

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

MARCH 19, 2020

Meadow View at Twin Creeks

Community Development District

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

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

March 13, 2020

Board of Supervisors
Meadow View at Twin Creeks
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District is scheduled for **Thursday, March 19, 2020 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following are the advance agendas for the meetings:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the February 20, 2020 Meeting
- IV. Ratification of Proposals from Clary & Associates
 - A. Phase 4 Topographic Survey
 - B. Preparation of Maps for Relocated Fire Lanes - Phase 2 Townhomes
- V. Proposals from Basham & Lucas
 - A. Ratification of Proposal for Electrical Engineering for the Entrance to Toll Brothers Project
 - B. Consideration of Proposal for Design Services Related to the Lakefront Park
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer - Requisition Summary
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Operations Manager
- VII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 8
- VIII. Supervisors' Requests and Audience Comments
- IX. Next Scheduled Meeting – April 16, 2020 at 10:00 a.m. at the offices of GMS
- X. Adjournment

Enclosed under the third order of business is a copy of the minutes of the February 20, 2020 meeting for your review and approval.

The fourth order of business is ratification of proposals from Clary & Associates. Enclosed for your review are proposals from Clary & Associates for the phase 4 topographic survey and preparation of maps for the phase 2 townhomes relocated fire lanes.

The fifth order of business is proposals from Basham & Lucas. Enclosed for your review and approval are proposals for electrical engineering services for the entrance to the Toll Brothers project, and a proposal for design services related to the Lakefront Park.

Enclosed under financial reports is the balance sheet and income statement, assessment receipts schedule, and check register for your review. The construction funding request will be distributed closer to the meeting once all requisitions have been received.

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

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

Sincerely,

James Oliver

James Oliver

District Manager
Meadow View at Twin Creeks
Community Development District

AGENDA

Meadow View at Twin Creeks Community Development District Agenda

Thursday
March 19, 2020
10:00 a.m.

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

- I. Call to Order
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- III. Approval of the Minutes of the February 20, 2020 Meeting
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VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – April 16, 2020 at 10:00 a.m. at the offices of GMS

X. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, February 20, 2020 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
Ben Bishop	Supervisor
Danielle Simpson	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Sarah Warren	District Counsel
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager
Richard McGovern	Amenity Manager
Jere Earlywine	Hopping, Green & Sams (by phone)

The following is a summary of the discussions and actions taken at the February 20, 2020 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

**Approval of the Minutes of the January
16, 2020 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the minutes of the January 16, 2020 meeting were approved.

FOURTH ORDER OF BUSINESS

**Ratification of Indemnity Agreement for
Surety Bond Provided by Lexon**

Mr. Oliver stated this is for the FP&L project and has already been processed.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the indemnity agreement for the surety bond provided by Lexon was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Pool Pump Preventative
Maintenance Proposal**

Mr. Oliver stated the proposal provided by Compac is in the amount of \$6,245.44 for a minimum of two visits per year.

On MOTION by Ms. Simpson seconded by Mr. Parker with all in favor the proposal from Compac for pool pump preventative maintenance was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Installation
of Kayak Launch Ramp Gate**

Mr. Oliver stated this proposal was provided by Sterling Specialties and is in the amount of \$600.

On MOTION by Ms. Simpson seconded by Mr. Bishop with all in favor the proposal from Sterling Specialties for installation of a gate at the kayak launch ramp was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from Clary &
Associates for Phase 3B Surveying and
Mapping Services**

Mr. Oliver stated the proposal from Clary & Associates has six tasks listed for a total of \$52,560.

Mr. Kovacic stated this is a proposal for platting services and submitting of the plat for the next phase of the development.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the proposal from Clary & Associates for Phase 3B surveying and mapping services was approved.

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

Mr. Earlywine stated we've had discussions with Danielle about the BYOB policy, as well as some discussions about fencing and things like that. We're doing a little bit of follow up on both of those issues. I think the bottom line on the BYOB policy is there's no legal prohibition that we're aware of that would prevent us from allowing BYOB, but it does have some liability risks that we've talked to Danielle about and we will continue to have conversations over the next week or two and then maybe make some decisions at the next meeting.

Mr. Parker stated the other thing that was mentioned was the fences. We've had some issues out there where folks have ignored the approvals to put fences in the easements and there has been a petition circulated, so we're considering to allow them to keep it there, but we wanted them to sign an agreement that says if they don't move it if they have to within three or five days they are going to be charged the fee for moving it.

B. District Engineer – Requisition Summary

A copy of the requisition summary including numbers 173 and 174 for ratification and numbers 175-204 for approval was enclosed in the agenda package.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisition numbers 173 and 174 were ratified.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor requisition numbers 175-204 were approved.

Mr. Lockwood stated I also have three change orders. For Beacon Lake phase 3A subdivision, we have a credit of \$350,000. For the Parkway, there is a credit of \$28,000. There is another add change order for the townhomes regarding direct purchases that I want to discuss further with Blaz and Aaron and ratify at the next meeting.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the two credit change orders from Hughes Brothers were approved.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager – Report

Mr. McGovern gave an overview of the events mentioned in the operations memorandum, a copy of which was included in the agenda package.

E. Operations Manager

Mr. Stephens reviewed the amenity maintenance items listed in the operations memorandum, a copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Oliver stated on the assessment receipts schedule we are now at 95% collected.

C. Check Register

A copy of the check register in the amount of \$1,833,758.20 was enclosed in the agenda package. Mr. Oliver stated just to remind the Board, right now we're running all of the capital expenses through the general fund. We're having requisitions approved and once they're approved, they're funded by the developer, those funds are deposited into the account and the expenses are posted to the check register.

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

D. Ratification of Construction Funding Request Nos. 5 and 6

Copies of construction funding requests number 5 in the amount of \$863,759.80 and number 6 in the amount of \$23,670 were enclosed in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request numbers 5 and 6 were approved.

E. Approval of Construction Funding Request Nos. 7

Mr. Oliver stated included on construction funding request number 7 are requisitions 174-204 and you saw those earlier on the requisition summary.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor construction funding request number 7 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 – March 19, 2020
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

FOURTH ORDER OF BUSINESS

A.



PROFESSIONAL SURVEYORS & MAPPERS

bkovacic@bbxcapital.com

February 14, 2020

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


Attn: Blaz Kovacic

Re: Beacon Lakes Phase 4
St. Johns, Florida

Dear Mr. Kovacic:

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

Perform a **Topographic Survey** within the areas shown on the attached sketch, in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S..

Our fees to perform the above outlined scope of services will be a lump sum of \$4,050.00 (Four Thousand Fifty Dollars). 

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

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

Initial 

February 14, 2020

Page 2

BBX Capital Real Estate

TERMS:

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

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

This proposal consists of 3 pages. Any additions or exclusions to this document are not considered a part hereof.

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


Jeff Steink
President

JS/bct

Company

(CLIENT) Name:

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

Address:

475 WEST TOWN PLACE, SUITE 114

City:

ST. AUGUSTINE

State:

FL

Zip:

32092

Phone No:

904-940-5850

Fax No:

JOLIVER@GMSNF.COM

E-Mail Address:

BKOVACIC@BBXCAPITAL.COM

Name/Signature:

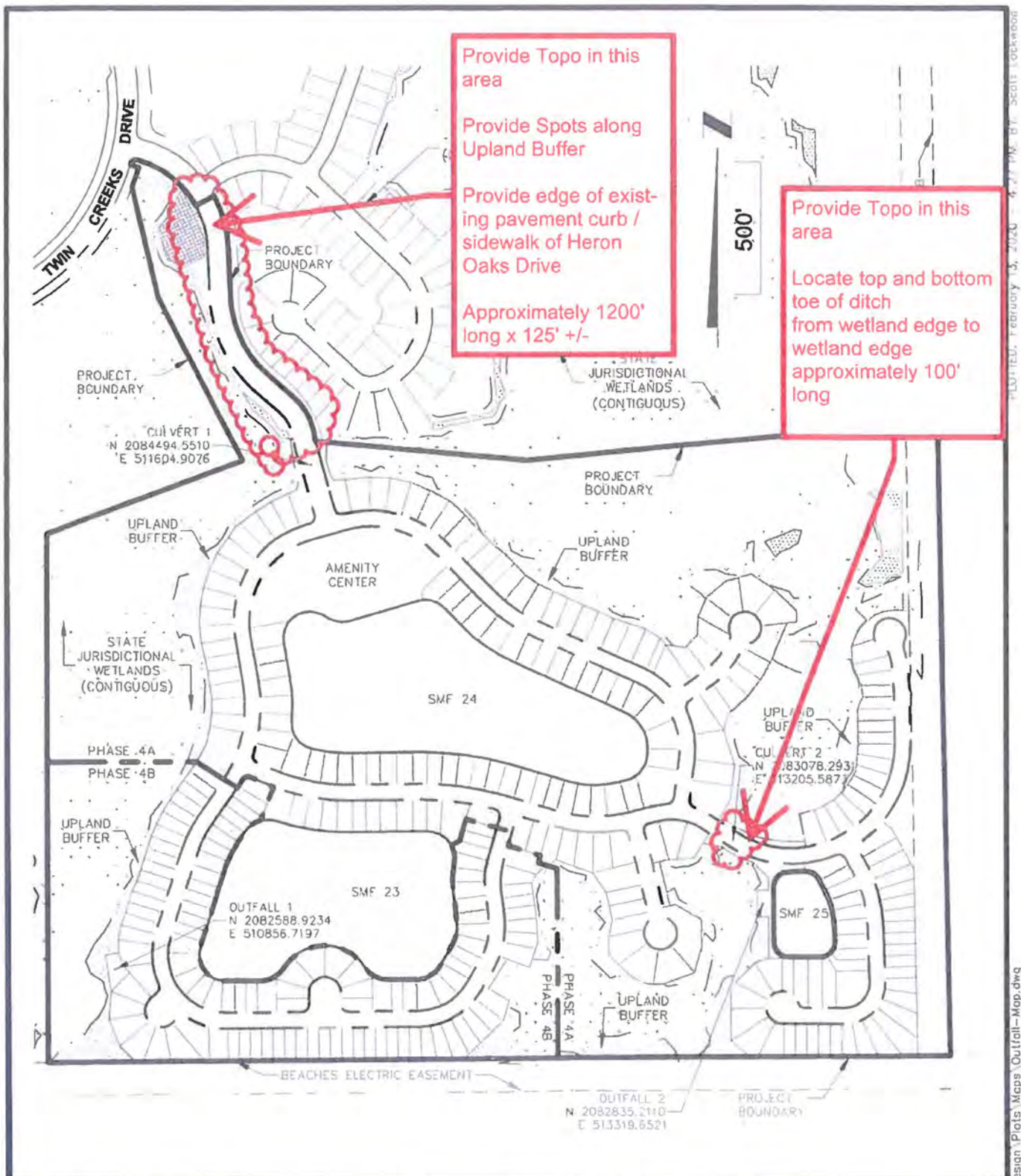
BLAZE KOVACIC

Title:

VICE CHAIR

Date:

2/21/2020



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

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

OUTFALL MAP

BEACON LAKE PHASE 4

ST. JOHNS COUNTY, FLORIDA

ETM NO. 19-267

DRAWN BY: D. Sims

DATE: 02-05-2020

DRAWING NO. 1

B.



PROFESSIONAL SURVEYORS & MAPPERS

bkovacic@bbxcapital.com

March 5, 2020

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

Attn: Blaz Kovacic

Re: Beacon Lake Phase 2 Townhomes
Relocated Fine Lanes
St. Johns, Florida

Dear Mr. Kovacic:


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

Prepare an **Affidavit and Prepare Maps and Descriptions** of the 5 (five) relocated fire lanes (see attached sketches).

Our fees to perform the above outlined scope of services will be a lump sum of \$1,750.00 (One Thousand Seven Hundred Fifty Dollars).

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

The fee quoted herein does not include Title Commitment or Title Abstract review unless provided prior to the date of this proposal. Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial 

March 5, 2020

Page 2

Meadow View at Twin Creeks

TERMS:

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

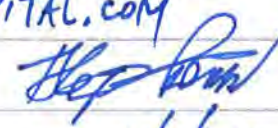
We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate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

This proposal consists of 7 pages. Any additions or exclusions to this document are not considered a part hereof.

