

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

MAY 21, 2020

AGENDA

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

Thursday
May 21, 2020
10:00 a.m.

Meeting Via Zoom:
Online: <https://www.zoom.us/join>
Phone: (312) 626-6799
Meeting ID #: 970 9703 0906
Password: 571794
www.meadowviewattwincreeksdcd.com

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the April 23, 2020 Meeting
- IV. Consideration of Financing Related Matters
 - A. Supplemental Assessment Resolution 2020-05 (Series 2020A-1/A-2 Bonds)
 - B. Supplemental Assessment Resolution 2020-06 (Series 2020A-3 Bonds)
 - C. 2020 Amendment to Completion Agreement (2016 Bonds) between the Developer and the District
 - D. 2020 Amendment to Collateral Assignment and Assumption Agreement (2016 Bonds) between the Developer and the District
 - E. True-Up Agreement (2020A-1/A-2 Bonds / 2020A-1/A-2 Assessment Area) between the Developer and the District
 - F. True-Up Agreement (2020A-3 Bonds / 2020A-3 Assessment Area) between the Developer and the District
 - G. Supplemental Declaration of Consent (2020 Assessments)
 - H. Supplemental Notice of Assessments (2020 Assessments)
- V. Consideration of Resolution 2020-07, Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date for Adoption

- VI. Consideration of Resolution 2020-08, Designating a Date, Time and Place for a Landowner's Meeting and Election
- VII. Consideration of Supplemental Disclosure of Public Financing
- VIII. Ratification of Agreements with Clary & Associates for Mapping and Permitting of Re-Plats of the Townhomes and Phase 3A
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Requisition Summary
 - 2. Consideration of Work Authorization No. 21 for Connector Road from Townhomes to Beacon Lake Parkway Phase 2A Design Phase
 - C. District Manager – Report on the Number of Registered Voters (368)
 - D. Amenity Manager – Report
 - E. Operations Manager
- X. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 10
 - E. Ratification of Funding Request No. 44
 - F. Consideration of Funding Request No. 45
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meeting – June 18, 2020 at 10:00 a.m. at the offices of GMS
- XIII. Adjournment

Note: Preclosing on the Series 2020 Bonds scheduled to immediately follow adjournment of the CDD meeting at the offices of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, FL

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, April 23, 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 (by phone)
Danielle Simpson	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jonathan Johnson	District Counsel (by phone)
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager (by phone)
Richard McGovern	Amenity Manager (by phone)
Sarah Warren	Hopping, Green & Sams (by phone)
Rhonda Mossing	MBS Capital Markets, LLC (by phone)
Ed Bulliet	MBS Capital Markets, LLC (by phone)
Andrew Meran	Heartwood 23, LLC (by phone)
Evgeny Munkov	BBX Capital (by phone)
Misty Taylor	Bryant Miller Olive (by phone)

The following is a summary of the discussions and actions taken at the April 23, 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 February 20, 2020 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the February 20, 2020 meeting were approved.

FOURTH ORDER OF BUSINESS

Financing Related Matters

A. Consideration of Investment Banking Agreement with MBS Capital Markets, LLC

Mr. Bulliet stated the contract before you is similar to the contract in our prior deals. Every time we come back with financing, we have to have a new investment banking agreement. There's an exhibit that says we have to meet all the MSRP guideline rules.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the investment banking agreement with MBS Capital Markets, LLC was approved.

B. Presentation from MBS for Series 2020 Bonds

Ms. Mossing gave an overview of the District's history of bond issuances and informed the Board that Series 2020 A-1 and A-2 bonds will be issued for Phase 2B with 79 planned units with a total projected par amount of \$4,165,000. Additional, Series 2020 A-3 bonds will be issued to provide additional construction funds to complete phases 2 and 3A in an expected par amount of \$8,430,000 to be levied on 351 units.

C. Consideration of Supplemental Engineer's Report

Mr. Lockwood gave an overview of the engineer's report, a copy of which was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the supplemental engineer's report was approved.

D. Consideration of Supplemental Assessment Methodology

Mr. Oliver gave an overview of the supplemental assessment methodology, a copy of which was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the supplemental assessment methodology was approved.

E. Consideration of Delegation Resolution 2020-04

- 1. Supplemental Trust Indentures**
- 2. Preliminary Official Statement**
- 3. Bond Purchase Agreement**
- 4. Continuing Disclosure Agreements**

Ms. Taylor stated the bond delegation resolution authorizes various actions that need to be taken in order for us to move forward with marketing, pricing and selling the bonds. The resolution authorizes not to exceed \$10,000,000 in bonds and approves the forms of the fifth and sixth supplemental indentures, preliminary official statement, bond purchase contract and continuing disclosure agreements. We have to obtain bondholder consent in order to issue the 2020 A-3 bonds and are moving forward with obtaining that consent, so the ratification language within this resolution would ratify actions such as that.

Ms. Taylor will add to the delegation resolution language to include an interest rate waiver, as requested by the Board.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the Delegation Resolution was approved subject to revisions discussed above.

FIFTH ORDER OF BUSINESS

Ratification of Proposals from Clary & Associates

A. Phase 4 Topographic Survey

B. Preparation of Maps for Relocated Fire Lanes – Phase 2 Townhomes

Copies of the proposals were included in the agenda package

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the proposals from Clary & Associates for a phase 4 topographic survey and preparation of maps for relocated fire lanes in phase 2 were ratified.

SIXTH ORDER OF BUSINESS

Ratification of Proposals from Basham & Lucas

- A. Proposal for Electrical Engineering for the Entrance to Toll Brothers Project**
- B. Proposal for Design Services Related to the Lakefront Park**

Copies of the proposals were included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the proposals from Basham & Lucas for electrical engineering for the entrance to the Toll Brothers project and design services related to the Lakefront Park were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals from Dicky Smith

- A. Construction of Entry #2 at Beacon Lake**
- B. Construction of Phase 3A Hardscape at Beacon Lake Neighborhood Entry**

Copies of the proposals were included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposals from Dicky Smith for construction of entry #2 at Beacon Lake and phase 3A hardscape at the Beacon Lake neighborhood entry were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals from West Orange Nurseries

- A. Phase 2 Parkway Landscape & Irrigation Installation**
- B. Phase 3A Landscape & Irrigation Installation**

Copies of the proposals were included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposals from West Orange Nurseries for landscape and irrigation services related to the phase 2 parkway and phase 3A were approved.

NINTH ORDER OF BUSINESS

Consideration of Revised Engagement Letter from Grau & Associates for FY Audit

Mr. Oliver stated this is the audit firm you selected through the RFP process. The audit for FY19 will cost \$5,800.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the revised engagement letter from Grau & Associates for the FY19 audit was approved.

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

Mr. Johnson stated to dovetail on Ms. Taylor's comments, we're scheduled to chat with some of the staff at the Capitol this week and interest rate waivers were one of the things we were going to bring up. Given the economic environment there has not been an interest rate waiver process in the State of Florida in years, so it will be all new to them. If we have to resort to that, it's a process that goes through the Court for approval. If anything interesting comes out of this conversation I'll follow up.

B. District Engineer**1. Requisition Summary**

A copy of the requisition summary including numbers 237-264 for approval was enclosed in the agenda package. Requisition numbers 205-236 were presented for ratification due to the March meeting being canceled.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor requisition numbers 205-236 were ratified.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor requisition numbers 237-264 were approved.

2. Consideration of Change Order No. 5

Mr. Lockwood noted change order number 5 is for additional work done by Hughes Brothers in the townhome area.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor Hughes Brothers change order number 5 was approved.

C. District Manager

Mr. Oliver informed the Board a proposed FY21 budget would likely be presented in May with the public hearing and adoption later in the summer.

Mr. Oliver also informed the Board staff is starting the process of obtaining performance bonds for FPL.

D. Amenity Manager – Report

Mr. McGovern informed the Board the amenity center has been closed since March 17th due to the COVID-19 public health emergency and gave a brief overview of his report, 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.

ELEVENTH 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 95.2% collected.

C. Check Registers

Copies of the check registers totaling \$1,072,000 were included in the agenda package.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the check registers were approved.

D. Ratification of Construction Funding Request No. 8

A copy of construction funding request number 8 in the amount of \$1,238,226.89 was included in the agenda package.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor construction funding request number 8 was approved.

E. Consideration of Construction Funding Request No.9

A copy of construction funding request number 9 in the amount of \$1,160,421.28 was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor construction funding request number 9 was approved.

TWELFTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 21, 2020 at
10:00 a.m. at the Offices of GMS**

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

RESOLUTION 2020-05

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2020A-1, AND SPECIAL ASSESSMENT BONDS, SERIES 2020A-2; MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2020A-1, AND SPECIAL ASSESSMENT BONDS, SERIES 2020A-2; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2020A-1, AND SPECIAL ASSESSMENT BONDS, SERIES 2020A-2; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, on September 20, 2018, the District's Board of Supervisors ("**Board**") adopted, after notice and public hearing, Resolution 2018-07, relating to the imposition, levy, collection and enforcement of debt service special assessments to secure the repayment of future bonds, including but not limited to the 2020 Bonds (defined herein); and

WHEREAS, on May 14, 2020, and in order to finance what is known as the "**2020 Project**," the District entered into that certain *Bond Purchase Contract* with MBS Capital Markets, LLC, whereby the District agreed to sell its Special Assessment Bonds, Series 2020A-1 ("**2020A-1 Bonds**") in the par amount of \$1,685,000 and Special Assessment Bonds, Series 2020A-2 ("**2020A-2 Bonds**"), and together with the 2020A-1 Bonds, "**2020A-1/A-2 Bonds**") in the par amount of \$2,480,000; and

WHEREAS, pursuant to and consistent with Resolution 2018-07, the District desires to set forth the particular terms of the sale of the 2020A-1/A-2 Bonds and confirm the lien for special assessments securing the 2020A-1/A-2 Bonds.

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2018-07. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in Resolution 2018-07.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

- a. On September 20, 2018, the District, after due notice and public hearing, adopted Resolution 2018-07 which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.
- b. The *Engineer's Report Capital Improvement Plan*, dated March 17, 2016, as supplemented by the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan*, dated October 6, 2016, and the *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020, attached to this Resolution as **Exhibit A** (together, "**Engineer's Report**"), identifies and describes, among other things, the presently expected components of the 2020 Project. The Engineer's Report sets forth the estimated costs of the 2020 Project. The District hereby confirms that the 2020 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the 2020A-1/A-2 Bonds.
- c. The *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2020A-1, A-2 and A-3*, dated May 14, 2020, and attached to this Resolution as **Exhibit B** ("**Assessment Report**"), applies to the 2020 Project and the actual terms of the 2020A-1/A-2 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the 2020A-1/A-2 Bonds.
- d. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B**, the 2020 Project – as a portion of the Master Project – benefits all developable property within the District, including but not limited to the "**2020A-1/A-2 Assessment Area**", as further described in **Exhibit C** attached hereto, but are levied only on the assessable lands within the 2020A-1/A-2 Assessment Area. Such benefits from the Master Project – including the 2020 Project – equal or exceed the Revised Master Assessments, as defined in Resolution 2018-08, which include the special assessments securing the 2020A-1 Bonds ("**2020A-1 Assessments**"), and the special assessments securing the 2020A-2 Bonds ("**2020A-2 Assessments**," together with the 2020A-1 Assessments, "**2020A-1/A-2 Assessments**"), as described in **Exhibit B**. Moreover, such 2020A-1/A-2 Assessments are fairly and reasonably allocated across the 2020A-1/A-2 Assessment Area. It is reasonable, proper, just and right to assess the 2020A-1/A-2 Assessments to the specially benefited properties within the 2020A-1/A-2 Assessment Area as set forth in Resolution 2018-07 and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE 2020A-1/A-2 BONDS.**

As provided in Resolution 2018-07, this Resolution is intended to set forth the terms of the 2020A-1/A-2 Bonds and the final amount of the lien of the 2020A-1/A-2 Assessments. **Composite Exhibit D** shows: (i)

the rates of interest and maturity on the 2020A-1/A-2 Bonds, (ii) the estimated sources and uses of funds of the 2020A-1/A-2 Bonds, and (iii) the debt service due on the 2020A-1/A-2 Bonds. The lien of the 2020A-1/A-2 Assessments shall be the principal amount due on the 2020A-1/A-2 Bonds, together with interest and collection costs.

5. **COLLECTION OF THE 2020A-1/A-2 ASSESSMENTS.**

- a. The 2020A-1/A-2 Assessments shall be allocated in accordance with **Exhibit B**. The Assessment Report, considered herein, reflects the actual terms of the issuance of the 2020A-1/A-2 Bonds.
- b. Debt service payments are reflected on **Composite Exhibit D**. The District shall begin annual collection of the 2020A-1/A-2 Assessments using the methods available to it by law, and in time (taking into account any capitalized interest period) to meet the debt service obligations set forth in **Composite Exhibit D**.
- c. Section 8 of Resolution 2018-07 sets forth the terms for collection and enforcement of the 2020A-1/A-2 Assessments. The District hereby certifies the 2020A-1/A-2 Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit D**. Subject to the requirements of the applicable trust indenture, the District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service. Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the 2020A-1/A-2 Assessments and present same to the Board as required by law.

6. **PREPAYMENT OF 2020A-1/A-2 ASSESSMENTS.** Section 8 of Resolution 2018-07, together with the Assessment Report, shall address prepayments for the 2020A-1/A-2 Assessments.

7. **APPLICATION OF TRUE-UP PAYMENTS.** Section 9 of Resolution 2018-07, together with the Assessment Report, shall govern true-up as it relates to the 2020A-1/A-2 Assessments and 2020A-1/A-2 Bonds.

8. **IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the 2020A-1/A-2 Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The 2020A-1/A-2 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. **CONFLICTS.** This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect and is applicable to the 2020A-1/A-2 Bonds except to the extent set forth herein. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

10. **SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

11. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 21st day of May, 2020.

ATTEST:

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

Secretary

Chairman

Exhibit A: *Engineer's Report Capital Improvement Plan, dated March 17, 2016, as supplemented by the First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan, dated October 6, 2016, and the Third Supplemental Engineer's Report for Series 2020 Project, dated April 23, 2020*

Exhibit B: *Second Revised Master Special Assessment Methodology Report, dated September 20, 2018, and the Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2020A-1, A-2 and A-3, dated May 14, 2020*

Exhibit C: Legal Description of the 2020A-1/A-2 Assessment Area

Comp. Exhibit D: Maturities and Coupon of 2020A-1/A-2 Bonds

Sources and Uses of Funds for 2020A-1/A-2 Bonds

Annual Debt Service Payment Due on 2020A-1/A-2 Bonds

Exhibit A:

Engineer's Report Capital Improvement Plan, dated March 17, 2016, as supplemented by the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan*, dated October 6, 2016, and the *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020

Exhibit B:

Second Revised Master Special Assessment Methodology Report, dated September 20, 2018, and the
Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series
2020A-1, A-2 and A-3, dated May 14, 2020

Exhibit C:

Legal Description of the 2020A-1/A-2 Assessment Area

Comp. Exhibit D:

Maturities and Coupon of 2020A-1/A-2 Bonds
Sources and Uses of Funds for 2020A-1/A-2 Bonds
Annual Debt Service Payment Due on 2020A-1/A-2 Bonds

BOND PRICING

MEADOW VIEW AT TWIN CREEKS CDD
Special Assessment Bonds, Series 2020A
St. Johns County, Florida
FINAL NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 5 Year Term Bond:	05/01/2026	583188 AQ0	135,000	4.250%	4.250%	100.000
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 10 Year Term Bond:	05/01/2031	583188 AR8	170,000	4.750%	4.750%	100.000
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 20 Year Term Bond:	05/01/2041	583188 AS6	505,000	5.250%	5.250%	100.000
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 30 Year Term Bond:	05/01/2051	583188 AT4	875,000	5.375%	5.375%	100.000
Special Assessment Bonds, Series 2020A-2 (Ph 2B), 30 Year Term Bond:	05/01/2051	583188 AU1	2,480,000	5.375%	5.375%	100.000
Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A), 30 Year Term Bond:	05/01/2051	583188 AV9	4,410,000	5.375%	5.375%	100.000
			8,575,000			

Dated Date	05/26/2020	
Delivery Date	05/26/2020	
First Coupon	11/01/2020	
Par Amount	8,575,000.00	
Original Issue Discount		
Production	8,575,000.00	100.000000%
Underwriter's Discount	-171,500.00	-2.000000%
Purchase Price	8,403,500.00	98.000000%
Accrued Interest		
Net Proceeds	8,403,500.00	

