager
0003205750 August 16, 2019



Mon, Aug 19, 2019
7:54:06AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

E-Mail:

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

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

Ad Number: 0003205762-01

Start: 08/19/2019

Placement: SA Legals

Copy Line: NOTICE OF RULEMAKING FOR OVERNIGHT PARKING AND PARKING ENFORCEMENT BY MEADOW VIEW AT TWIN (

Caller: COURTNEY HOGG

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 08/19/2019

Lines 85
Depth 7.25
Columns 1

Price \$130.14

**NOTICE OF RULEMAKING FOR
OVERNIGHT PARKING AND
PARKING ENFORCEMENT BY
MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed Rules *Relating to Overnight Parking and Parking Enforcement* ("Rule.") The public hearing will provide an opportunity for the public to address proposed rules for overnight parking and parking enforcement.

The proposed rules may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.017(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in *The St. Augustine Record* on Friday, August 16, 2019.

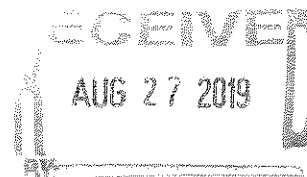
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.

A copy of the proposed rule may be obtained by contacting the District Manager's Office.

0003205762 August 19, 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# 0003205762-01

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 **PUB HEARING BOS 9/19/19** was published in said newspaper on **08/19/2019**.

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 **AUG 19 2019**

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

Tiffany M. Lowe
(Signature of Notary Public)

**NOTICE OF RULEMAKING FOR
OVERNIGHT PARKING AND
PARKING ENFORCEMENT BY
MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") on Thursday, September 19, 2019, at 10:00 a.m., at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules *Relating to Overnight Parking and Parking Enforcement* ("Rule.") The public hearing will provide an opportunity for the public to address proposed rules for overnight parking and parking enforcement.

The proposed rules may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in *The St. Augustine Record* on Friday, August 16, 2019.

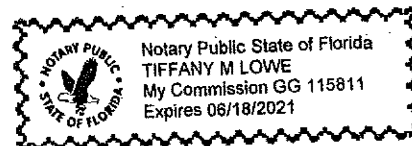
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Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.

A copy of the proposed rule may be obtained by contacting the District Manager's Office.

0003205762 August 19, 2019





INVOICE

INVOICE #	INVOICE DATE
JAX 52275	8/31/2019
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: September 30, 2019

Invoice Amount: \$667.20

Description	Current Amount
Concave Park Mainline Irrigation Repairs	\$667.20

Invoice Total \$667.20

B. Hupke 9-12-19
IRRIGATION REPAIRS
001.320.53800.45009

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



INVOICE

INVOICE #	INVOICE DATE
JAX 52276	8/31/2019
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: September 30, 2019

Invoice Amount: \$544.68

Description	Current Amount
August Repairs	
Irrigation Repairs	\$544.68

BAH 9-12-19
IRRIGATION REPAIRS
001.320.53800.45009

Invoice Total \$544.68

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
JAX 47493	8/31/2019
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: September 30, 2019

Invoice Amount: \$15,653.85

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

Invoice Total \$15,653.85

B. Stephens 9-16-19
LANDSCAPE MAINT.
001.320.53800.45003

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