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


Jeff Steimle
President

JS/bct

Company MEADOW VIEW AT TWIN CREEKS
(CLIENT) Name: COMMUNITY DEVELOPMENT DISTRICT
Address: 475 WEST TOWN PLACE, SUITE 114
City: ST. AUGUSTINE State: FL Zip: 32092
Phone No: 904-940-5850 Fax No: JOLIVER@GMSNF.COM
E-Mail Address: BKOVACIC@BBXCAPITAL.COM
Name/Signature: BLAZE KOVACIC 
Title: VICE CHAIR Date: 3/6/2020



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
HQS - 2584 LC - 0000316

PROPOSED FIRE LANE LOCATION

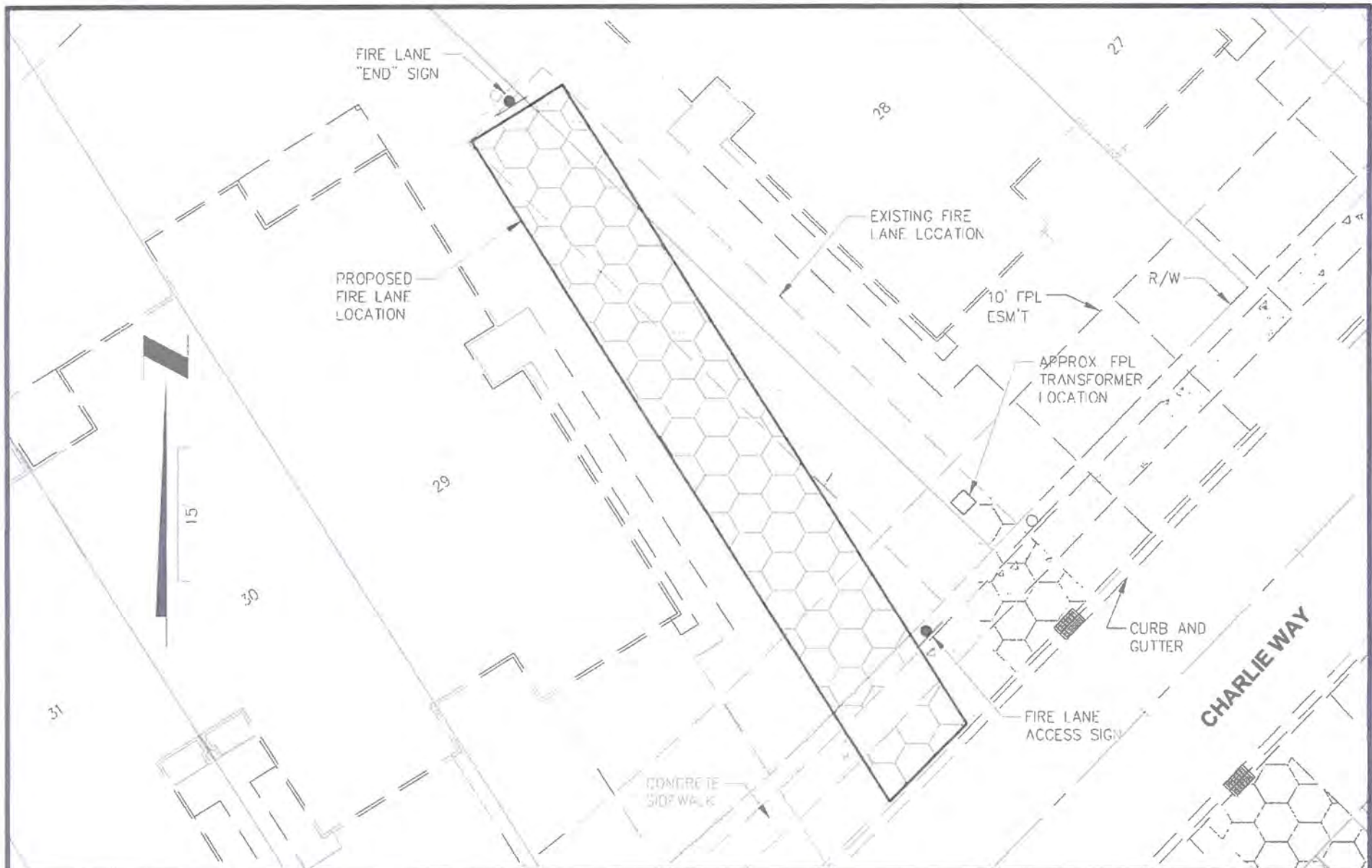
**BEACON LAKE TOWNHOMES
FOR
HEARTWOOD 23, LLC**

ETM NO. 17-085

DRAWN BY: D. SIMS

DATE: 2-27-2020

DRAWING NO. 1 OF 5



PLOTTED: February 26, 2020 - 8:58 AM BY: Daniel Sims

G:\17-085\LandDev\Design\Plots\Wops\Beacon-Lake-Town-Fire-Lane.dwg

ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REC - 7504 LC - 0000316

PROPOSED FIRE LANE LOCATION

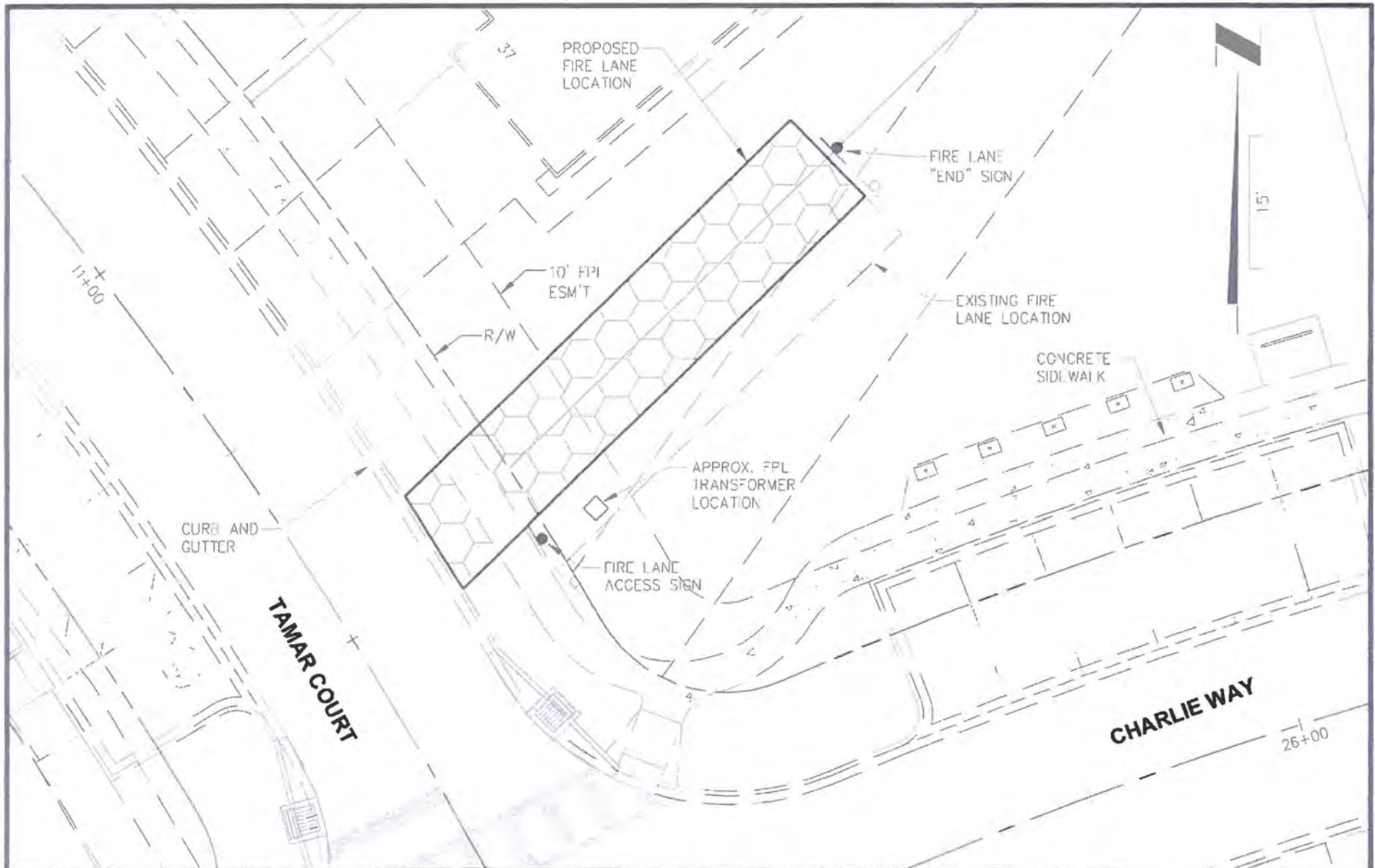
**BEACON LAKE TOWNHOMES
FOR
HEARTWOOD 23, LLC**

ETM NO. 17-085

DRAWN BY: D. SIMS

DATE: 2-27-2020

DRAWING NO. 2 OF 5



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 - LC - 0000316

PROPOSED FIRE LANE LOCATION

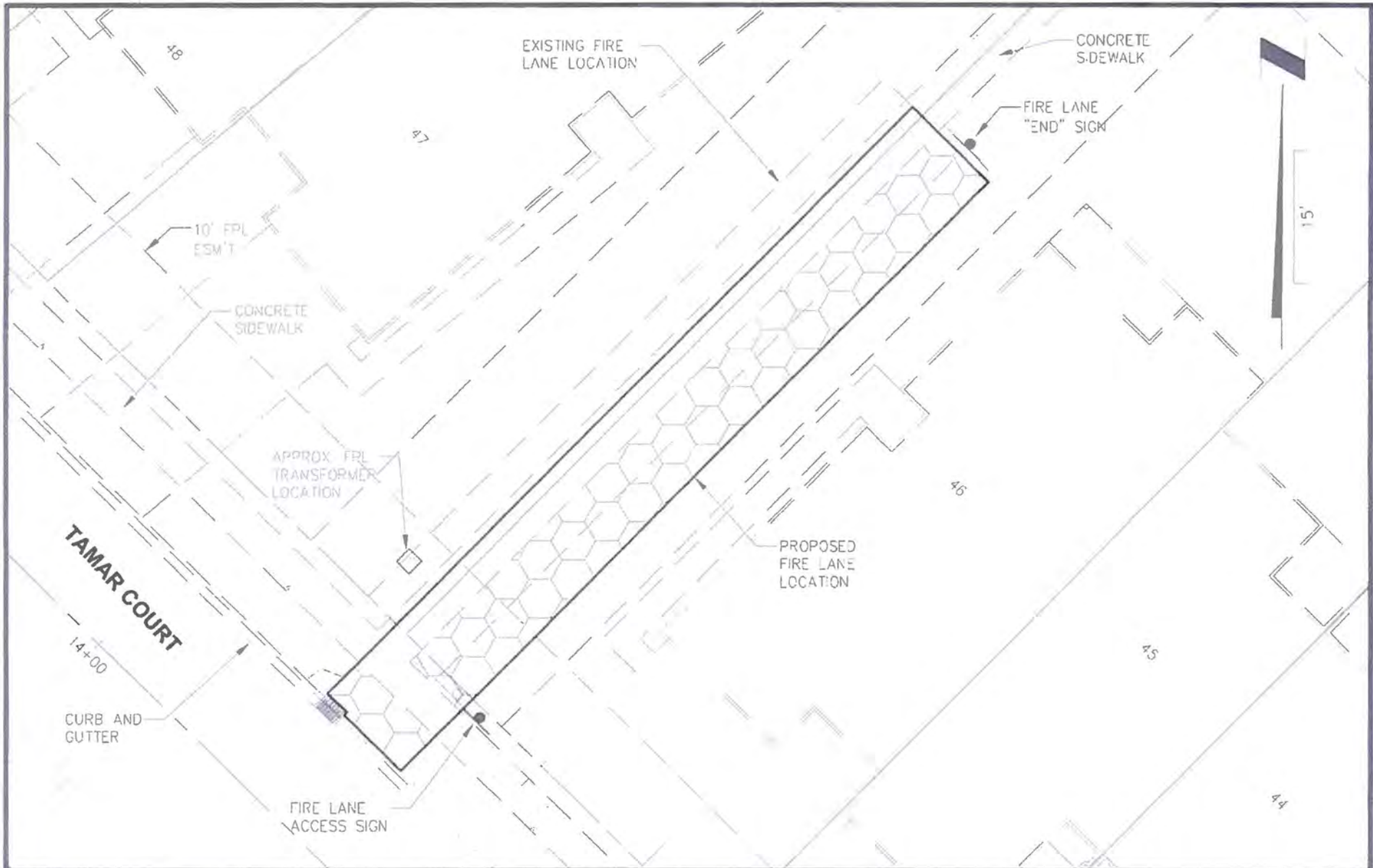
**BEACON LAKE TOWNHOMES
FOR
HEARTWOOD 23, LLC**

ETM NO. 17-085

DRAWN BY: D. SIMS

DATE: 2-27-2020

DRAWING NO. 3 OF 5



ETM

VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 RFG - 2584 LC - 0000316

PROPOSED FIRE LANE LOCATION

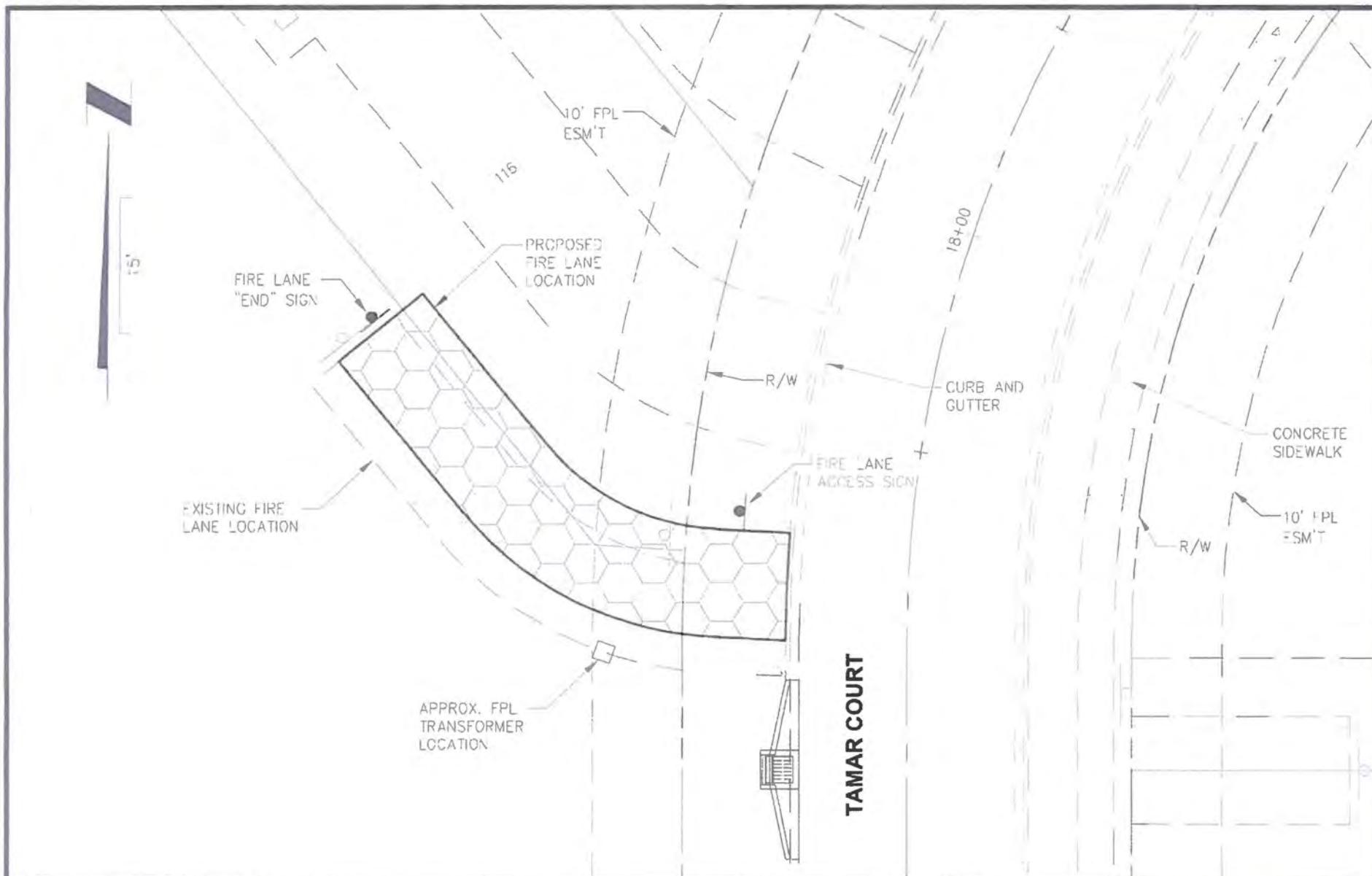
**BEACON LAKE TOWNHOMES
 FOR
 HEARTWOOD 23, LLC**

ETM NO. 17-085

DRAWN BY: D. SIMS

DATE: 2-27-2020

DRAWING NO. 4 OF 5



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Ole St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 7594 LC - 0000316

PROPOSED FIRE LANE LOCATION

**BEACON LAKE TOWNHOMES
FOR
HEARTWOOD 23, LLC**

ETM NO. 17-085

DRAWN BY: D. SIMS

DATE: 2-27-2020

DRAWING NO. 5 OF 5

FIFTH ORDER OF BUSINESS

A.