SOURCES AND USES OF FUNDS

MEADOW VIEW AT TWIN CREEKS CDD
Special Assessment Bonds, Series 2020A
St. Johns County, Florida
FINAL NUMBERS

Dated Date 05/26/2020
Delivery Date 05/26/2020

Sources:	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total
Bond Proceeds:				
Par Amount	1,685,000.00	2,480,000.00	4,410,000.00	8,575,000.00
	1,685,000.00	2,480,000.00	4,410,000.00	8,575,000.00
Uses:	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total
Project Fund Deposits:				
Project Fund	1,454,570.01	2,133,932.39	3,795,391.24	7,383,893.64
Other Fund Deposits:				
Reserve Fund at 30% MADS	34,348.13	50,708.44	89,393.44	174,450.01
Interest to 11/1/2021	124,967.98	190,693.06	339,095.31	654,756.35
	159,316.11	241,401.50	428,488.75	829,206.36
Delivery Date Expenses:				
Cost of Issuance	37,413.88	55,066.11	97,920.01	190,400.00
Underwriter's Discount	33,700.00	49,600.00	88,200.00	171,500.00
	71,113.88	104,666.11	186,120.01	361,900.00
	1,685,000.00	2,480,000.00	4,410,000.00	8,575,000.00

BOND DEBT SERVICE BREAKDOWN
MEADOW VIEW AT TWIN CREEKS CDD
Special Assessment Bonds, Series 2020A
St. Johns County, Florida
FINAL NUMBERS

Date	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total	Annual Total
11/01/2020	37,611.72	57,393.06	102,057.81	197,062.59	197,062.59
05/01/2021	43,678.13	66,650.00	118,518.75	228,846.88	
11/01/2021	43,678.13	66,650.00	118,518.75	228,846.88	457,693.76
05/01/2022	68,678.13	101,650.00	178,518.75	348,846.88	
11/01/2022	43,146.88	65,709.38	116,906.25	225,762.51	574,609.39
05/01/2023	68,146.88	100,709.38	181,906.25	350,762.51	
11/01/2023	42,615.63	64,768.75	115,159.38	222,543.76	573,306.27
05/01/2024	67,615.63	104,768.75	180,159.38	352,543.76	
11/01/2024	42,084.38	63,693.75	113,412.50	219,190.63	571,734.39
05/01/2025	72,084.38	103,693.75	183,412.50	359,190.63	
11/01/2025	41,446.88	62,618.75	111,531.25	215,596.88	574,787.51
05/01/2026	71,446.88	107,618.75	186,531.25	365,596.88	
11/01/2026	40,809.38	61,409.38	109,515.63	211,734.39	577,331.27
05/01/2027	70,809.38	106,409.38	189,515.63	366,734.39	
11/01/2027	40,096.88	60,200.00	107,365.63	207,662.51	574,396.90
05/01/2028	70,096.88	105,200.00	192,365.63	367,662.51	
11/01/2028	39,384.38	58,990.63	105,081.25	203,456.26	571,118.77
05/01/2029	74,384.38	108,990.63	195,081.25	378,456.26	
11/01/2029	38,553.13	57,646.88	102,662.50	198,862.51	577,318.77
05/01/2030	73,553.13	112,646.88	197,662.50	383,862.51	
11/01/2030	37,721.88	56,168.75	100,109.38	194,000.01	577,862.52
05/01/2031	77,721.88	111,168.75	200,109.38	389,000.01	
11/01/2031	36,771.88	54,690.63	97,421.88	188,884.39	577,884.40
05/01/2032	76,771.88	114,690.63	202,421.88	393,884.39	
11/01/2032	35,721.88	53,078.13	94,600.00	183,400.01	577,284.40
05/01/2033	75,721.88	113,078.13	204,600.00	393,400.01	
11/01/2033	34,671.88	51,465.63	91,643.75	177,781.26	571,181.27
05/01/2034	79,671.88	116,465.63	206,643.75	402,781.26	
11/01/2034	33,490.63	49,718.75	88,553.13	171,762.51	574,543.77
05/01/2035	78,490.63	119,718.75	208,553.13	406,762.51	
11/01/2035	32,309.38	47,837.50	85,328.13	165,475.01	572,237.52
05/01/2036	82,309.38	117,837.50	215,328.13	415,475.01	
11/01/2036	30,996.88	45,956.25	81,834.38	158,787.51	574,262.52
05/01/2037	80,996.88	120,956.25	216,834.38	418,787.51	
11/01/2037	29,684.38	43,940.63	78,206.25	151,831.26	570,618.77
05/01/2038	84,684.38	123,940.63	223,206.25	431,831.26	
11/01/2038	28,240.63	41,790.63	74,309.38	144,340.64	576,171.90
05/01/2039	83,240.63	126,790.63	224,309.38	434,340.64	
11/01/2039	26,796.88	39,506.25	70,278.13	136,581.26	570,921.90
05/01/2040	86,796.88	129,506.25	230,278.13	446,581.26	
11/01/2040	25,221.88	37,087.50	65,978.13	128,287.51	574,868.77
05/01/2041	90,221.88	132,087.50	235,978.13	458,287.51	
11/01/2041	23,515.63	34,534.38	61,409.38	119,459.39	577,746.90
05/01/2042	88,515.63	134,534.38	236,409.38	459,459.39	
11/01/2042	21,768.75	31,846.88	56,706.25	110,321.88	569,781.27
05/01/2043	91,768.75	136,846.88	241,706.25	470,321.88	
11/01/2043	19,887.50	29,025.00	51,734.38	100,646.88	570,968.76



MBS CAPITAL MARKETS, LLC

BOND DEBT SERVICE BREAKDOWN

MEADOW VIEW AT TWIN CREEKS CDD

Special Assessment Bonds, Series 2020A

St. Johns County, Florida

FINAL NUMBERS

Date	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total	Annual Total
05/01/2044	94,887.50	139,025.00	246,734.38	480,646.88	
11/01/2044	17,871.88	26,068.75	46,493.75	90,434.38	571,081.26
05/01/2045	97,871.88	141,068.75	256,493.75	495,434.38	
11/01/2045	15,721.88	22,978.13	40,850.00	79,550.01	574,984.39
05/01/2046	100,721.88	147,978.13	260,850.00	509,550.01	
11/01/2046	13,437.50	19,618.75	34,937.50	67,993.75	577,543.76
05/01/2047	103,437.50	149,618.75	264,937.50	517,993.75	
11/01/2047	11,018.75	16,125.00	28,756.25	55,900.00	573,893.75
05/01/2048	106,018.75	156,125.00	273,756.25	535,900.00	
11/01/2048	8,465.63	12,362.50	22,171.88	43,000.01	578,900.01
05/01/2049	108,465.63	157,362.50	282,171.88	548,000.01	
11/01/2049	5,778.13	8,465.63	15,184.38	29,428.14	577,428.15
05/01/2050	110,778.13	163,465.63	290,184.38	564,428.14	
11/01/2050	2,956.25	4,300.00	7,793.75	15,050.00	579,478.14
05/01/2051	112,956.25	164,300.00	297,793.75	575,050.00	
11/01/2051					575,050.00
	3,494,021.35	5,180,549.44	9,219,482.96	17,894,053.75	17,894,053.75



MBS CAPITAL MARKETS, LLC

BOND DEBT SERVICE BREAKDOWN

MEADOW VIEW AT TWIN CREEKS CDD
 Special Assessment Bonds, Series 2020A
 St. Johns County, Florida
 FINAL NUMBERS