PROPOSAL FOR:

Beacon Lake
Site Electrical Engineering
Saint Johns, FL
Project # 20-09

DATE: March 6, 2020

TO: Meadow View at Twin Creeks
Community Development District
Blaz Kovacic, Vice-Chair
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Dear Blaz,

Thank you for the opportunity to submit our professional design service proposal. We shall provide the site electrical engineering for the decorative lighting located at the entrance to the Toll Brothers project. Our services shall include electrical engineering and photometrics for the applicable lighting as required by St. Johns County. We shall provide this services for a **fixed fee of \$3,800.**

Payments to **Basham & Lucas Design Group, Inc.** shall be made on a monthly basis as invoiced according to a pro-rated amount of work completed each billing period. All payments shall be made no later than 30 days after receipt of invoice. A finance charge of 18% annually shall accrue and be due and payable for the period 30 days from the date of this invoice until such amount is paid. These fees shall be valid for a period of 90 days from the date of this proposal. Any "stop work" order for more than 30 days shall void this contract and all work completed up to that date shall be invoiced based on our percent of completion.

All terms & conditions to this proposal are in accordance with previously approved contract #15-63, dated January 15, 2016.

We are extremely excited about your project and look forward to working with you. If you accept this proposal please return the signed proposal and we will begin immediately.

Sincerely,

Paul M. Basham
President
Basham & Lucas Design Group Inc.

Accepted by:

Authorized Agent

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
BLAZ KOVACIC, VICE-CHAIR

Date

3/9/2020

B.

PROPOSAL FOR:

Beacon Lake
Lakefront Park Construction Documents
Saint Johns, FL
Project # 20-10

DATE: March 6, 2020

TO: Meadow View at Twin Creeks
Community Development District
Blaz Kovacic, Vice-Chair
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Dear Blaz,

Thank you for the opportunity to submit our professional design service proposal. We shall provide the architectural, structural, mechanical & electrical engineering, hardscape, landscape and sign design for the lakefront park improvements designed under previous contract.

Our scope of services shall include:

Part 1: \$11,200 _____

Lakefront Park Design Development

Based upon the approved Schematic Design as provided above, we shall commence Design Development to further refine the scope and nature of the project.

- A. We shall incorporate all your comments and changes from the conceptual schematic design with the intent to create a final set of design documents that will be the basis for all the construction documents. These CAD drawings shall include preliminary structural and mechanical engineering, final floor plan configuration layout and preliminary finish specifications for all the improvements.
- B. Provide preliminary mechanical and structural engineering drawings equivalent to 30% of the overall design effort.
- C. We shall meet with all the applicable government agencies including the building department and fire marshal regarding the design of the building to discuss any concerns or comments they may have prior to final submission of architectural and engineering plans for their review and permit.
- D. Design development of interiors including finish selections, interior elevations and ceiling treatment
- E. Deliverables for this scope of work shall include:
 - 1. Arch'l site plan
 - 2. Floor plan(s)
 - 3. Exterior elevation(s)
 - 4. Building Cross Section(s)
 - 5. Roof Plan
 - 6. Reflected Ceiling Plan



Part 2: \$19,600

Architectural Construction Documents of the Restroom & Bar Pavilion

- A. Architectural construction documents to include the following:
 - 1. Architectural site plan
 - 2. Exterior elevations
 - 3. Roof plan
 - 4. Roof framing plan
 - 5. Building cross section(s)
 - 6. Wall section(s) and details
 - 7. Window/door schedules
 - 8. Interior finish schedules
 - 9. Generic interior restroom elevations
- B. Structural Construction Documents as per The Florida Building Code
 - 1. Foundation plan and details
 - 2. Wall assemblies and details
 - 3. Floor/roof framing plan and details
 - 4. Structural specifications
- C. Mechanical, Electrical and Plumbing Design
 - 1. Power distribution floor plan
 - 2. Electrical meter center plans
 - 3. Schedules/calculations/load and elevations
 - 4. Electrical specifications
 - 5. HVAC floor plan(s)
 - 6. HVAC schedule and details
 - 7. Equipment sizing and specifying
 - 8. Plumbing plans and specifications
 - 9. Product planning and fixture selection in conjunction with our interior designer for decorative interior design.
 - 10. Actual engineering design reflecting feeder sizes and circuitry distribution for electric service.

Part 3: \$4,400

Lakefront Park Hardscape Construction Documents

- A. Final elevations and details of hardscape elements such as:
 - 1. Shade trellis and arbors.
 - 2. Planters & decks.
 - 3. Shade pavilions
 - 4. Screen wall and security fencing details
 - 5. Playground details and specification

Part 4: \$2,100

Park Area Site Electrical Engineering

- A. Product planning and fixture selection for outdoor decorative lighting at the following areas:
 - 1. Pavilion and play areas
 - 2. Outdoor patio areas
 - 3. Parking lot & landscape areas
- B. Actual engineering design reflecting feeder sizes and circuitry distribution shall be by our Electrical Engineer.
- C. Site photometric lighting layout denoting light level intensities throughout the lit areas.



Part 5: \$4,800 _____

Park Area Landscape Architecture Design

- A. Plant material selection and specifications
- B. Master tree plan and their specifications.
- C. Plan view layout w/ quantities and species name
- D. Total quantities and cost estimate.

Note: Permit code plan for landscape & tree mitigation shall be provided by your civil engineer.

Soil testing and/or amendments may be required to determine the quality of soil that the landscape will be installed in. If testing is necessary, we have not included any testing within our proposal.

Part 6: \$1,100 _____

Park Area Irrigation Design

Irrigation Design:

- A. Overall site sleeving plan and details for General Contractor or Irrigation Contractor.
- B. Overall site layout irrigation design.
 - 1. Valve locations
 - 2. Zone delineation with located head layout.
 - 3. Main waterline feeds located by civil engineering
 - 4. Head types
 - 5. Controllor system locations

Note: Owner to verify water source. The irrigation plans, specifications and construction details will programmatically fulfill the necessary bid documents; however unforeseen on-site re-locations of heads, controllers, etc. due to on-site changes are the responsibility of the Landscape Contractor/Irrigation Contractor. The Landscape Contractor or Irrigation Contractor is responsible for any as-built documents required by the owner. This scope does not include the housing product or master community irrigation design.

Part 7: \$1,200 _____

Exterior Color /Material Selection for Lakefront Park Improvements

- A. Color chart and location drawings
- B. Color chip paint selection
- C. Owner coordination and Contractor distribution

Part 8: \$3,800 _____

Fine Grading Design of the Park (area within the fence)

The intent of this fine grading design scope is to work with your civil engineer to establish finish grades inside the fenced area. Our plans shall denote finish grades, grading profiles and general intent for water conveyance to drain location. It is assumed that your civil engineer will take this information and verify its conformance with the overall civil plans for the amenity. Our drainage structures plan shall be diagrammatic and provided for the contractors use to give guidance for drainage sub-contractor to propose their design intent.

Part 9: \$2,200 _____

Park Area Signage Design

We shall provide the conceptual design for the following signs with the intent to convey design concept. Sign contractor shall provide final fabrication details and be responsible for all code and standard practice construction assemblies. The following signs shall be included:

- A. Main Identity sign
- B. Park use rules
- C. Playground rules

- D. Men/Women
- E. Hours of operation

Part 10: \$2,200 _____

Park Area Perspective Graphic Rendering

We shall provide a birds-eye 3 dimensional color perspective digital rendering of the final design for the Lakefront Park.

Construction Administration

Part 11: \$1,800 _____

C.D.D. Contractor Pre-qualification and Bid Process

- A. We will draft the appropriate narratives, advertisements and correspondence for pre-qualification and the formal contractor bid process.
- B. Attend Pre-bid conference
- C. Assimilation of bids and comparison chart.

*Note: This scope of work is done in conjunction with your attorneys and development team.

Part 12: Hourly @ \$100.00 _____ (Not to exceed \$5,000)

Shop Drawing Review for Lakefront Park Improvements

- A. Review of shop drawings to verify their accuracy and compliance with our construction documents.
- B. Distribution of shop drawings to applicable consultants that are under our contract.
- C. Mark-up copies for Contractor distribution

Part 13: Hourly at \$100.00 per hour (Not to exceed \$10,000) _____

Construction Administration

- A. Review "Certificate of Payment"
- B. Review change orders.
- C. Attend on-site meetings as requested. Trips to the site will be invoiced @ \$500 per design professional per each trip, plus expenses.
- D. Perform inspections and initiate corresponding inspection reports.
- E. Creating clarification details.
- F. Creating alternate details.

*Note: This does not include Owner modifications and/or additions to the plans after completion of the construction documents submitted for permit.

Part 14: \$1,500 _____ (NTE allowance)

Reimbursable Expenses

- A. We shall provide (2) sets of drawings at Schematic design, Design Development, 70% review and final review. We shall provide (2) spec books at final review. Additional printing for permit and bidding are at your expense. Each 24" x 36" sheet costs \$1.25 and spec books shall be \$150 each. Contractor shall be furnished with PDF digital format for drawings.
- B. We will also provide a computer file of the plans and specifications after completion of the job.
- C. All expenses such as bulk printing cost, courier, postage, reproduction cost, long distance calls, etc., shall be billed at direct cost plus 15%.

END OF SCOPE

Assumptions and Exclusions:

1. Geotechnical services are not included in this proposal although geotechnical data will be required and provided to the design team.
2. **The proposal does not include utility, site grading, site geometry, or storm water design around the lakefront park (other than Part 8)**
3. This proposal does not include any zoning variances if required
4. Building permitting and submittal shall be done by others.
5. All components of this project will be designed at one time and presented to the developer for approval.
6. We shall include (1) set of review prints for review at conceptual phase, 30% review, 70% review and final review. All other printing cost by the client.
7. We have not included any A/V design of the music system. This also includes the security/access control system as well.
8. Construction Administration Services have not been included within this scope
9. Value engineering for cost reduction has not been included. Any changes after 70% submittal shall be considered additional services.

Not included in our Scope of Services:

1. Civil, Environmental or Geo-technical Engineering
2. Shop Drawing Preparation
3. As-built construction document
4. LEED Accreditation
5. Security System, Audio/Video Design or layout
6. Lightning Protection Engineering
7. Soils Testing for landscape plant material
8. Acoustical Engineering

The above services will be performed for the fees indicated after each item. Our standard hourly rates are available upon request. Payments to **Basham & Lucas Design Group, Inc.** shall be made on a monthly basis as invoiced according to a pro-rated amount of work completed each billing period. All payments shall be made no later than 30 days after receipt of invoice. A finance charge of 18% annually shall accrue and be due and payable for the period 30 days from the date of this invoice until such amount is paid. These fees shall be valid for a period of 90 days from the date of this proposal. Any "stop work" order for more than 30 days shall void this contract and all work completed up to that date shall be invoiced based on our percent of completion. Any owner requested value engineering changes to the drawings after 70% completion shall be considered additional services. All terms & conditions to this proposal are in accordance with previously approved contract #15-63, dated January 15, 2016.

We are extremely excited about your project and look forward to working with you. If you accept this proposal please return the signed proposal and we will begin immediately.

Sincerely,



Paul M. Basham
President

Accepted by:

Authorized Agent

Date

SIXTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

2019 Bond Series

REQUISITION SUMMARY

March 19, 2020

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

<u>TO BE APPROVED</u>				
3/19/2020	205	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 193508	\$ 2,736.46
3/19/2020	206	ETM	Beacon Lake Phase 4/Twin Creeks Drive to Phase 4 Entrance Gate (WA#19) Invoice 193516	\$ 750.00
3/19/2020	207	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 193514	\$ 2,135.54
3/19/2020	208	ETM	Beacon Lake Community Park and Graden-Design Phase (WA#20) Invoice 193517	\$ 3,618.95
3/19/2020	209	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 193512	\$ 3,706.64
3/19/2020	210	ETM	Beacon Lake Phase 2B WA#18 - Invoice 193513	\$ 1,179.20
3/19/2020	211	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 193507	\$ 5,826.03
3/19/2020	212	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 793497	\$ 940.50
3/19/2020	213	Hughes Brothers Construction, Inc.	Contractor Application for Payment #4 - Beacon Lake Phase 3A	\$ 209,270.11
3/19/2020	214	Hughes Brothers Construction, Inc.	Contractor Application for Payment #15 - Beacon Lake Phase 2	\$ 203,798.50
3/19/2020	215	Hughes Brothers Construction, Inc.	Contractor Application for Payment #15 - Beacon Lake Townhomes	\$ -
3/19/2020	216	Hughes Brothers Construction, Inc.	Contractor Application for Payment #16 - Beacon Lake Townhomes (FINAL INVOICE)	\$ 297,856.24
3/19/2020	217	Hughes Brothers Construction, Inc.	Contractor Application for Payment #6 - Beacon Lake Phase 2B	\$ 29,770.49
3/19/2020	218	Hughes Brothers Construction, Inc.	Contractor Application for Payment #4 - Beacon Lake Phase 3A Parkway	\$ 271,212.32
3/19/2020	219	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 792351	\$ 83.75
3/19/2020	220	ECS	Beacon Lake Townhomes - Engineering and Reporting Services - Invoice 792352	\$ 586.50
3/19/2020	221	Mailbox Specialist	60% Deposit - Beacon Lake Phase 2 mailboxes - Invoice 1234	\$ 24,174.00
3/19/2020	222	Mailbox Specialist	60% Deposit - Beacon Lake Phase 3A mailboxes - Invoice 1235	\$ 12,177.87
3/19/2020	223	Clary & Associates, Inc.	Beacon Lake Townhomes - Map and Description - Invoice 2020-100	\$ 350.00
3/19/2020	224	Clary & Associates, Inc.	Beacon Lake Unit 3A - Plat Administration - Invoice 2019-89-3	\$ 1,500.00
3/19/2020	225	Clary & Associates, Inc.	Beacon Lake Unit 2 Townhomes - Map and Description - Invoice 2018-724-4	\$ 11,440.00
3/19/2020	226	Clary & Associates, Inc.	Beacon Lake Unit 2 Townhomes - Map and Description - Invoice 2018-724-5	\$ 11,440.00
3/19/2020	227	Mailbox Specialist	60% Deposit - Beacon Lake Phase Townhomes mailboxes - Invoice 19043	\$ 18,480.00
3/19/2020	228	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 786526	\$ 2,788.50
3/19/2020	229	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 786528	\$ 3,294.50
3/19/2020	230	St. Johns Sod Services, LLC	Phase 1 Bank Sod - Invoice 16565	\$ 6,270.00
3/19/2020	231	Ferguson Water Works	Beacon Lake Phase 3A Sub - Direct Purchase (Feb 2020)	\$ 23,481.40
3/19/2020	232	Ferguson Water Works	Beacon Lake Phase P2 - Direct Purchase (Feb 2020)	\$ 23,650.00
3/19/2020	233	KAD Electric Company	Beacon Lakes - Electricl work - Invoice 4231	\$ 23,700.00
3/19/2020	234	Top Line Recreation, Inc.	Beacon Lake Playground Equipment - Invoice 2412	\$ 39,150.39

TOTAL REQUISITIONS TO BE APPROVED March 19, 2020

\$1,235,367.89

D.

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

Memorandum

Date: March 19, 2020
To: Meadow View at Twin Creeks Board of Supervisors
Jim Oliver, Richard Whetsel
From: Brian Stephens, Field 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:

- Multiple irrigation repairs have been made.
- The irrigation well on Hutchinson has been replaced.

Amenities:

- RMS continues Pool and Janitorial Service three (3) days a week.
- RMS continues to pressure wash the pool furniture and facility weekly.
- The tennis court windscreens have been secured.
- 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.
- Beacon Lake Trivia Night was held on Friday March 6th, 2020 and was attended by 60 residents.
- Marytime Music for the toddler age group has been successful and will continue throughout 2020.
- A new television mount was purchased and installed in the Social Hall.
- The children's water feature has been inspected and all loose hardware has been tightened.

Upcoming Events:

- Food Truck Friday's have been planned through March 2020.
- Children's Cooking Class will be hosted March 17th, 2020 and will focus on Cookies.
- Beacon Lake will host a Spring Break Campout March 21st and start at 6pm. We will have food trucks for the evening and the morning of the event along with a movie for Residents to enjoy.
- We will have our "Springing into Easter" Celebration on April 4th with the band Be Easy. We will host 2 food trucks and an Easter Egg Hunt. The Easter Bunny will be on site for photo opportunities.
- Beacon Lake Bingo Night will return April 3rd, 2020 in the Social Hall.
- Beacon Lake will hold a Senior Social on March 25th, 2020 in the Social Hall from 9-11am. We will have coffee, pastries and card games.
- We will hold a Memorial Day Summer Bash on May 30th with the band Be Easy. We will host 2 food trucks and Bounce Houses for kids.
- Beacon Lake will host a free stroke and turn swimming clinic with Coach Sean Abbey from The Bolles School and Elite Swim Academy on April 25th from 2-4pm.
- Beacon Lake will host a Safety Seminar with the St Johns County Sheriff's Office with a date to be announced.

Community:

- All of the storm drains are being cleaned monthly.
- All of the District lakes are being policed monthly for trash.
- New sign posts were painted and installed for the "Children at Play" signs.
- RMS is continuing to meet monthly with Future Horizons to inspect all of the lakes.
- The door has been repaired on the entry feature.

Should you have any questions or comments regarding the above information, please feel free to contact Brian Stephens at (904) 627-9271 or Rich Whetsel at (904)759-8923.

SEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District
Unaudited Financial Statements
as of
February 29, 2020

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 29, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$136,075	---	---	\$136,075
Investments:				
Custody - US Bank	\$131,428	---	---	\$131,428
<u>Series 2016 A1</u>				
Reserve	---	\$133,722	---	\$133,722
Revenue	---	\$425,530	---	\$425,530
<u>Series 2016 A2</u>				
Revenue	---	\$28,977	---	\$28,977
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<u>Series 2016 B</u>				
Reserve	---	\$133,050	---	\$133,050
Interest	---	\$28	---	\$28
Revenue	---	\$3	---	\$3
Prepayment	---	\$349	---	\$349
Construction	---	---	\$3,441	\$3,441
<u>Series 2018 A1</u>				
Reserve	---	\$184,294	---	\$184,294
Revenue	---	\$84,961	---	\$84,961
Construction	---	---	\$378	\$378
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Revenue	---	\$43,064	---	\$43,064
Prepayment	---	\$1,011,234	---	\$1,011,234
<u>Series 2019 A1</u>				
Reserve	---	\$77,564	---	\$77,564
Construction	---	---	\$5,575	\$5,575
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Revenue	---	\$0	---	\$0
Prepayment	---	\$244	---	\$244
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$4,342	---	---	\$4,342
Total Assets	\$275,229	\$2,374,200	\$9,751	\$2,659,180
<u>Liabilities:</u>				
Accounts Payable	\$5,071	---	---	\$5,071
Accrued Expenses	\$25,503	---	---	\$25,503
Retainage Payable	---	---	\$886,076	\$886,076
<u>Fund Balances:</u>				
Nonspendable	\$7,727	\$0	\$0	\$7,727
Restricted for Capital Projects	---	---	(\$876,325)	(\$876,325)
Restricted for Debt Service	---	\$2,374,200	---	\$2,374,200
Unassigned	\$236,929	---	---	\$236,929
Total Liabilities & Fund Equity	\$275,229	\$2,374,200	\$9,751	\$2,659,180

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending February 29, 2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>02/29/20</i>	<i>Thru 02/29/20</i>	<i>Variance</i>

REVENUES:

Developer Contributions	\$716,009	\$247,542	\$247,542	\$0
Assessments - Tax Roll	\$202,720	\$193,893	\$193,893	\$0
Assessments - Direct	\$170,111	\$86,239	\$86,239	\$0
Interest/Miscellaneous Income	\$0	\$0	\$24	\$24
Facility Revenue	\$0	\$0	\$1,250	\$1,250

TOTAL REVENUES

\$1,088,840	\$527,674	\$528,948	\$1,274
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$8,333	\$9,191	(\$857)
Attorney Fees	\$30,000	\$12,500	\$2,941	\$9,559
Annual Audit	\$3,800	\$1,000	\$1,000	\$0
Arbitrage	\$1,800	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$7,500	\$3,125	\$3,375	(\$250)
Trustee Fees	\$20,000	\$11,431	\$11,431	\$0
Management Fees	\$47,250	\$19,688	\$19,688	\$0
Information Technology	\$2,000	\$833	\$833	(\$0)
Website Compliance	\$1,200	\$500	\$0	\$500
Telephone	\$500	\$208	\$166	\$42
Postage	\$500	\$208	\$164	\$45
Insurance	\$9,000	\$9,000	\$5,750	\$3,250
Printing and Binding	\$4,000	\$1,667	\$1,040	\$627
Legal Advertising	\$3,000	\$1,250	\$592	\$658
Other Current Charges	\$2,500	\$1,042	\$715	\$327
Office Supplies	\$500	\$208	\$64	\$145
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$158,725	\$76,168	\$62,124	\$14,044
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AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$9,200	\$3,833	\$3,628	\$205
Electric	\$40,000	\$16,667	\$13,868	\$2,799
Water/Irrigation	\$20,000	\$8,333	\$6,363	\$1,970
Gas	\$1,500	\$625	\$626	(\$1)
Trash Removal	\$6,000	\$2,500	\$825	\$1,675
Security				
Security Monitoring	\$1,331	\$555	\$555	(\$0)
Access Cards	\$3,000	\$1,250	\$313	\$938
Contracted Security	\$20,000	\$8,333	\$0	\$8,333
Management Contracts				
Facility Management	\$125,000	\$52,083	\$25,000	\$27,083
Pool Attendants	\$48,000	\$20,000	\$0	\$20,000
Canoe Launch Attendant	\$28,800	\$12,000	\$0	\$12,000
Snack Bar Attendant	\$16,640	\$6,933	\$0	\$6,933
Field Mgmt / Admin	\$25,000	\$10,417	\$8,333	\$2,083
Pool Maintenance	\$30,000	\$12,500	\$7,045	\$5,455
Pool Chemicals	\$15,000	\$6,250	\$3,570	\$2,680

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending February 29, 2020

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>02/29/20</i>	<i>Actual</i> <i>Thru 02/29/20</i>	<i>Variance</i>
AMENITY CENTER CONTINUED				
Janitorial	\$15,540	\$6,475	\$6,621	(\$146)
Facility Maintenance	\$15,000	\$6,250	\$5,654	\$596
Repairs & Maintenance	\$10,000	\$4,167	\$10,290	(\$6,124)
Capital Projects	\$12,000	\$5,000	\$543	\$4,457
Snack Bar Inventory- CGS	\$1,000	\$1,000	\$526	\$474
Food Service License	\$500	\$250	\$250	\$0
Rental and Leases	\$27,691	\$11,538	\$11,538	(\$0)
Subscriptions	\$12,000	\$5,000	\$0	\$5,000
Pest Control	\$2,280	\$950	\$760	\$190
Supplies	\$2,000	\$1,004	\$1,004	\$0
Towel/Linen Service	\$0	\$0	\$481	(\$481)
Furniture, Fixtures & Equipment	\$0	\$0	\$3,370	(\$3,370)
Special Events	\$30,000	\$16,529	\$16,529	\$0
Holiday Decorations	\$9,000	\$3,750	\$0	\$3,750
Fitness Center Repairs/Supplies	\$2,000	\$833	\$1,176	(\$342)
Office Supplies	\$2,000	\$833	\$260	\$574
ASCAP/BMI Licenses	\$1,000	\$417	\$0	\$417
Property Insurance	\$30,000	\$30,000	\$33,867	(\$3,867)
AMENITY CENTER EXPENDITURES	\$561,482	\$256,275	\$162,994	\$93,281
<u>GROUND MAINTENANCE EXPENDITURES</u>				
Hydrology Quality/Mitigation	\$6,400	\$2,667	\$0	\$2,667
Electric	\$15,000	\$6,250	\$3,460	\$2,790
Landscape Maintenance	\$187,846	\$78,269	\$84,617	(\$6,348)
Landscape Contingency	\$25,000	\$10,417	\$27,178	(\$16,761)
Lake Maintenance	\$10,800	\$4,500	\$4,500	\$0
Grounds Maintenance	\$12,000	\$5,000	\$1,735	\$3,265
Pump Repairs	\$5,000	\$2,083	\$160	\$1,923
Streetlighting	\$22,000	\$9,167	\$8,289	\$878
Streetlight Repairs	\$5,000	\$2,083	\$0	\$2,083
Irrigation Repairs	\$7,500	\$3,125	\$4,423	(\$1,298)
Miscellaneous	\$5,000	\$2,083	\$74	\$2,010
Contingency	\$67,086	\$27,953	\$4,913	\$23,040
GROUNDS MAINTENANCE EXPENDITURES	\$368,633	\$153,597	\$139,349	\$14,248
TOTAL EXPENDITURES	\$1,088,840	\$486,041	\$364,467	\$121,574
EXCESS REVENUES (EXPENDITURES)	\$0		\$164,481	
FUND BALANCE - Beginning	\$0		\$80,175	
FUND BALANCE - Ending	\$0		\$244,656	

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2020

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$61,988	\$54,335	\$80,379	\$50,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,542
Assessments - Tax Roll	\$0	\$4,775	\$78,184	\$108,675	\$2,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,893
Assessments - Direct	\$42,528	\$0	\$42,528	\$1,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,239
Interest/Miscellaneous Income	\$2	\$2	\$2	\$7	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24
Facility Revenue	\$0	\$750	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Total Revenues	\$104,518	\$59,863	\$201,093	\$161,205	\$2,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,948
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$1,691	\$2,989	\$4,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,191
Attorney Fees	\$1,081	\$576	\$0	\$1,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,941
Annual Audit	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assesment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$625	\$625	\$625	\$875	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,375
Trustee Fees	\$0	\$0	\$0	\$11,431	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,431
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,688
Information Technology	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Telephone	\$27	\$32	\$16	\$91	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166
Postage	\$5	\$9	\$12	\$71	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164
Insurance	\$5,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,750
Printing and Binding	\$212	\$202	\$309	\$15	\$302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,040
Legal Advertising	\$85	\$85	\$341	\$81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$592
Other Current Charges	\$113	\$185	\$142	\$138	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$715
Office Supplies	\$13	\$16	\$16	\$1	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$19,382	\$9,322	\$10,075	\$18,091	\$5,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,124
<u>Amenity Center</u>													
Telephone	\$727	\$722	\$722	\$729	\$729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,628
Electric	\$2,970	\$2,721	\$2,650	\$2,769	\$2,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,868
Water/Irrigation	\$2,364	\$648	\$1,211	\$918	\$1,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,363
Gas	\$214	\$52	\$242	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$626
Trash Removal	\$114	\$180	\$180	\$180	\$172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$825
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555
Access Cards	\$0	\$0	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$313
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,333
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,045
Pool Chemicals	\$885	\$885	\$600	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
Janitorial	\$1,295	\$1,295	\$1,295	\$1,295	\$1,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,621
Facility Maintenance	\$1,020	\$1,143	\$0	\$3,413	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,654