Period Ending	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total
11/01/2020	37,611.72	57,393.06	102,057.81	197,062.59
11/01/2021	87,356.26	133,300.00	237,037.50	457,693.76
11/01/2022	111,825.01	167,359.38	295,425.00	574,609.39
11/01/2023	110,762.51	165,478.13	297,065.63	573,306.27
11/01/2024	109,700.01	168,462.50	293,571.88	571,734.39
11/01/2025	113,531.26	166,312.50	294,943.75	574,787.51
11/01/2026	112,256.26	169,028.13	296,046.88	577,331.27
11/01/2027	110,906.26	166,609.38	296,881.26	574,396.90
11/01/2028	109,481.26	164,190.63	297,446.88	571,118.77
11/01/2029	112,937.51	166,637.51	297,743.75	577,318.77
11/01/2030	111,275.01	168,815.63	297,771.88	577,862.52
11/01/2031	114,493.76	165,859.38	297,531.26	577,884.40
11/01/2032	112,493.76	167,768.76	297,021.88	577,284.40
11/01/2033	110,393.76	164,543.76	296,243.75	571,181.27
11/01/2034	113,162.51	166,184.38	295,196.88	574,543.77
11/01/2035	110,800.01	167,556.25	293,881.26	572,237.52
11/01/2036	113,306.26	163,793.75	297,162.51	574,262.52
11/01/2037	110,681.26	164,896.88	295,040.63	570,618.77
11/01/2038	112,925.01	165,731.26	297,515.63	576,171.90
11/01/2039	110,037.51	166,296.88	294,587.51	570,921.90
11/01/2040	112,018.76	166,593.75	296,256.26	574,868.77
11/01/2041	113,737.51	166,621.88	297,387.51	577,746.90
11/01/2042	110,284.38	166,381.26	293,115.63	569,781.27
11/01/2043	111,656.25	165,871.88	293,440.63	570,968.76
11/01/2044	112,759.38	165,093.75	293,228.13	571,081.26
11/01/2045	113,593.76	164,046.88	297,343.75	574,984.39
11/01/2046	114,159.38	167,596.88	295,787.50	577,543.76
11/01/2047	114,456.25	165,743.75	293,693.75	573,893.75
11/01/2048	114,484.38	168,487.50	295,928.13	578,900.01
11/01/2049	114,243.76	165,828.13	297,356.26	577,428.15
11/01/2050	113,734.38	167,765.63	297,978.13	579,478.14
11/01/2051	112,956.25	164,300.00	297,793.75	575,050.00
	3,494,021.35	5,180,549.44	9,219,482.96	17,894,053.75



MBS CAPITAL MARKETS, LLC

B.

RESOLUTION 2020-06

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2020A-3; MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2020A-3; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2020A-3; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, on September 20, 2018, the District's Board of Supervisors ("**Board**") adopted, after notice and public hearing, Resolution 2018-07, relating to the imposition, levy, collection and enforcement of debt service special assessments to secure the repayment of future bonds, including but not limited to the 2020A-3 Bonds (defined herein); and

WHEREAS, on May 14, 2020, and in order to finance what is known as the "**2020 Project**," the District entered into that certain *Bond Purchase Contract* with MBS Capital Markets, LLC, whereby the District agreed to sell its Special Assessment Bonds, Series 2020A-3 ("**2020A-3 Bonds**") in the par amount of \$4,410,000; and

WHEREAS, pursuant to and consistent with Resolution 2018-07, the District desires to set forth the particular terms of the sale of the 2020A-3 Bonds and confirm the lien for special assessments securing the 2020A-3 Bonds.

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2018-07. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in Resolution 2018-07.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

- a. On September 20, 2018, the District, after due notice and public hearing, adopted Resolution 2018-07 which, among other things, equalized, approved, confirmed and

levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.

- b. *The Engineer's Report Capital Improvement Plan*, dated March 17, 2016, as supplemented by the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan*, dated October 6, 2016, and the *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020, attached to this Resolution as **Exhibit A** (together, "**Engineer's Report**"), identifies and describes, among other things, the presently expected components of the 2020 Project. The Engineer's Report sets forth the estimated costs of the 2020 Project. The District hereby confirms that the 2020 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the 2020A-3 Bonds.
- c. *The Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018, and the *Final Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2020A-1, A-2 and A-3*, dated May 21, 2020, and attached to this Resolution as **Exhibit B** ("**Assessment Report**"), applies to the 2020 Project and the actual terms of the 2020A-3 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the 2020A-3 Bonds.
- d. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B**, the 2020 Project – as a portion of the Master Project – benefits all developable property within the District, including but not limited to the "**2020A-3 Assessment Area**", as further described in **Exhibit C** attached hereto, but are levied only on the assessable lands within the 2020A-3 Assessment Area. Such benefits from the Master Project – including the 2020 Project – equal or exceed the Revised Master Assessments, as defined in Resolution 2018-07, which include the special assessments securing the 2020A-3 Bonds ("**2020A-3 Assessments**"), as described in **Exhibit B**. Moreover, such 2020A-3 Assessments are fairly and reasonably allocated across the 2020A-3 Assessment Area. It is reasonable, proper, just and right to assess the 2020A-3 Assessments to the specially benefited properties within the 2020A-3 Assessment Area as set forth in Resolution 2018-07 and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE 2020A-3 BONDS.** As provided in Resolution 2018-07, this Resolution is intended to set forth the terms of the 2020A-3 Bonds and the final amount of the lien of the 2020A-3 Assessments. **Composite Exhibit D** shows: (i) the rates of interest and maturity on the 2020A-3 Bonds, (ii) the estimated sources and uses of funds of the 2020A-3 Bonds, and (iii) the debt service due on the 2020A-3 Bonds. The lien of the 2020A-3 Assessments shall be the principal amount due on the 2020A-3 Bonds, together with interest and collection costs.

5. **COLLECTION OF THE 2020A-3 ASSESSMENTS.**

- a. The 2020A-3 Assessments shall be allocated in accordance with **Exhibit B**. The Assessment Report, considered herein, reflects the actual terms of the issuance of the 2020A-3 Bonds.
- b. Debt service payments are reflected on **Composite Exhibit D**. The District shall begin annual collection of the 2020A-3 Assessments using the methods available to it by law, and in time (taking into account any capitalized interest period) to meet the debt service obligations set forth in **Composite Exhibit D**.
- c. Section 8 of Resolution 2018-07 sets forth the terms for collection and enforcement of the 2020A-3 Assessments. The District hereby certifies the 2020A-3 Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit D**. Subject to the requirements of the applicable trust indenture, the District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service. Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the 2020A-3 Assessments and present same to the Board as required by law.

6. **PREPAYMENT OF 2020A-3 ASSESSMENTS.** Section 8 of Resolution 2018-07, together with the Assessment Report, shall address prepayments for the 2020A-3 Assessments.

7. **APPLICATION OF TRUE-UP PAYMENTS.** Section 9 of Resolution 2018-07, together with the Assessment Report, shall govern true-up as it relates to the 2020A-3 Assessments and 2020A-3 Bonds.

8. **IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the 2020A-3 Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The 2020A-3 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. **CONFLICTS.** This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect and is applicable to the 2020A-3 Bonds except to the extent set forth herein. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

10. **SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

11. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 21st day of May, 2020.

ATTEST:

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

Secretary

Chairman

Exhibit A: *Engineer's Report Capital Improvement Plan*, dated March 17, 2016, as supplemented by the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan*, dated October 6, 2016, and the *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020

Exhibit B: *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018, and the *Final Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2020A-1, A-2 and A-3*, dated May 21, 2020

Exhibit C: Legal Description of the 2020A-3 Assessment Area

Comp. Exhibit D: Maturities and Coupon of 2020A-3 Bonds
Sources and Uses of Funds for 2020A-3 Bonds
Annual Debt Service Payment Due on 2020A-3 Bonds

Exhibit A:

Engineer's Report Capital Improvement Plan, dated March 17, 2016, as supplemented by the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan*, dated October 6, 2016, and the *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020

Exhibit B:

*Second Revised Master Special Assessment Methodology Report, dated September 20, 2018, and the
Final Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds
Series 2020A-1, A-2 and A-3, dated May 21, 2020*

Exhibit C:

Legal Description of the 2020A-3 Assessment Area

Comp. Exhibit D:

Maturities and Coupon of 2020A-3 Bonds
Sources and Uses of Funds for 2020A-3 Bonds
Annual Debt Service Payment Due on 2020A-3 Bonds

BOND PRICING

MEADOW VIEW AT TWIN CREEKS CDD
Special Assessment Bonds, Series 2020A
St. Johns County, Florida
FINAL NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 5 Year Term Bond:	05/01/2026	583188 AQ0	135,000	4.250%	4.250%	100.000
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 10 Year Term Bond:	05/01/2031	583188 AR8	170,000	4.750%	4.750%	100.000
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 20 Year Term Bond:	05/01/2041	583188 AS6	505,000	5.250%	5.250%	100.000
Special Assessment Bonds, Series 2020A-1 (Ph 2B), 30 Year Term Bond:	05/01/2051	583188 AT4	875,000	5.375%	5.375%	100.000
Special Assessment Bonds, Series 2020A-2 (Ph 2B), 30 Year Term Bond:	05/01/2051	583188 AU1	2,480,000	5.375%	5.375%	100.000
Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A), 30 Year Term Bond:	05/01/2051	583188 AV9	4,410,000	5.375%	5.375%	100.000
			8,575,000			