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2020

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center Continued</i>													
Repairs & Maintenance	\$2,025	\$3,194	\$3,419	\$515	\$1,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,290
New Capital Projects	\$0	\$0	\$0	\$0	\$543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543
Snack Bar Inventory- CGS	\$0	\$272	\$153	\$102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526
Food Service License	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Rental and Leases	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,538
Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$190	\$190	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$760
Supplies	\$0	\$1,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,004
Towel/Linen Service	\$67	\$66	\$123	\$116	\$109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$481
Furniture, Fixtures & Equipment	\$0	\$3,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,370
Special Events	\$2,839	\$8,278	\$5,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,529
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$250	\$345	\$450	\$80	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,176
Office Supplies	\$0	\$0	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$33,212	\$0	\$0	\$0	\$655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,867
Total Amenity Center Expenditures	\$58,622	\$34,814	\$27,409	\$21,384	\$20,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,994
<i>Ground Maintenance Expenditures</i>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$987	\$708	\$574	\$630	\$561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,460
Landscape Maintenance	\$22,001	\$15,654	\$15,654	\$15,654	\$15,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,617
Landscape Contingency	\$0	\$5,570	\$14,600	\$7,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,178
Lake Maintenance	\$900	\$900	\$900	\$900	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Grounds Maintenance	\$996	\$367	\$154	\$218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735
Pump Repairs	\$0	\$0	\$0	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160
Streetlights	\$1,656	\$1,645	\$1,656	\$1,681	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,289
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$2,617	\$0	\$69	\$1,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,423
Miscellaneous	\$0	\$0	\$25	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74
Contingency	\$762	\$1,712	\$2,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,913
Total Administrative	\$29,919	\$26,556	\$36,072	\$28,037	\$18,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,349
Total Expenses	\$107,923	\$70,693	\$73,556	\$67,512	\$44,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364,467
Excess Revenues (Expenditures)	(\$3,405)	(\$10,830)	\$127,537	\$93,693	(\$42,514)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,481

*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 2019</i>	<i>Requested Funding Amount FY 2020</i>	<i>Balance Due From Developer</i>
30	9/11/18	1/23/19	\$34,148.68	\$34,148.68	\$0.00	\$0.00
31	10/10/18	1/23/19	\$14,973.18	\$14,973.18	\$0.00	\$0.00
32	11/7/18	12/21/18	\$31,919.36	\$31,919.36	\$0.00	\$0.00
33	12/12/18	1/2/19	\$35,012.39	\$35,012.39	\$0.00	\$0.00
34	1/10/19	2/4/19	\$69,696.10	\$69,696.10	\$0.00	\$0.00
35	2/12/19	3/19/19	\$95,825.53	\$95,825.53	\$0.00	\$0.00
36	6/10/19	7/10/19	\$19,859.03	\$19,859.03	\$0.00	\$0.00
37	7/10/19	8/14/19	\$51,288.97	\$51,288.97	\$0.00	\$0.00
38	8/6/19	8/29/19	\$70,913.54	\$70,913.54	\$0.00	\$0.00
39	9/16/19	10/2/19	\$100,857.69	\$61,895.69	\$38,962.00	\$0.00
40	10/10/19	11/7/19	\$59,050.67	\$36,025.08	\$23,025.59	\$0.00
41	11/13/19	12/10/19	\$54,592.27	\$257.27	\$54,335.00	\$0.00
42	12/11/19	1/29/20	\$87,001.27	\$6,622.02	\$80,379.25	\$0.00
43	1/7/20	1/29/20	\$50,840.10	\$0.00	\$50,840.10	\$0.00
TOTAL			\$775,978.78	\$528,436.84	\$247,541.94	\$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 February 29, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 02/29/20</i>	<i>Thru 02/29/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2016 A1</i>	\$443,376	\$419,120	\$419,120	\$0
<i>Interest Income</i>	\$1,000	\$417	\$193	(\$223)
<i>TOTAL REVENUES</i>	\$444,376	\$419,537	\$419,313	(\$223)
<u>EXPENDITURES:</u>				
<u>Series 2016 A1</u>				
<i>Interest Expense - 11/01</i>	\$166,763	\$166,763	\$166,763	\$0
<i>Interest Expense - 05/01</i>	\$166,763	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$110,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$443,525	\$166,763	\$166,763	\$0
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$851		\$252,551	
<i>FUND BALANCE - Beginning</i>	\$202,329		\$335,882	
<i>FUND BALANCE - Ending</i>	<u>\$203,180</u>		<u>\$588,433</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures For the Period ending February 29, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 02/29/20</i>	<i>Thru 02/29/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2016 B</i>	\$274,800	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$600	\$250	\$138	(\$112)
<i>TOTAL REVENUES</i>	\$275,400	\$250	\$138	(\$112)
<u>EXPENDITURES:</u>				
<i>Interest Expense - 11/01</i>	\$137,400	\$137,400	\$137,400	\$0
<i>Principal Expense - 11/1 (Prepayment)</i>	\$0	\$0	\$145,000	(\$145,000)
<i>Interest Expense - 12/15</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 2/2 (Prepayment)</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest Expense - 2/2</i>	\$0	\$0	\$75	(\$75)
<i>Interest Expense - 05/01</i>	\$137,400	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$274,800	\$137,400	\$287,475	(\$150,075)
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$130)	(\$130)
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$130)	(\$130)
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$600		(\$287,466)	
<i>FUND BALANCE - Beginning</i>	\$138,886		\$420,896	
<i>FUND BALANCE - Ending</i>	\$139,486		\$133,430	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues & Expenditures

For the Period ending February 29, 2020

	<i>Proposed</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 02/29/20</i>	<i>Thru 02/29/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2018 A1</i>	\$612,550	\$84,960	\$84,960	\$0
<i>Special Assessments - 2018 A2</i>	\$520,960	\$72,256	\$72,256	\$0
<i>Interest Income</i>	\$1,500	\$625	\$361	(\$264)
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$980,351	\$980,351
<i>TOTAL REVENUES</i>	\$1,135,010	\$157,841	\$1,137,928	\$980,087
<u>EXPENDITURES:</u>				
<u>2018 A1</u>				
<i>Interest Expense - 11/01</i>	\$241,425	\$241,425	\$241,425	\$0
<i>Interest Expense - 05/01</i>	\$130,000	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0
<u>2018 A2</u>				
<i>Interest Expense - 11/01</i>	\$210,980	\$210,980	\$210,980	\$0
<i>Interest Expense - 05/01</i>	\$100,000	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$1,134,810	\$452,405	\$452,405	\$0
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$102)	(\$102)
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$102)	(\$102)
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$200		\$685,420	
<i>FUND BALANCE - Beginning</i>	\$453,126		\$794,420	
<i>FUND BALANCE - Ending</i>	\$453,326		\$1,479,841	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending February 29, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 02/29/20</i>	<i>Thru 02/29/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2019 A1</i>	\$257,360	\$0	\$0	\$0
<i>Special Assessments - 2019 A2</i>	\$315,630	\$0	\$0	\$0
<i>Interest Income</i>	\$500	\$208	\$177	(\$32)
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$573,490	\$208	\$177	(\$32)
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
<i>Interest Expense - 11/01</i>	\$103,490	\$103,490	\$103,490	\$0
<i>Interest Expense - 05/01</i>	\$103,490	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$50,000	\$0	\$0	\$0
<i>Principal Expense - 05/01 (Prepayment)</i>	\$0	\$0	\$0	\$0
<i>Other Debt Service Costs</i>	\$0	\$0	\$0	\$0
<u>2019 A2</u>				
<i>Interest Expense - 11/01</i>	\$129,050	\$129,050	\$129,050	\$0
<i>Interest Expense - 05/01</i>	\$129,050	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$55,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$570,080	\$232,540	\$232,540	\$0
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$62)	(\$62)
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$62)	(\$62)
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$3,410		(\$232,425)	
<i>FUND BALANCE - Beginning</i>	\$232,540		\$404,922	
<i>FUND BALANCE - Ending</i>	\$235,950		\$172,497	

Meadow View at Twin Creeks

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues & Expenditures For the Period ending February 29, 2020

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$0	\$1	0.21	\$774
Developer Contributions	\$0	\$0	\$0	\$4,255,512
TOTAL REVENUES	\$0	\$1	\$0	\$4,256,286
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	(\$2,193)	\$0	\$4,535,197
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	(\$2,193)	\$0	\$4,535,197
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$0	\$130	\$102	\$62
TOTAL OTHER SOURCES/(USES)	\$0	\$130	\$102	\$62
EXCESS REVENUES (EXPENDITURES)	\$0	\$2,324	\$102	(\$278,850)
FUND BALANCE - Beginning	\$356	\$1,118	\$276	(\$601,651)
FUND BALANCE - Ending	\$356	\$3,441	\$378	(\$880,500.92)

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:	\$133,721.80
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 B Special Assessment Bonds	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$132,900.00
Reserve Balance:	\$133,050.00
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)
Less: November 11, 2019 (Prepayment)	(\$145,000)
Less: February 2, 2020 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$4,430,000

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:	\$184,294.27
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:	\$77,563.73
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 2020 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A 1 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	SERIES 2018A 1 DEBT SERVICE NET	SERIES 2018A 2 DEBT SERVICE NET	SERIES 2019A 1 DEBT SERVICE NET	SERIES 2019A 2 DEBT SERVICE NET	FY20 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	1174	-	274,800.00	612,550.00	520,960.00	257,360.00	315,630.00	170,111.18	2,151,411.18
TOTAL DIRECT INVOICE	1174	-	274,800.00	612,550.00	520,960.00	257,360.00	315,630.00	170,111.18	2,151,411.18
TAX ROLL ASSESSED	302	443,364.15	-	-	-	-	-	202,719.93	646,084.08
TOTAL ASSESSED	1476	443,364.15	274,800.00	612,550.00	520,960.00	257,360.00	315,630.00	372,831.11	2,797,495.26

DUE/RECEIVED	BALANCE DUE	SERIES 2016A 1 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	SERIES 2018A 1 DEBT SERVICE RECEIVED	SERIES 2018A 2 DEBT SERVICE RECEIVED	SERIES 2019A 1 DEBT SERVICE RECEIVED	SERIES 2019A 2 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL ASSESSED
HEARTWOOD 23 LLC	1,842,755.76	-	-	118,305.42	100,616.23	-	-	89,733.77	308,655.42
TOTAL DIRECT INVOICE	1,842,755.76	-	-	118,305.42	100,616.23	-	-	89,733.77	308,655.42
TAX ROLL RECEIPTS	(11,134.87)	451,005.53	-	-	-	-	-	206,213.42	657,218.95
TOTAL RECEIPTS	1,831,620.89	451,005.53	-	118,305.42	100,616.23	-	-	295,947.19	965,874.37

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A 1 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	SERIES 2018A 1 DEBT SERVICE RECEIVED	SERIES 2018A 2 DEBT SERVICE RECEIVED	SERIES 2019A 1 DEBT SERVICE RECEIVED	SERIES 2019A 2 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/19/2019	5,874.96	-	-	-	-	-	2,686.21	8,561.17
2	11/25/2019	-	-	-	-	-	-	-	-
3	11/26/2019	4,569.42	-	-	-	-	-	2,089.28	6,658.70
4	12/13/2019	28,214.33	-	-	-	-	-	12,900.45	41,114.78
5 (11/26-12/6)	12/19/2019	142,780.65	-	-	-	-	-	65,283.64	208,064.29
6 (11/2-11/3)	1/14/2020	145,133.54	-	-	-	-	-	66,359.46	211,493.00
7 (11/9-12/31)	1/29/2020	92,103.15	-	-	-	-	-	42,112.35	134,215.50
8	1/30/2020	444.31	-	-	-	-	-	203.15	647.46
9	2/21/2020	31,885.18	-	-	-	-	-	14,578.87	46,464.05
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		451,005.53	-	-	-	-	-	206,213.42	657,218.95

DIRECT INVOICE INSTALLMENTS DUE 10/1/19, 1/1/20, 4/1/20, 7/1/20 FOR O&M AND 4/15/20, 10/15/20 FOR D/S
THERE IS AN ADDITIONAL \$716,009 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	0%	0%	19%	19%	0%	0%	53%	14%
PERCENT COLLECTED TAX ROLL	102%	0%	0%	0%	0%	0%	102%	102%
PERCENT COLLECTED TOTAL	102%	0%	19%	19%	0%	0%	79%	35%

C.

*Meadow View at Twin Creeks
Community Development District*

Check Run Summary

2/1/20 - 2/29/20

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>General Fund</i>		
<i>2/3/20</i>	<i>530-554</i>	<i>\$998,182.43</i>
<i>2/7/20</i>	<i>555-557</i>	<i>\$7,666.03</i>
<i>2/13/20</i>	<i>558-562</i>	<i>\$4,996.76</i>
<i>2/18/20</i>	<i>563-564</i>	<i>\$24,048.00</i>
<i>2/21/20</i>	<i>565-574</i>	<i>\$24,242.12</i>
<i>2/27/20</i>	<i>575-580</i>	<i>\$3,088.35</i>
<i>2/28/20</i>	<i>581</i>	<i>\$1,500.00</i>
<i>Total Checks</i>		<i>\$1,063,723.69</i>
<i>Autopayments</i>		
<i>2/5/20</i>	<i>Republic Services</i>	<i>\$1,211.39</i>
<i>2/18/20</i>	<i>St Johns County Utility Dept</i>	<i>\$1,221.98</i>
<i>2/18/20</i>	<i>Comcast</i>	<i>\$728.79</i>
<i>2/28/20</i>	<i>Wells Fargo Credit Card</i>	<i>\$1,036.97</i>
<i>2/26/20</i>	<i>FPL</i>	<i>\$4,968.76</i>
<i>Total Paid Electronically</i>		<i>\$9,167.89</i>
<i>Total General Fund</i>		<i>\$1,072,891.58</i>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/20	00016	1/02/20 REQ148 CFR #4	202001 300-13100-10100 REQ #148	ECS FLORIDA, LLC	*	940.50	940.50 000530
2/03/20	00016	1/06/20 REQ149 CFR #4	202001 300-13100-10100 REQ #149	ECS FLORIDA, LLC	*	852.50	852.50 000531
2/03/20	00060	11/22/19 REQ150 CFR #4	202001 300-13100-10100 REQ 150	HUGHES BROTHERS CONSTRUCTION INC	*	134,129.63	134,129.63 000532
2/03/20	00019	12/31/19 REQ166 CFR #5	202001 300-13100-10100 REQ #166	CLARY & ASSOCIATES, INC.	*	550.00	550.00 000533
2/03/20	00019	12/31/19 REQ167 CFR #5	202001 300-13100-10100 REQ #167	CLARY & ASSOCIATES, INC.	*	1,050.00	1,050.00 000534
2/03/20	00019	12/31/19 REQ168 CFR #5	202001 300-13100-10100 REQ #168	CLARY & ASSOCIATES, INC.	*	2,250.00	2,250.00 000535
2/03/20	00019	12/31/19 REQ170 CFR #5	202001 300-13100-10100 REQ #170	CLARY & ASSOCIATES, INC.	*	1,500.00	1,500.00 000536
2/03/20	00019	12/31/19 REQ170 CFR #5	202001 300-13100-10100 REQ #170	CLARY & ASSOCIATES, INC.	V	1,500.00-	.00 000536
2/03/20	00019	12/31/19 REQ171 CFR #5	202001 300-13100-10100 REQ #171	CLARY & ASSOCIATES, INC.	*	1,500.00	1,500.00 000537
2/03/20	00019	12/31/19 REQ172 CFR #5	202001 300-13100-10100 REQ #172	CLARY & ASSOCIATES, INC.	*	1,500.00	1,500.00 000538
2/03/20	00016	1/02/20 REQ153 CFR #5	202001 300-13100-10100 REQ #153	ECS FLORIDA, LLC	*	940.50	940.50 000539
2/03/20	00016	1/06/20 REQ152 CFR #5	202001 300-13100-10100 REQ #152	ECS FLORIDA, LLC	*	852.50	852.50 000540

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/20	00005	1/10/20 REQ159 CFR #5	202001 300-13100-10100 REQ #159	ENGLAND THIMS & MILLER, INC	*	3,998.23	3,998.23 000541
2/03/20	00005	1/10/20 REQ160 CFR #5	202001 300-13100-10100 REQ #160	ENGLAND THIMS & MILLER, INC	*	5,124.86	5,124.86 000542
2/03/20	00005	1/10/20 REQ161 CFR #5	202001 300-13100-10100 REQ #161	ENGLAND THIMS & MILLER, INC	*	17,224.05	17,224.05 000543
2/03/20	00005	1/10/20 REQ162 CFR #5	202001 300-13100-10100 REQ #162	ENGLAND THIMS & MILLER, INC	*	1,500.00	1,500.00 000544
2/03/20	00005	1/10/20 REQ163 CFR #5	202001 300-13100-10100 REQ #163	ENGLAND THIMS & MILLER, INC	*	3,750.00	3,750.00 000545
2/03/20	00005	1/10/20 REQ164 CFR #5	202001 300-13100-10100 REQ #164	ENGLAND THIMS & MILLER, INC	*	2,775.00	2,775.00 000546
2/03/20	00005	1/10/20 REQ165 CFR #5	202001 300-13100-10100 REQ #165	ENGLAND THIMS & MILLER, INC	*	4,528.00	4,528.00 000547
2/03/20	00066	12/21/19 REQ151 CFR #5	202001 300-13100-10100 REQ #151	ENVIRONMENTAL RESOURCE SOLUTIONS	*	1,038.75	1,038.75 000548
2/03/20	00060	5/24/19 REQ59 CFR #5	202001 300-13100-10100 REQ #59	HUGHES BROTHERS CONSTRUCTION INC	*	56,207.08	56,207.08 000549
2/03/20	00060	12/18/19 REQ154 CFR #5	202001 300-13100-10100 REQ #154	HUGHES BROTHERS CONSTRUCTION INC	*	373,424.13	373,424.13 000550
2/03/20	00060	12/18/19 REQ155 CFR #5	202001 300-13100-10100 REQ #155	HUGHES BROTHERS CONSTRUCTION INC	*	30,383.81	30,383.81 000551
2/03/20	00060	12/18/19 REQ156 CFR #5	202001 300-13100-10100 REQ #156	HUGHES BROTHERS CONSTRUCTION INC	*	99,541.93	99,541.93 000552

MVTP MEADOW VIEW TP BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	3/10/20	PAGE	3
*** CHECK DATES 02/01/2020 - 02/29/2020 ***														
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 #					
2/03/20	00060	12/18/19 REQ157 CFR #5	202001 300-13100-10100 REQ #157		*	114,256.45								
							HUGHES BROTHERS CONSTRUCTION INC							
						114,256.45	000553							

2/03/20	00060	12/18/19 REQ158 CFR #5	202001 300-13100-10100 REQ #158		*	139,864.51								
							HUGHES BROTHERS CONSTRUCTION INC							
						139,864.51	000554							

2/07/20	00038	1/15/20 144579 FEB SECURITY MONITORING	202002 320-57200-45400		*	110.95								
							ATLANTIC SECURITY							
						110.95	000555							

2/07/20	00001	2/01/20 54	202002 310-51300-34000		*	3,937.50								
							FEB MANAGEMENT FEE							
							2/01/20 54 202002 310-51300-35100							
							FEB INFORM TECHNOLOGY							
							2/01/20 54 202002 310-51300-31600							
							FEB DISSEMINATION SERVICE							
							2/01/20 54 202002 310-51300-51000							
							OFFICE SUPPLIES							
							2/01/20 54 202002 310-51300-42000							
							POSTAGE							
							2/01/20 54 202002 310-51300-42500							
							COPIES							
							GOVERNMENTAL MANAGEMENT SERVICES							
						5,116.08	000556							

2/07/20	00073	12/18/19 4232 ADDED OUTLETS	201912 320-53800-45002		*	2,439.00								
							KAD ELECTRIC COMPANY							
						2,439.00	000557							

2/13/20	00074	2/07/20 02072020	202002 320-57200-44200		*	170.16								
							LINEN HAMPER							
							2/07/20 02072020 202002 320-57200-44200							
							PICNIC TABLE W/ BENCHES							
							DANIELLE SIMPSON							
						834.14	000558							

2/13/20	00004	2/06/20 10427	202002 320-57200-44210		*	655.00								
							ADDITIONAL INSURANCE							
							EGIS INSURANCE ADVISORS, LLC							
						655.00	000559							

2/13/20	00014	2/01/20 0617615	202002 320-57200-45915		*	2,307.62								
							FEB LEASE PAYMENT							
							MUNICIPAL ASSET MANAGEMENT, INC							
						2,307.62	000560							

2/13/20	00022	2/10/20 13129559	202002 320-57200-45506		*	750.00								
							POOL CHEMICALS							
							POOLSURE							
						750.00	000561							

MVTP MEADOW VIEW TP BPEREGRINO														

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
 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 #
2/13/20	00022	2/10/20 13129559	202002 320-57200-45506	POOL CHEMICALS	*	450.00	
			POOLSURE				450.00 000562
2/18/20	00049	2/05/20 REQ174	202002 300-13100-10100	CFR #7 REQ #174	*	378.00	
			HARBINGER				378.00 000563
2/18/20	00075	1/13/20 REQ173	202002 300-13100-10100	CFR #6 REQ #173	*	11,680.00	
		1/13/20 REQ173	202002 300-13100-10100	CFR #6 REQ #173	*	11,990.00	
			LAYMAN WELL DRILLING INC.				23,670.00 000564
2/21/20	00076	12/11/19 34726	201912 320-53800-45007	PUMP REPAIRS	*	160.00	
			EAST COAST WELLS & PUMPS SERVICE				160.00 000565
2/21/20	00045	12/31/19 61301	201912 320-53800-45005	DEC LAKE MAINTENANCE	*	900.00	
			FUTURE HORIZONS, INC.				900.00 000566
2/21/20	00043	12/24/19 L163211	201912 320-57200-45919	LAUNDRY SERVICE TOWELS	*	71.41	
			SIMPLY LINEN SOLUTIONS				71.41 000567
2/21/20	00043	2/19/20 L163344	202002 320-57200-45919	LAUNDRY SERVICE TOWELS	*	109.38	
			SIMPLY LINEN SOLUTIONS				109.38 000568
2/21/20	00002	1/08/20 I0324876	202001 310-51300-48000	NOTICE OF MEETING 1/16/20	*	80.78	
			ST AUGUSTINE RECORD				80.78 000569
2/21/20	00046	1/15/20 6354671	202001 320-57200-45917	JAN PEST CONTROL	*	190.00	
			TURNER PEST CONTROL				190.00 000570
2/21/20	00040	1/15/20 JAX81765	202001 320-53800-45003	JAN LANDSCAPE MAINTENANCE	*	15,653.85	
			YELLOWSTONE LANDSCAPE				15,653.85 000571
2/21/20	00040	12/31/19 JAX80272	201912 320-53800-45009	LATERAL LINE LEAK REAPIRS	*	69.08	
			YELLOWSTONE LANDSCAPE				69.08 000572

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/21/20	00040	12/31/19 JAX80273	201912 320-53800-45004	TOP DRESS/FERTILIZATION	*	660.00	
				YELLOWSTONE LANDSCAPE			660.00 000573
2/21/20	00040	12/31/19 JAX80274	201912 320-53800-45004	WINTER ANNUALS	*	6,347.62	
				YELLOWSTONE LANDSCAPE			6,347.62 000574
2/27/20	00021	2/10/20 324967ES	201912 320-57200-45913	DEC GAS	*	32.42	
		2/10/20 324967ES	202001 320-57200-45913	JAN GAS	*	29.16	
				FLORIDA NATURAL GAS			61.58 000575
2/27/20	00045	1/31/20 61630	202001 320-53800-45005	JAN LAKE MAINTENANCE	*	900.00	
				FUTURE HORIZONS, INC.			900.00 000576
2/27/20	00077	1/20/20 C43695	202001 320-57200-44200	REPLACE FILTERS	*	390.00	
				THIGPEN HEATING & COOLING, INC.			390.00 000577
2/27/20	00040	1/31/20 JAX83382	202001 320-53800-45009	IRRIGATION REPAIRS	*	247.50	
				YELLOWSTONE LANDSCAPE			247.50 000578
2/27/20	00040	1/31/20 JAX83383	202001 320-53800-45009	IRRIGATION REPAIRS	*	645.00	
				YELLOWSTONE LANDSCAPE			645.00 000579
2/27/20	00040	1/31/20 JAX83384	202001 320-53800-45009	IRRIGATION REPAIRS	*	844.27	
				YELLOWSTONE LANDSCAPE			844.27 000580
2/28/20	00019	1/21/20 REQ 170	202001 300-13100-10100	REQ #170 CFR #5	*	1,500.00	
				CLARY & ASSOCIATES, INC.			1,500.00 000581
TOTAL FOR BANK A						1,063,723.69	
TOTAL FOR REGISTER						1,063,723.69	

MVTP MEADOW VIEW TP BPEREGRINO

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL
ASSESSMENT BONDS, SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

E. Requisition Number: 148

F. Name and address of Payee:

ECS Florida, LLC
14026 Thunderbolt Place, Suite 600
Chantilly, VA 20151

G. Amount Payable: 940.50

H. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): Beacon Lake Phase 3A- Engineering and Reporting Services - Invoice 778424

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

5. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

6. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

7. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

8. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

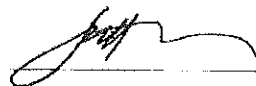
MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT

By: 

Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-
COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

January 7, 2020

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL
ASSESSMENT BONDS, SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: 149

B. Name and address of Payee:

ECS Florida, LLC
14026 Thunderbolt Place, Suite 600
Chantilly, VA 20151

C. Amount Payable: 852.50

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 779933

E. Amount, if any, that is to be used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

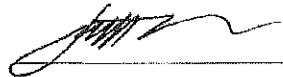
MEADOWVIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT

By: 

Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-
COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

January 7, 2020

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **150**

B. Name and address of Payee:

Overnight to:
Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
FedEx Account: 189249470

C. Amount Payable: **134,129.63**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Contractor Application for Payment #1 - Beacon Lake Phase 3A Parkway**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN
CREEKS DEVELOPMENT
DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 8, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **167**
- B. Name and address of Payee: **Clary & Associates, Inc.
Suite A
3830 Crown Point Road, Suite A
Jacksonville, FL 32257**
- C. Amount Payable: **1,050.00**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Unit 3B-Map and Description - Phase 3B Conservation Easement - Invoice 2019-749**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **168**
- B. Name and address of Payee: **Clary & Associates, Inc.
Suite A
3830 Crown Point Road, Suite A
Jacksonville, FL 32257**
- C. Amount Payable: **2,250.00**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Unit 2B-Map and Description of offsite easements for Phae 2A & 2C - Invoice 2019-809**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **171**

B. Name and address of Payee: **Clary & Associates, Inc.
Suite A
3830 Crown Point Road, Suite A
Jacksonville, FL 32257**

C. Amount Payable: **1,500.00**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Unit 2A - Plat Administration - Invoice 2019-331-3**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

I. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOWVIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **172**

B. Name and address of Payee: **Clary & Associates, Inc.
Suite A
3830 Crown Point Road, Suite A
Jacksonville, FL 32257**

C. Amount Payable: **1,500.00**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Unit 2B - Plat Administration - Invoice 2019-161-3**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 16, 2020

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **153**
- B. Name and address of Payee: **ECS**
14026 Thunderbolt Place, Suite 600
Chantilly, VA 20151
- C. Amount Payable: **940.50**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 778424-2**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

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The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **152**
- B. Name and address of Payee: **ECS
14028 Thunderbolt Place, Suite 600
Chantilly, VA 20151**
- C. Amount Payable: **852.50**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 779933**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

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**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **159**

B. Name and address of Payee: **ETM
Jacksonville, FL
First Citizens
Account #9061592290 - England, Thims & Miller, Inc.
ABA Routing #053100300**