Dated Date	05/26/2020	
Delivery Date	05/26/2020	
First Coupon	11/01/2020	
Par Amount	8,575,000.00	
Original Issue Discount		
Production	8,575,000.00	100.000000%
Underwriter's Discount	-171,500.00	-2.000000%
Purchase Price	8,403,500.00	98.000000%
Accrued Interest		
Net Proceeds	8,403,500.00	

SOURCES AND USES OF FUNDS

MEADOW VIEW AT TWIN CREEKS CDD
Special Assessment Bonds, Series 2020A
St. Johns County, Florida
FINAL NUMBERS

Dated Date 05/26/2020
Delivery Date 05/26/2020

Sources:	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total
Bond Proceeds:				
Par Amount	1,685,000.00	2,480,000.00	4,410,000.00	8,575,000.00
	1,685,000.00	2,480,000.00	4,410,000.00	8,575,000.00
Uses:	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total
Project Fund Deposits:				
Project Fund	1,454,570.01	2,133,932.39	3,795,391.24	7,383,893.64
Other Fund Deposits:				
Reserve Fund at 30% MADS	34,348.13	50,708.44	89,393.44	174,450.01
Interest to 11/1/2021	124,967.98	190,693.06	339,095.31	654,756.35
	159,316.11	241,401.50	428,488.75	829,206.36
Delivery Date Expenses:				
Cost of Issuance	37,413.88	55,066.11	97,920.01	190,400.00
Underwriter's Discount	33,700.00	49,600.00	88,200.00	171,500.00
	71,113.88	104,666.11	186,120.01	361,900.00
	1,685,000.00	2,480,000.00	4,410,000.00	8,575,000.00

BOND DEBT SERVICE BREAKDOWN
MEADOW VIEW AT TWIN CREEKS CDD
Special Assessment Bonds, Series 2020A
St. Johns County, Florida
FINAL NUMBERS

Date	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total	Annual Total
11/01/2020	37,611.72	57,393.06	102,057.81	197,062.59	197,062.59
05/01/2021	43,678.13	66,650.00	118,518.75	228,846.88	
11/01/2021	43,678.13	66,650.00	118,518.75	228,846.88	457,693.76
05/01/2022	68,678.13	101,650.00	178,518.75	348,846.88	
11/01/2022	43,146.88	65,709.38	116,906.25	225,762.51	574,609.39
05/01/2023	68,146.88	100,709.38	181,906.25	350,762.51	
11/01/2023	42,615.63	64,768.75	115,159.38	222,543.76	573,306.27
05/01/2024	67,615.63	104,768.75	180,159.38	352,543.76	
11/01/2024	42,084.38	63,693.75	113,412.50	219,190.63	571,734.39
05/01/2025	72,084.38	103,693.75	183,412.50	359,190.63	
11/01/2025	41,446.88	62,618.75	111,531.25	215,596.88	574,787.51
05/01/2026	71,446.88	107,618.75	186,531.25	365,596.88	
11/01/2026	40,809.38	61,409.38	109,515.63	211,734.39	577,331.27
05/01/2027	70,809.38	106,409.38	189,515.63	366,734.39	
11/01/2027	40,096.88	60,200.00	107,365.63	207,662.51	574,396.90
05/01/2028	70,096.88	105,200.00	192,365.63	367,662.51	
11/01/2028	39,384.38	58,990.63	105,081.25	203,456.26	571,118.77
05/01/2029	74,384.38	108,990.63	195,081.25	378,456.26	
11/01/2029	38,553.13	57,646.88	102,662.50	198,862.51	577,318.77
05/01/2030	73,553.13	112,646.88	197,662.50	383,862.51	
11/01/2030	37,721.88	56,168.75	100,109.38	194,000.01	577,862.52
05/01/2031	77,721.88	111,168.75	200,109.38	389,000.01	
11/01/2031	36,771.88	54,690.63	97,421.88	188,884.39	577,884.40
05/01/2032	76,771.88	114,690.63	202,421.88	393,884.39	
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05/01/2033	75,721.88	113,078.13	204,600.00	393,400.01	
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11/01/2037	29,684.38	43,940.63	78,206.25	151,831.26	570,618.77
05/01/2038	84,684.38	123,940.63	223,206.25	431,831.26	
11/01/2038	28,240.63	41,790.63	74,309.38	144,340.64	576,171.90
05/01/2039	83,240.63	126,790.63	224,309.38	434,340.64	
11/01/2039	26,796.88	39,506.25	70,278.13	136,581.26	570,921.90
05/01/2040	86,796.88	129,506.25	230,278.13	446,581.26	
11/01/2040	25,221.88	37,087.50	65,978.13	128,287.51	574,868.77
05/01/2041	90,221.88	132,087.50	235,978.13	458,287.51	
11/01/2041	23,515.63	34,534.38	61,409.38	119,459.39	577,746.90
05/01/2042	88,515.63	134,534.38	236,409.38	459,459.39	
11/01/2042	21,768.75	31,846.88	56,706.25	110,321.88	569,781.27
05/01/2043	91,768.75	136,846.88	241,706.25	470,321.88	
11/01/2043	19,887.50	29,025.00	51,734.38	100,646.88	570,968.76



MBS CAPITAL MARKETS, LLC

BOND DEBT SERVICE BREAKDOWN

MEADOW VIEW AT TWIN CREEKS CDD

Special Assessment Bonds, Series 2020A

St. Johns County, Florida

FINAL NUMBERS

Date	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total	Annual Total
05/01/2044	94,887.50	139,025.00	246,734.38	480,646.88	
11/01/2044	17,871.88	26,068.75	46,493.75	90,434.38	571,081.26
05/01/2045	97,871.88	141,068.75	256,493.75	495,434.38	
11/01/2045	15,721.88	22,978.13	40,850.00	79,550.01	574,984.39
05/01/2046	100,721.88	147,978.13	260,850.00	509,550.01	
11/01/2046	13,437.50	19,618.75	34,937.50	67,993.75	577,543.76
05/01/2047	103,437.50	149,618.75	264,937.50	517,993.75	
11/01/2047	11,018.75	16,125.00	28,756.25	55,900.00	573,893.75
05/01/2048	106,018.75	156,125.00	273,756.25	535,900.00	
11/01/2048	8,465.63	12,362.50	22,171.88	43,000.01	578,900.01
05/01/2049	108,465.63	157,362.50	282,171.88	548,000.01	
11/01/2049	5,778.13	8,465.63	15,184.38	29,428.14	577,428.15
05/01/2050	110,778.13	163,465.63	290,184.38	564,428.14	
11/01/2050	2,956.25	4,300.00	7,793.75	15,050.00	579,478.14
05/01/2051	112,956.25	164,300.00	297,793.75	575,050.00	
11/01/2051					575,050.00
	3,494,021.35	5,180,549.44	9,219,482.96	17,894,053.75	17,894,053.75



MBS CAPITAL MARKETS, LLC

BOND DEBT SERVICE BREAKDOWN

MEADOW VIEW AT TWIN CREEKS CDD
 Special Assessment Bonds, Series 2020A
 St. Johns County, Florida
 FINAL NUMBERS

Period Ending	Special Assessment Bonds, Series 2020A-1 (Ph 2B)	Special Assessment Bonds, Series 2020A-2 (Ph 2B)	Special Assessment Bonds, Series 2020A-3 (Ph 2 & 3A)	Total
11/01/2020	37,611.72	57,393.06	102,057.81	197,062.59
11/01/2021	87,356.26	133,300.00	237,037.50	457,693.76
11/01/2022	111,825.01	167,359.38	295,425.00	574,609.39
11/01/2023	110,762.51	165,478.13	297,065.63	573,306.27
11/01/2024	109,700.01	168,462.50	293,571.88	571,734.39
11/01/2025	113,531.26	166,312.50	294,943.75	574,787.51
11/01/2026	112,256.26	169,028.13	296,046.88	577,331.27
11/01/2027	110,906.26	166,609.38	296,881.26	574,396.90
11/01/2028	109,481.26	164,190.63	297,446.88	571,118.77
11/01/2029	112,937.51	166,637.51	297,743.75	577,318.77
11/01/2030	111,275.01	168,815.63	297,771.88	577,862.52
11/01/2031	114,493.76	165,859.38	297,531.26	577,884.40
11/01/2032	112,493.76	167,768.76	297,021.88	577,284.40
11/01/2033	110,393.76	164,543.76	296,243.75	571,181.27
11/01/2034	113,162.51	166,184.38	295,196.88	574,543.77
11/01/2035	110,800.01	167,556.25	293,881.26	572,237.52
11/01/2036	113,306.26	163,793.75	297,162.51	574,262.52
11/01/2037	110,681.26	164,896.88	295,040.63	570,618.77
11/01/2038	112,925.01	165,731.26	297,515.63	576,171.90
11/01/2039	110,037.51	166,296.88	294,587.51	570,921.90
11/01/2040	112,018.76	166,593.75	296,256.26	574,868.77
11/01/2041	113,737.51	166,621.88	297,387.51	577,746.90
11/01/2042	110,284.38	166,381.26	293,115.63	569,781.27
11/01/2043	111,656.25	165,871.88	293,440.63	570,968.76
11/01/2044	112,759.38	165,093.75	293,228.13	571,081.26
11/01/2045	113,593.76	164,046.88	297,343.75	574,984.39
11/01/2046	114,159.38	167,596.88	295,787.50	577,543.76
11/01/2047	114,456.25	165,743.75	293,693.75	573,893.75
11/01/2048	114,484.38	168,487.50	295,928.13	578,900.01
11/01/2049	114,243.76	165,828.13	297,356.26	577,428.15
11/01/2050	113,734.38	167,765.63	297,978.13	579,478.14
11/01/2051	112,956.25	164,300.00	297,793.75	575,050.00
	3,494,021.35	5,180,549.44	9,219,482.96	17,894,053.75



MBS CAPITAL MARKETS, LLC

C.

**2020 AMENDMENT TO
"COMPLETION AGREEMENT (2016 BONDS)"**

THIS 2020 AMENDMENT ("Amendment") amends that "Completion Agreement (2016 Bonds)" dated November 3, 2016 ("**2016 Completion Agreement**"), and as amended by that "2018 Amendment to 'Completion Agreement (2016 Bonds),' " dated November 19, 2018 ("**2018 Completion Agreement**"), as further amended by that "2019 Amendment to 'Completion Agreement (2016 Bonds),' " dated February 25, 2019 ("2019 Completion Agreement," and together with the 2016 Completion Agreement and the 2019 Completion Agreement, the "**Prior Completion Agreement**"¹), and is made and entered into, by and between:

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

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

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements and other infrastructure projects within or without the boundaries of the District; and

WHEREAS, on November 3, 2016, the District issued its \$6,640,000 Special Assessment Bonds, Series 2016A-1 ("**2016A-1 Bonds**"), \$5,390,000 Special Assessment Bonds, Series 2016A-2 ("**2016A-2 Bonds**"), and together with the Series 2016A-1 Bonds, "**2016A Bonds**"), and \$9,405,000 Special Assessment Bonds, Series 2016B ("**2016B Bonds**"), and together with the Series 2016A Bonds, "**2016 Bonds**"); and

WHEREAS, the District issued the 2016 Bonds in order to finance the portion of the District's \$94,133,971 "**Master Project**" known as the "**2016 Project**," both as defined and described in the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Capital Improvement Plan*, dated October 6, 2016; and

¹ Any capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Completion Agreement.

WHEREAS, in connection with the issuance of the 2016 Bonds, the District and Developer entered into the 2016 Completion Agreement, whereby, and without intending to limit or alter any of its terms, the parties agreed that the Developer would complete the Master Project to the extent that funds were not available from the issuance of the 2016 Bonds; and

WHEREAS, the debt service assessments levied in connection with the 2016A Bonds have now been fully allocated to 302 platted units in the District, referred to as “Phase 1,” and such units are no longer subject to the lien of the debt service assessments levied in connection with the 2016B Bonds; and

WHEREAS, on November 19, 2018, the District issued its \$8,955,000 Special Assessment Bonds, Series 2018A-1, and \$7,535,000 Special Assessment Bonds, Series 2018A-2 (together, “**2018 Bonds**”), in order to fund a portion of the Master Project referred to as the “**2018 Project**,” as defined and described in that *Second Supplemental Engineer’s Report for Series 2018 and 2019 Projects*, dated September 17, 2018 (“**2018/2019 Engineer’s Report**”); and

WHEREAS, in connection with the issuance of the 2018 Bonds, the District amended the 2016 Completion Agreement by entering into the 2018 Completion Agreement; and

WHEREAS, on February 25, 2019, the District issued its \$3,660,000 Special Assessment Bonds, Series 2019A-1, and \$4,450,000 Special Assessment Bonds, Series 2019A-2 (together, “**2019 Bonds**”), in order to fund the portion of the Master Project referred to as the “**2019 Project**,” as defined and described in the 2018/2019 Engineer’s Report; and

WHEREAS, in connection with the issuance of the 2019 Bonds, the District amended the 2016 Completion Agreement, as amended by the 2018 Completion Agreement, by entering into the 2019 Completion Agreement; and

WHEREAS, the District now intends to issue its \$1,685,000, Special Assessment Bonds, Series 2020A-1, \$2,480,000 Special Assessment Bonds, Series 2020A-2, and its \$4,410,000 Special Assessment Bonds, Series 2020A-3 (collectively, “**2020 Bonds**”), in order to fund the portion of the Master Project referred to as the “**2020 Project**,” as defined and described in that *Third Supplemental Engineer’s Report for Series 2020 Project*, as revised April 23, 2020 (“**2020 Engineer’s Report**”), attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, pursuant to Resolutions 2016-30, 2017-01, 2018-03, 2018-07, 2020-05 and 2020-06 (together, “**Assessment Resolutions**”) the District levied debt service special assessments (“**2020 Assessments**”) – as part of the debt assessments – to secure the repayment of the 2020 Bonds on the lands identified as the “**2020 Assessment Areas**,” as defined herein and more specifically described in the *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Bonds, Series 2020A-1, A-2, and A-3, Beacon Lake Phase 2B, Phase 2, and Phase 3A (the “Series 2020 Assessment Areas”)*, dated May 14, 2020 (together, “**Assessment Reports**”); and

WHEREAS, more specifically, pursuant to Resolution 2020-05, the District levied debt service special assessments to secure repayment of the 2020A-1/A-2 Bonds on the approximately 79 platted units within Phase 2B (“**2020A-1/A-2 Assessment Area**”), and pursuant to Resolution 2020-06, the District levied debt service special assessments to secure repayment of the 2020A-3 Bonds on approximately 341

specific platted units within Phases 2 and 3A ("**2020A-3 Assessment Area**" together with the 2020A-1/A-2 Assessment Area, the "**2020 Assessment Areas**");

WHEREAS, in connection with the issuance of the 2020 Bonds, the debt service assessments levied in connection with the 2016B Bonds and on the 2020A-1/A-2 Assessment Area (as defined in the Assessment Reports) have been paid, and the 2020A-1/A-2 Assessment Area is no longer subject to the lien thereof; and

WHEREAS, the Developer and the District desire to amend the Prior Completion Agreement to reflect the issuance of the 2020 Bonds and certain matters related thereto; and

WHEREAS, the District confirms that none of the amendments herein adversely impact the rights of the holders of the outstanding 2016 Bonds, 2018 Bonds, and 2019 Bonds under the Prior Completion Agreement;

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **COMPLETION OBLIGATION; GENERAL AMENDMENTS.** The Prior Completion Agreement continues to apply in full force and effect, except as expressly amended hereby, such that, and without intending to alter the terms of the Prior Completion Agreement, the Developer continues to be obligated to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the improvements in the Master Project which remain unfunded from the proceeds of the 2016 Bonds, 2018 Bonds, 2019 Bonds, and 2020 Bonds subject in all respects to the terms and conditions of the Prior Completion Agreement, as amended hereby. Where the context allows in the Prior Completion Agreement, and to give effect to the intent of this Amendment, references in the Prior Completion Agreement to the 2016 Bonds and/or 2016 Project, to the 2018 Bonds and/or 2018 Project, and to the 2019 Bonds and/or 2019 Project, shall be construed additionally to include a reference to the 2020 Bonds and/or 2020 Project. The following additional amendments apply:

- a. The Prior Completion Agreement is hereby deemed amended and supplemented as necessary to reflect the approval by the District of the 2020 Engineer's Report, the adoption by the District of the 2020 Assessment Resolutions and the related Assessment Reports and the issuance of the 2020 Bonds.
- b. As noted in the 2019 Completion Agreement, **Exhibit A** to the 2016 Completion Agreement is already deemed amended to include the 2018/2019 Engineer's Report and the term "Engineer's Report" as used in the Prior Completion Agreement is hereby deemed amended to additionally include the 2020 Engineer's Report, attached hereto as **Exhibit A** and incorporated herein by reference.
- c. The 7th "Whereas" clause in the 2016 Completion Agreement is specifically amended to reflect that the District will be obligated to issue no more than \$1,685,000 in Series

2020A-1 Bonds, \$2,480,000 in Series 2020A-2 Bonds, and \$4,410,000 in Series 2020A-3 Bonds, in addition to the Series 2016 Bonds, 2018 Bonds, and 2019 Bonds to fund the Master Project.