C. Amount Payable: **3,998.23**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 192972**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

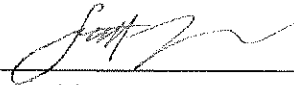
**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **160**
- B. Name and address of Payee: **ETM
Jacksonville, FL
First Citizens
Account #9061592290 - England, Thims & Miller, Inc.
ABA Routing #053100300**
- C. Amount Payable: **5,124.86**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 192973**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **161**
- B. Name and address of Payee: **ETM
Jacksonville, FL
First Citizens
Account #9061592290 - England, Thims & Miller, Inc.
ABA Routing #053100300**
- C. Amount Payable: **17,224.05**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 192975**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

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Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

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FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **162**

B. Name and address of Payee: **ETM
Jacksonville, FL
First Citizens
Account #9061592290 - England, Thims & Miller, Inc.
ABA Routing #053100300**

C. Amount Payable: **1,500.00**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Community Park and Graden-Design Phase (WA#20) Invoice 192981**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

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Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **163**
- B. Name and address of Payee: **ETM
Jacksonville, FL
First Citizens
Account #9061592290 - England, Thims & Miller, Inc.
ABA Routing #053100300**
- C. Amount Payable: **3,750.00**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Phase 4/Twin Creeks Drive to Phase 4 Entrance Gate
(WA#19) Invoice 192980**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

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☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

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4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

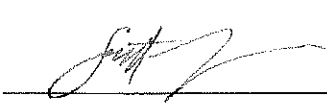
**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **164**

B. Name and address of Payee: **ETM
Jacksonville, FL
First Citizens
Account #9061592290 - England, Thims & Miller, Inc.
ABA Routing #053100300**

C. Amount Payable: **2,775.00**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 192978**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

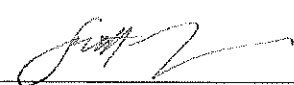
**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **165**

B. Name and address of Payee: **ETM
Jacksonville, FL
First Citizens
Account #9061592290 - England, Thims & Miller, Inc.
ABA Routing #053100300**

C. Amount Payable: **4,528.00**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Phase 2B WA#18 - Invoice 192977**

E. Amount, if any, that is to be used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **151**
- B. Name and address of Payee: **Environmental Resource Solutions, Inc.
3550 St. Johns Bluff Road South
Jacksonville, FL 32224**
- C. Amount Payable: **1,038.75**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Professional Services related to Beacon Lakes Phase 3B - Invoice 36591**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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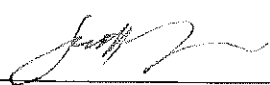
**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **59**

B. Name and address of Payee:

**Overnight to:
Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
FedEx Account: 189249470**

C. Amount Payable: **56,207.08**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Contractor Application for Payment #28 - Final Retainage - Beacon Lake Phase 1**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

I. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

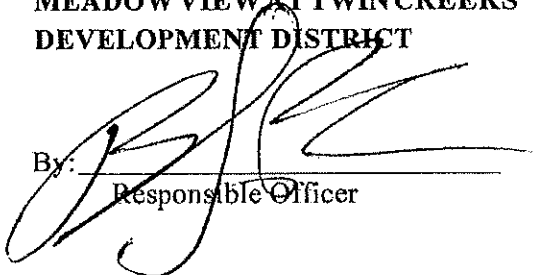
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

September 19, 2019

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **154**
- B. Name and address of Payee: **Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
FedEx Account: 189249470**
- C. Amount Payable: **373,424.13**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Contractor Application for Payment #13 - Beacon Lake Phase 2**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: _____

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **155**

B. Name and address of Payee: **Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
FedEx Account: 189249470**

C. Amount Payable: **30,383.81**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Contractor Application for Payment #13 - Beacon Lake Townhomes**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **156**
- B. Name and address of Payee: **Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
FedEx Account: 189249470**
- C. Amount Payable: **99,541.93**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Contractor Application for Payment #3 - Beacon Lake Phase 2B**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The
- undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

January 16, 2020

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **157**
- B. Name and address of Payee: **Hughes Brothers Construction, Inc.**
948 Walker Road
Wildwood, FL 34785
FedEx Account: 189249470
- C. Amount Payable: **114,256.45**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Contractor Application for Payment #2 - Beacon Lake Phase 3A Parkway**
- E. Amount, if any, that is to be used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

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**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: _____

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

January 16, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **158**

B. Name and address of Payee: **Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
FedEx Account: 189249470**

C. Amount Payable: **139,864.51**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Contractor Application for Payment #3 - Beacon Lake Phase 3A**

E. Amount, if any, that is to used for a Deferred Cost:

F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

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**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
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Consulting Engineer

January 16, 2020



SMARTHOMEBIZ

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

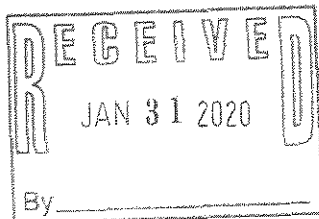
PLEASE PAY BY
01/15/2020

AMOUNT
\$110.95

INVOICE DATE
01/15/2020

INVOICE NO. 144579

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 02/01/2020 to 02/29/2020
Recurring No.: 4197
Job Name:
Order No.:



Description

Meadow View @ Twin Creeks

Security Monitoring

38 (A) Approved

13205720045400

Richard Myer

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total	\$110.95

"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	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95

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

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 01/15/2020 **AMOUNT DUE:** \$110.95

Please Reference: 144579

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 54

Invoice Date: 2/1/20

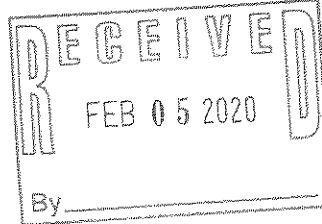
Due Date: 2/1/20

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 - February 2020 1, 310, 873.340		3,937.50	3,937.50
Information Technology - February 2020 857		166.67	166.67
Dissemination Agent Services - February 2020 316		625.00	625.00
Office Supplies 570		18.75	18.75
Postage 420		66.51	66.51
Copies 425		301.65	301.65
1 (A)			

Total \$5,116.08

Payments/Credits \$0.00

Balance Due \$5,116.08

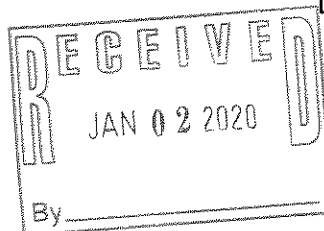


ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
12/18/2019	4232



BILL TO
BBX Capital 401 East Las Olas Blvd. Suite 800 Fort Lauderdale FL 33301

P.O. NO.	TERMS	JOB
	Due on receipt	19-1000

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Job: Beacon Lakes Amenity Center and material. Added outlets for Christmas lights. <i>73</i> <i>1,320,538.75002</i>	2,439.00	2,439.00

Thank you for your business. We appreciate it very much.

Phone #	Fax #	E-mail
904-541-1000	904-215-3475	LDEASE@AOL.COM

Total	\$2,439.00
Payments/Credits	\$0.00
Balance Due	\$2,439.00

amazon.com

Final Details for Order #112-6195748-3806604

Print this page for your records.

Order Placed: February 7, 2020

Amazon.com order number: 112-6195748-3806604

Order Total: \$170.16

1.32.572.442
74

Shipped on February 7, 2020

Items Ordered

1 of: *Crosley Furniture CF7003-WH Linen Hamper, White*
Sold by: Amazon.com Services LLC

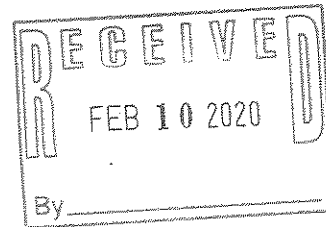
Price

\$159.77

Condition: New

Shipping Address:

Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St. Augustine, FL 32095
United States



Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 2097

Item(s) Subtotal: \$159.77

Shipping & Handling: \$0.00

Billing address

Danielle C Simpson
2831 SHEEPHEAD CT
SAINT AUGUSTINE, FL 32092-2441
United States

Total before tax: \$159.77

Estimated tax to be collected: \$10.39

Grand Total: \$170.16

Credit Card transactions

Visa ending in 2097: February 7, 2020: \$170.16

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

Final Details for Order #112-0457616-8465020

Print this page for your records.

Order Placed: February 4, 2020

Amazon.com order number: 112-0457616-8465020

Order Total: \$663.98

Shipped on February 8, 2020

Items Ordered

Price

2 of: *Dura-Trel, Inc. Picnic Table w Benches in White Finish (72 in.)*

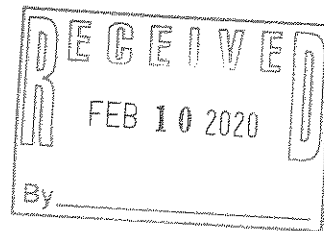
\$331.99

Sold by: Simply Eezy ([seller profile](#))

Condition: New

Shipping Address:

Danielle Simpson
2831 SHEEPHEAD CT
SAINT AUGUSTINE, FL 32092-2441
United States



Shipping Speed:

Expedited Shipping

Payment information

Payment Method:

Visa | Last digits: 2097

Item(s) Subtotal: \$663.98

Shipping & Handling: \$0.00

Billing address

Danielle C Simpson
2831 SHEEPHEAD CT
SAINT AUGUSTINE, FL 32092-2441
United States

Total before tax: \$663.98

Estimated tax to be collected: \$0.00

Grand Total: \$663.98

Credit Card transactions

Visa ending in 2097: February 8, 2020: \$663.98

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

INVOICE



Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	02/06/2020
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	\$ 655.00
Payment Amount	
Payment for:	Invoice#10427
100119283	

Thank You

Please detach and return with payment



Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
10427	02/04/2020	Policy change	Policy #100119283 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Add Liquor Liab Due Date: 2/6/2020 <div style="text-align: right;">1.32.572.44210 4</div> <div style="text-align: center;"> By _____ </div>	655.00

				Total
				\$ 655.00

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	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	02/06/2020

Municipal Asset Management, Inc.

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

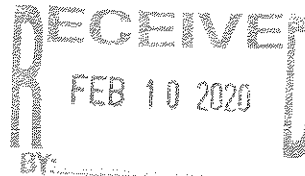
INVOICE

INVOICE NO: 0617615

DATE: 2/1/2020

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

1-32-572-45915



DUE DATE	RENTAL PERIOD
3/7/2020	

PMT NUMBER	DESCRIPTION	AMOUNT
14	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
0617615	3/7/2020	\$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 #2/10/2020
131295591132

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

Terms	Net 20
Due Date	3/1/2020
PO #	
Delivery Ticket #	Sales Order #1329631
Delivery Date	2/10/2020
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

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

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

1.32.572.45506
22

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.50	750.00
<div data-bbox="485 879 799 1089"><p>RECEIVED FEB 11 2020 By _____</p></div>					

Total 750.00
Amount Due \$750.00

Remittance Slip

Customer
13BEA030
Invoice #
131295591132

Amount Due 750.00
Amount Paid _____

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



131295591132



Invoice

Date
Invoice #2/10/2020
131295591133

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

Terms	Net 20
Due Date	3/1/2020
PO #	
Delivery Ticket #	Sales Order #1329632
Delivery Date	2/10/2020
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.

132,572.45506
22

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.50	450.00
<div data-bbox="470 938 790 1163"><div>RECEIVED</div><div>FEB 11 2020</div><div>By _____</div></div>					

Total 450.00
Amount Due \$450.00

Remittance Slip

Customer
13BEA030
Invoice #
131295591133

Amount Due \$450.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295591133

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL
ASSESSMENT BONDS, SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **174**
- B. Name and address of Payee: **Harbinger
5300 Shad Road
Jacksonville, FL 32257**
- C. Amount Payable: **378.00**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Signage – Proposal #76255**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. , each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT

By: 

Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-
COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

February 12, 2020

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 173
- (B) Name of Payee: Layman Well Drilling, Inc.
PO Box 66
Satsuma, FL 32189
- (C) Amount Payable: \$23,670.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Beacon Lake Townhomes wells
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (E) Fund or Account from which disbursement to be made: 2019A

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

D this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;


4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

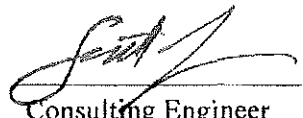
Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

February 11, 2020

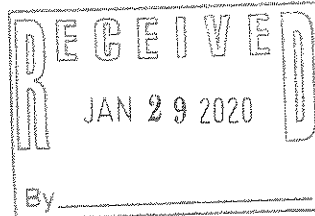
East Coast Wells & Pump Service
 PO Box 860179
 St. Augustine, FL 32086-0179
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
12/11/2019	34726

BILL TO:

Riverside Management
 C/O ~~XXXXXXXXXX~~
 9655 Florida Mining Blvd West
 Building 300 Suite 305
 Jacksonville, FL 32257



P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE		
	SERVICE CALL: NEED TO PULL PUMP TO SEE IF WIRE OR MOTOR IS BAD. SEE QUOTE.	70.00	70.00
0.75	LABOR PER HOUR	120.00	90.00
<p><i>B. Steph 1-13-20</i> <i>Pump Repairs</i> <i>001.320.53800.45007</i> <i>76 (A) POSTED</i></p>			

18% APR will be applied to any invoice not paid in full within 30 days.
 Visa or Mastercard Accepted

Total \$160.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.
 *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.
 *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Payments/Credits \$0.00

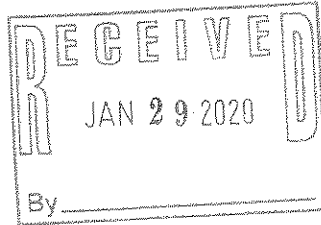
Balance Due \$160.00

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: 61301

Invoice Date: Dec 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 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		2/14/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in 12/11/19	900.00	900.00
<p><i>B. H. 1-20-20</i> <i>LAKE MAINT.</i> <i>001.320.87200.45005</i> <i>53800,</i> <i>45</i> POSTED</p>				

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.