3. **EARLY TERMINATION.** Section 2.d. of the 2016 Completion Agreement, as amended by the 2018 Completion Agreement, is hereby modified as follows, with underlining indicating new additional language, and ~~strike-through~~ indicating deleted language:

Early Termination – The parties acknowledge that, among other things, and as otherwise qualified herein, this Agreement requires the Developer to complete the Master Project, including (i) the public infrastructure for the first platted units² which have been allocated the full amount of the debt assessments securing the Series 2016A Bonds (i.e., approximately, 302 units, referred to herein as “**Phase 1**”³); (ii) the public infrastructure for the platted units within the 2018 Assessment Area intended to be allocated the full amount of the 2018 Assessments (i.e., approximately 462 units planned for Phases 2 and the Townhomes (“**Phase 2/TH**”)); (iii) the public infrastructure for the platted units within the 2019 Assessment Area intended to be allocated the full amount of the 2019 Assessments (i.e., approximately 134 units planned for Phase 3A (“**Phase 3A**”)); (iv) the public infrastructure for the platted units within the 2020 Assessment Areas intended to be allocated the full amount of the 2020 Assessments (i.e. approximately 79 units planned for Phase 2B (“**Phase 2B**”) and 341 specific units within Phase 2 and Phase 3A; as well as ~~(v)(iv)~~ all other public infrastructure for the remaining planned units (referred to herein as “**Future Phases**”), all as more fully described in **Exhibit A**.

- a. This Agreement shall terminate early, but only with regard to completion of the Master Project public infrastructure for the Phase 1 units included in the Remaining Improvements, and the Developer’s obligations hereunder to complete such public infrastructure and related items in the Master Project needed to serve the Phase 1 units shall terminate, upon the earlier of either (a) all public infrastructure from the Master Project and supporting such Phase 1 units is complete, or (b) the Series 2016A Bonds are redeemed or refunded.
- b. This Agreement shall terminate early, but only with regard to completion of the Master Project public infrastructure for the Phase 2/TH units included in the Remaining Improvements, and the Developer’s obligations hereunder to complete such public infrastructure and related items in the Master Project needed to serve the Phase 2/TH units shall terminate, when: the debt assessments securing the 2018 Bonds are fully allocated to platted lots, and the earlier of either (a) all public infrastructure from the Master Project and

² The term “units” as used herein refers to the planned lots and other similar units planned for development within the District.

³ Pursuant to that certain *Certificate Regarding Completion of Construction - Beacon Lake Phase 1 Civil Site Work*, dated February 25, 2019, the public infrastructure for Phase 1 has been deemed complete, subject to the remaining items identified in the Certificate. A final certificate of completion for the public infrastructure for Phase 1 is anticipated to be issued within approximately 120 days, pending receipt and review of final as-builts by the District Engineer. Upon issuance of such final certificate of completion, this Agreement shall terminate early, but only with regard to the Developer’s obligations hereunder to complete those portions of the Master Project needed to serve the Phase 1 units.

supporting such Phase 2/TH units is complete, or (b) the 2018 Bonds are redeemed or refunded.

- c. This Agreement shall terminate early, but only with regard to completion of the Master Project public infrastructure for the Phase 3A units included in the Remaining Improvements, and the Developer's obligations hereunder to complete such public infrastructure and related items in the Master Project needed to serve the Phase 3A units shall terminate, when: the debt assessments securing the 2019 Bonds are fully allocated to platted lots, and the earlier of either (a) all public infrastructure from the Master Project and supporting such Phase 3A units is complete, or (b) the 2019 Bonds are redeemed or refunded.
- d. This Agreement shall terminate early, but only with regard to completion of the Master Project public infrastructure for the Phase 2B units, when: the debt assessments securing the 2020A-1 Bonds and 2020A-2 Bonds are fully allocated to platted lots, and the earlier of either (a) all public infrastructure from the Master Project and supporting such Phase 2B units is complete, or (b) the 2020A-1 Bonds and 2020A-2 Bonds are redeemed or refunded.
- e. This Agreement shall terminate early, but only with regard to completion of the Master Project public infrastructure for the Phase 2 and Phase 3A units, when: the debt assessments securing the 2020-A-3 Bonds are fully allocated to platted lots, and the earlier of either (a) all public infrastructure from the Master Project and supporting such Phase 2 and Phase 3A units is complete, or (b) the 2020A-3 Bonds are redeemed or refunded.
- f. This Agreement shall terminate early, but only with regard to completion of the Master Project public infrastructure for the units in the Future Phases included in the Remaining Improvements, and the Developer's obligations hereunder to complete such public infrastructure and related items in the Master Project needed to serve the units in the Future Phases shall terminate, upon the earlier of either (a) all public infrastructure from the Master Project and supporting the units in the Future Phases is complete, or (b) the Series 2016B Bonds are redeemed or refunded.

4. **THIRD PARTY BENEFICIARIES.** The fourth full paragraph of Section 9 of the 2016 Completion Agreement, as amended by the 2018 Completion Agreement and 2019 Completion Agreement, is hereby modified as follows, with underlining indicating new additional language, and ~~strike-through~~ indicating deleted language:

- a. The Trustee for the Series 2016A Bonds shall have the rights under this Section and Sections 3.a., 10 and 11 only as such rights relate to Phase 1, and the definition of **"Controlling Bonds"** for purposes of such Phase 1 rights shall be modified to mean the total principal amount of all outstanding Series 2016A Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within Phase 1, as reduced by the principal amount of special assessments securing the outstanding Series 2016A Bonds which are levied on Qualified Transferred Property in Phase 1 applied pro rata (as applicable) according to principal of the Series 2016A Bonds; and (ii) the Trustee(s) for all Bonds other than the Series 2016A Bonds, ~~and the 2018 Bonds , and the 2019 Bonds,~~ and the 2020 Bonds shall have the rights under this Section and Sections 3.a., 10 and 11 only as such rights relate to Future Phases, and the

definition of **"Controlling Bonds"** for purposes of such Future Phases rights shall be modified to mean the total principal amount of all outstanding Bonds of each separate Series of Bonds Outstanding (other than the Series 2016A Bonds, ~~and the 2018 Bonds, and the 2019 Bonds, and the 2020 Bonds~~) under the *Master Trust Indenture*, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within Future Phases, in each case reduced by the outstanding principal amount of special assessments securing the corresponding Series which are levied on Qualified Transferred Property applied pro rata (as applicable) according to principal of the Bonds of each Series (other than the Series 2016A Bonds, ~~and the 2018 Bonds, and the 2019 Bonds, and the 2020 Bonds~~).