Simply Linen Solutions

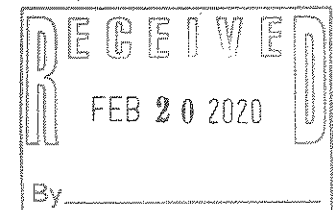
A Division of Star Brite Laundries, LLC

PAST DUE

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

CUSTOMER NAME: <i>Meadowview @ Twin Lakes</i>				INVOICE NUMBER <i>L 163211</i>				DATE <i>1/24/19</i>		TYPE <i>COG</i>		CONTRACT DATE	
M	T	W	TH	F	S	SU	PO# <i>BEACON LAKE CLUBHOUSE</i>			NIS PMT TERMS	TAX	1X FREQ.	1 ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SRC %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT			
LAUNDRY SERVICE													
<i>Towels</i>	<i>Wht</i>			<i>35</i>	<i>58</i>	<i>19</i>		<i>.155</i>	<i>22.01</i>				
<i>Pool Towels</i>	<i>12vvy</i>				<i>2</i>			<i>.475</i>	<i>.95</i>				
WRAP/PACKAGING										<i>CERT</i>			
SERVICE INCLUDES EQUIPMENT / DELIVERY										<i>1</i>	<i>1</i>	<i>1</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.										<i>1</i>	<i>1</i>	<i>1</i>	
Delivery Received by: _____ Date: _____										<i>2.45</i>	<i>7.35</i>		
Signature of Customer										<i>12.45</i>	<i>51.35</i>		
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.										AMOUNT	<i>67.66</i>		
										SURCHARGES	<i>3.75</i>		
										TAX			
										TOTAL	<i>71.41</i>		

\$71.41



Richard M. G...

13205720045919

43 (A)

Approved

POSTED

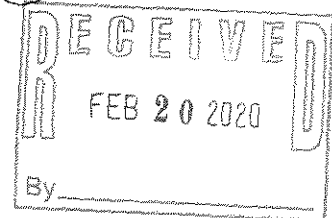
A Division of Star Brite Laundries, LLC

www.simplylinsolutions.com

\$ 109.38

Richard M. Jones

13205720045919
43 (A)



Approved



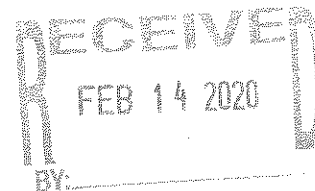
POST

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
12/29		Balance Forward						\$341.07	
01/29	P122402	Payment - Lockbox 50518						\$-341.07	
01/08 01/08	103248769-01082020	REG MTG BOS 1/16/2020	SA St Augustine Record	1.00 x 4.5000	4.5	1	\$8.98	\$40.41	
01/08 01/08	103248769-01082020	REG MTG BOS 1/16/2020	SA St Aug Record Online	1.00 x 4.5000	4.5	1	\$8.97	\$40.37	
PREVIOUS AMOUNT OWED:				\$341.07					
NEW CHARGES THIS PERIOD:				\$80.78					
CASH THIS PERIOD:				(\$341.07)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

RECEIVED
FEB 14 2020
BY: _____

20
1,810.573.480

POSTED



20
1,810.53.480

POSTED

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$80.78		\$0.00	\$0.00	\$0.00	\$0.00		\$80.78	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			12/30/2019 - 02/02/2020		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		12/30/2019 - 02/02/2020				MEADOW VIEW AT TWIN CREEKS CDD													
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$80.78		\$0.00				NET 15 DAYS									
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$80.78				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						02/02/2020				15651				15651				0000064018	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2623

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



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# 0003248769-01

PO#

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

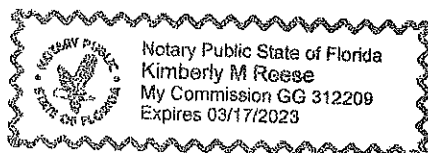
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **REG MTG BOS 1/16/2020** was published in said newspaper on **01/08/2020**.

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 JAN 08 2020 day of JANUARY
by W. Rhinehart who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, January 16, 2020 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
0003248769 January 8, 2020



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
www.turnerpest.com

Turner Pest Control
8400 Baymeadows Way, Suite 12
Jacksonville, FL 32256
904-355-5300

Service Slip/Invoice

INVOICE: 6354671
DATE: 1/15/2020
ORDER: 6354671

Bill To: [385188]
Meadow View at Twin Creeks CDD
Brian Stephens
475 W Town pl
Suite 114
Saint Augustine, FL 32092

Work Location: [385188] 904-627-9271
Beacon Lake Amenity Center
Brian Stephens
850 Beacon lake pkwy
Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
1/15/2020	04:13 PM	MICE, RATS, ROACH, S		04:13 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/15/2020		04:54 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	190.00
<div>RECEIVED JAN 29 2020 By _____</div> <div>B. Stephens 1-17-20 Pest Control 001.320.57200.45917 46 (A) POSTED</div>		
SUBTOTAL		\$190.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$190.00
AMOUNT DUE		\$190.00
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		Brian

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

Hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 81765	1/15/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 14, 2020

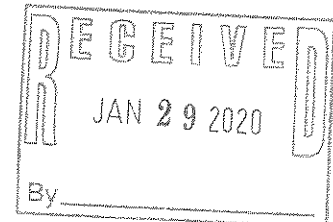
Invoice Amount: \$15,653.85

Description	Current Amount
Monthly Landscape Maintenance January 2020	\$15,653.85

Invoice Total **\$15,653.85**

B. Hight 1-17-20
LANDSCAPE MAINT.
001.320.83800.45003

110 (A)
POSTED



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



INVOICE

INVOICE #	INVOICE DATE
JAX 80272	12/31/2019
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:

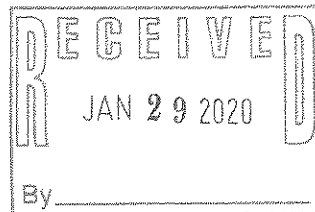
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: January 30, 2020

Invoice Amount: \$69.08

Description	Current Amount
Lateral Line Leak at Fence Irrigation Repairs	\$69.08



Invoice Total **\$69.08**

B. Steph 1-14-20
IRRIGATION REPAIRS
001, 320.53800, 45009
40 (B)



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 80273	12/31/2019
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: January 30, 2020

Invoice Amount: \$660.00

Description	Current Amount
-------------	----------------

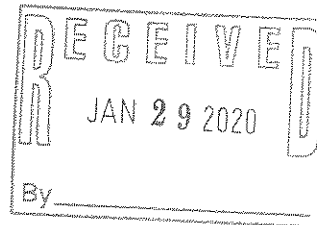
Top Dress Entire Bahia Area - Per Application - Labor Only

Entire field = 120,000 sq ft = 92.6 yards of sand for .25in depth per application.

Top dress will be done in multiple applications on .25in.

PRE-APPROVED

Fertilization



\$660.00

B. Hest 1-14-20
LANDSCAPE CONTINGENCY
001,320,53800,45001

Invoice Total

\$660.00

40 A



POSTED

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 Pl
Suite 114
St. Augustine, FL 32092

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 80274	12/31/2019
TERMS	PO NUMBER
Net 30	

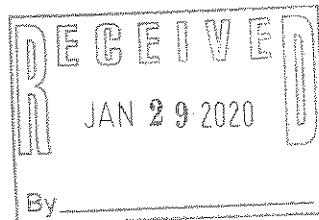
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 30, 2020

Invoice Amount: \$6,347.62

Description	Current Amount
Winter Annuals	
Annual Installation	\$6,347.62



Invoice Total **\$6,347.62**

B. Huph 1-14-20
LANDSCAPE CONTINGENCY
001,320, 53600.45004
10 A



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

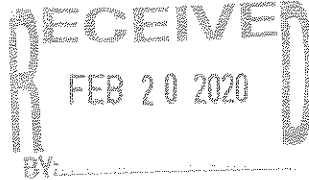
**Florida Natural Gas**P.O. Box 934726
Atlanta, GA 31193-4726

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

Email: customerservice@onlyfng.com

Invoice

MDG2020 00000679 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:	February 10, 2020
Invoice #:	324967ES
Due Date:	March 04, 2020
Current Charges:	\$29.16
Last Payment:	
Payment Date:	
Prior Balance Due:	\$32.42
Total Amount Due:	\$61.58



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	01/03/20 - 02/03/20	35.00	\$9.94
Fuel	01/03/20 - 02/03/20	1.00	\$0.28
Commodity Charges Sub Total:			\$10.22
Transportation			\$2.99
Transportation Charges Sub Total:			\$2.99
Customer Charge			\$5.95
Finance Charge			\$10.00
Miscellaneous Charges Sub Total:			\$15.95
Pre-Tax Sub Total:			\$29.16
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$29.16
Prior Balance Due:			\$32.42
Total Amount Due:			\$61.58

Exp. to Jan 4 ← \$29.16
 Exp. to Dec 20 ← \$32.42
 \$61.58

Enough with paper bills! Simplify your life by signing up for FNG's Paperless Billing. It's easy and convenient. Enroll online at OnlyFNG.com.

21 1.320, 572.45813

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	February 10, 2020	Accounts Payable
Invoice #:	324967ES	475 W. Town Place #114
Due Date:	March 04, 2020	St Augustine, FL 32092-0000
Current Charges:	\$29.16	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$32.42	
Total Amount Due:	\$61.58	
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 #: 324967ES

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	01/03/20 - 02/03/20	35.00	\$0.2840	\$9.94
Fuel	01/03/20 - 02/03/20	1.00	\$0.2840	\$0.28
Totals:		36.00		\$10.22

Transportation Charges				
Description		Units	Price	Cost
Transportation		35.00	\$0.0854	\$2.99
Totals:				\$2.99

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

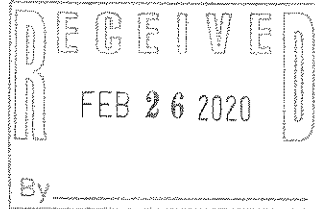
Total Account Charges: \$19.16

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: 61630

Invoice Date: Jan 31, 2020

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		3/1/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in January, 2020 <i>BA Stephens 1-30-20 LAKE MAINT. 001. 320. 53800. 45005 45 (A)</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.

Invoice

Thigpen Heating & Cooling, Inc.

CAC056726
2801 Dawn Road
Jacksonville FL 32207
904-448-1962 FAX: 904-448-9090
59-2621999

Invoice # C43695
Date: 01/20/20
Page # 1 of 1

Account # 127224

Beacon Lake Amenity Center
850 Beacon Lake Parkway
St. Augustine FL 32095

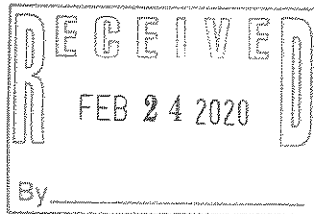
Service At:
Beacon Lake Amenity Center
850 Beacon Lake Parkway
St. Augustine FL 32095

Service Date 01/20/20 PO # Job # 322727 Contract # Claim #

Completed maintenance per Thigpen standards.

Description Of Service	Quantity	Unit Price	Extended Price	Tax
Commercial Maintenance Agmt (#424283)	1	\$0.00	\$0.00	
Scheduled maintenance per #424283	1	\$390.00	\$390.00	
PLEAT FILTER 23-5/16X21.5X1 CARRIER/ICP	2	\$0.00	\$0.00	
PLEAT FLTR 19-7/8X21.5X1	1	\$0.00	\$0.00	
16X24X2 PLEATED FILTER	1	\$0.00	\$0.00	

Balance Due \$390.00



77 (A)
1,320.572.4/12

Terms: Due Upon Receipt

Please pay from this Invoice. Thank You

Please Detach and Return with Remittance

Check Enclosed []	Method of Payment
Master Card [] Visa [] Discover []	
Acct # _____	Exp Date _____
Name on Card _____	
Signature _____	

Invoice # C43695

Date : 01/20/20

Account # 127224

Beacon Lake Amenity Center

Remit To:

Thigpen Heating & Cooling, Inc.
CAC056726
2801 Dawn Road
Jacksonville FL 32207

Amount Due \$390.00

Amount Paid



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 83382	1/31/2020
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:

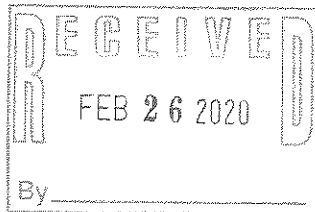
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: March 1, 2020

Invoice Amount: \$247.50

Description	Current Amount
Irrigation repairs due to construction damage - Concave See attachment for approval. Irrigation Reapairs	\$247.50



Invoice Total \$247.50

B. Stephens 1-29-20
IRRIGATION REPAIRS

001. 320. 53800. 45009

40 (A)

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 83383	1/31/2020
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:

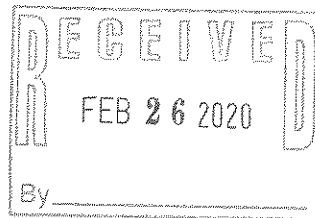
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: March 1, 2020

Invoice Amount: \$645.00

Description	Current Amount
Mainline Repair January Irrigation Repairs	\$645.00



Invoice Total \$645.00

B. Hight 1-29-20
IRRIGATION REPAIRS
001. 320. 53800. 45009
40 (A)

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 83384	1/31/2020
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:

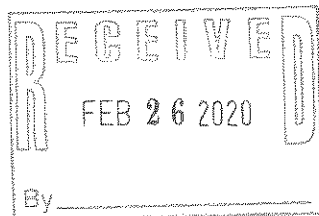
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: March 1, 2020

Invoice Amount: \$844.27

Description	Current Amount
January Repairs	
Irrigation Repairs	\$844.27



Invoice Total

\$844.27

CB/Sept 1-29-20
IRRIGATION REPAIRS
001. 320. 53800. 45009
40(A)

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

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS,SERIES 2019

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **170**
- B. Name and address of Payee: **Clary & Associates, Inc.**
Suite A
3830 Crown Point Road, Suite A
Jacksonville, FL 32257
- C. Amount Payable: **1,500.00**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Unit 2C-Plat Administration - Invoice 2019-332-2**
- E. Amount, if any, that is to used for a Deferred Cost:
- F. Fund or Account from which disbursement to be made: The

undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

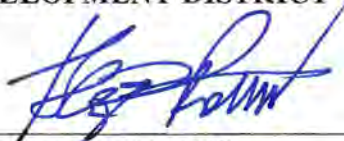
The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: _____



Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

January 16, 2020