- b. The Trustee for the 2018 Bonds shall have the rights under this Section and Sections 3.a., 10 and 11 only as such rights relate to Phase 2/TH, and the definition of **"Controlling Bonds"** for purposes of such Phase 2/TH rights shall be modified to mean the total principal amount of all outstanding 2018 Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within the 2018 Assessment Area, as reduced by the principal amount of special assessments securing the outstanding 2018 Bonds which are levied on Qualified Transferred Property in the 2018 Assessment Area applied pro rata (as applicable) according to the outstanding principal of the 2018 Bonds.
- c. The Trustee for the 2019 Bonds shall have the rights under this Section and Sections 3.a., 10 and 11 only as such rights relate to Phase 3A, and the definition of **"Controlling Bonds"** for purposes of such Phase 3A rights shall be modified to mean the total principal amount of all outstanding 2019 Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within the 2019 Assessment Area, as reduced by the principal amount of special assessments securing the outstanding 2019 Bonds which are levied on Qualified Transferred Property in the 2019 Assessment Area applied pro rata (as applicable) according to the outstanding principal of the 2019 Bonds.
- d. The Trustee for the 2020A-1 Bonds and 2020A-2 Bonds, respectively, shall have the rights under this Section and Sections 3.a., 10 and 11 only as such rights relate to Phase 2B and the definition of **"Controlling Bonds"** for purposes of such Phase 2B rights shall be modified to mean the total principal amount of all outstanding 2020A-1 Bonds and 2020A-2 Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within the 2020A-1/A-2 Assessment Area, as reduced by the principal amount of special assessments securing the outstanding 2020A-1 Bonds and/or Series 2020A-2 Bonds which are levied on Qualified Transferred Property in the 2020A-1/A-2 Assessment Areas applied pro rata (as applicable) according to the outstanding principal of the 2020A-1 Bonds and/or Series 2020A-2 Bonds.
- e. The Trustee for the 2020A-3 Bonds shall have the rights under this Section and Sections 3.a., 10 and 11 only as such rights relate to Phases 2 and 3A and the definition of **"Controlling Bonds"** for purposes of such Phases 2 and 3A rights shall be modified to mean the total principal amount of all outstanding 2020A-3 Bonds,

and secured by special assessments levied and imposed on all or a portion of the benefitted lands within the 2020A-3 Assessment Area, as reduced by the principal amount of special assessments securing the outstanding 2020A-3 Bonds which are levied on Qualified Transferred Property in the 2020A-3 Assessment Area applied pro rata (as applicable) according to the outstanding principal of the 2020A-3 Bonds.

5. **PREREQUISITE TO AMENDMENT.** Notwithstanding anything to the contrary contained in this Amendment, the payment or performance by Developer of its completion obligations under this Amendment is expressly subject to, dependent and conditioned upon, the issuance of \$1,685,000 in par amount of Series 2020 A-1 Bonds, \$2,480,000 in par amount of Series 2020A-2 Bonds, and \$4,410,000 in par amount of Series 2020A-3 Bonds and, subject to the terms of Section 2.e. of the 2016 Completion Agreement, as modified herein, use of the proceeds thereof to fund a portion of the Master Project. In the event 2020 Bonds are not issued in such amounts, this Amendment shall be void, and of no force or effect.

6. **AFFIRMATION OF PRIOR COMPLETION AGREEMENT.** Nothing contained herein shall alter or amend the parties' rights and responsibilities under the Prior Completion Agreement, as it relates to the 2016 Bonds and/or 2016 Project, the 2018 Bonds and/or 2018 Project, or the 2019 Bonds and/or 2019 Project, except as expressly amended herein. The Prior Completion Agreement is hereby affirmed, as amended hereby, and continues to constitute a valid and binding agreement between the parties.

7. **AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

8. **COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

9. **EFFECTIVE DATE.** This Amendment shall be effective upon issuance of the 2020 Bonds.

WHEREFORE, the parties below execute this Amendment.

Attest:

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

Secretary/Assistant Secretary

Bruce Parker
Chairperson, Board of Supervisors

HEARTWOOD 23, LLC,
a Florida limited liability company

Witness

Andrew Meran, Vice President

Exhibit A: *Third Supplemental Engineer's Report for Series 2020 Project, dated April 23, 2020*

D.

This instrument was prepared by and
upon recording should be returned to:

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

**2020 AMENDMENT TO
"COLLATERAL ASSIGNMENT AND ASSUMPTION AGREEMENT (2016 BONDS)"**

THIS 2020 AMENDMENT ("Amendment") amends that "Collateral Assignment and Assumption Agreement (2016 Bonds)" dated November 3, 2016 ("**2016 Collateral Assignment**"), as amended by that "2018 Amendment to Collateral Assignment and Assumption Agreement (2016 Bonds)" dated November 19, 2018 ("**2018 Collateral Assignment**"), and as further amended by that "2019 Amendment to Collateral Assignment and Assumption Agreement (2019 Bonds)" dated February 25, 2019 ("2019 Collateral Assignment," together with the 2016 Collateral Assignment, 2018 Collateral Assignment, and 2019 Collateral Assignment, the "**Prior Collateral Assignment**"¹), and is made and entered into, by and between:

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

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

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements and other infrastructure projects within or without the boundaries of the District; and

WHEREAS, on November 3, 2016, the District issued its \$6,640,000 Special Assessment Bonds, Series 2016A-1 ("**2016A-1 Bonds**"), \$5,390,000 Special Assessment Bonds, Series 2016A-2 ("**2016A-2 Bonds**"), and together with the Series 2016A-1 Bonds, "**2016A Bonds**"), and \$9,405,000 Special Assessment Bonds, Series 2016B ("**2016B Bonds**," and together with the Series 2016A Bonds, "**2016 Bonds**"); and

¹ Any capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Collateral Assignment.

WHEREAS, the District issued the 2016 Bonds in order to finance the portion of the District's \$94,133,971 "**Master Project**" known as the "**2016 Project**," both as defined and described in the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Capital Improvement Plan*, dated October 6, 2016; and

WHEREAS, in connection with the issuance of the 2016 Bonds, the District and Developer entered into the 2016 Collateral Assignment whereby, and without intending to limit or alter any of its terms, the parties agreed that the Developer would provide to the District certain development rights in the event of a default; and

WHEREAS, the debt service assessments levied in connection with the 2016A Bonds have now been fully allocated to 302 platted units in the District, referred to as "Phase 1," and such units are no longer subject to the lien of the debt service assessments levied in connection with the 2016B Bonds; and

WHEREAS, on November 19, 2018, the District issued its \$8,955,000 Special Assessment Bonds, Series 2018A-1, and \$7,535,000 Special Assessment Bonds, Series 2018A-2 (together, "**2018 Bonds**"), in order to fund a portion of the Master Project referred to as the "**2018 Project**," as defined and described in that *Second Supplemental Engineer's Report for Series 2018 and 2019 Projects*, dated September 17, 2018 ("**2018/2019 Engineer's Report**"); and

WHEREAS, in connection with the issuance of the 2018 Bonds, the District amended the 2016 Collateral Assignment by entering into that 2018 Collateral Assignment; and

WHEREAS, on February 25, 2019, the District issued its \$3,660,000 Special Assessment Bonds, Series 2019A-1, and \$4,450,000 Special Assessment Bonds, Series 2019A-2 (together, "**2019 Bonds**"), in order to fund the portion of the Master Project referred to as the "**2019 Project**," as defined and described in the 2018/2019 Engineer's Report; and

WHEREAS, in connection with the issuance of the 2019 Bonds, the District amended the 2016 Collateral Assignment, as amended by the 2018 Collateral Assignment, by entering into that 2019 Collateral Assignment; and

WHEREAS, the District now intends to issue its \$1,685,000, Special Assessment Bonds, Series 2020A-1 and \$2,480,000 Special Assessment Bonds, Series 2020A-2 (together, "2020A-1/A-2 Bonds"), and its \$4,410,000 Special Assessment Bonds, Series 2020A-3 ("2020A-3 Bonds" together with the 2020A-1/A-2 Bonds, the "**2020 Bonds**"), in order to fund the portion of the Master Project referred to as the "**2020 Project**;" as defined and described in that *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020 ("**2020 Engineer's Report**"), attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, pursuant to Resolutions 2016-30, 2017-01, 2018-03, 2018-07, 2020-05, and 2020-06 (together, "**Assessment Resolutions**") the District levied debt service special assessments ("**2020 Assessments**") – as part of the debt assessments – to secure the repayment of the 2020 Bonds on the lands identified and more specifically described in the *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Bonds, Series 2020A-1, A-2, and A-3, Beacon Lake Phase 2B, Phase 2,*

and Phase 3A (the “Series 2020 Assessment Areas”), dated May 14, 2020 (together, “Assessment Reports”); and

WHEREAS, more specifically, pursuant to Resolution 2020-05, the District levied debt service special assessments to secure repayment of the 2020A-1/A-2 Bonds on the approximately 79 platted units within Phase 2B (“**2020A-1/A-2 Assessment Area**”), and pursuant to Resolution 2020-06, the District levied debt service special assessments to secure repayment of the 2020A-3 Bonds on approximately 341 specific platted units within Phases 2 and 3A (“**2020A-3 Assessment Area**” together with the 2020A-1/A-2 Assessment Area, the “**2020 Assessment Areas**”);

WHEREAS, in connection with the issuance of the 2020A-1/A-2 Bonds, the debt service assessments levied in connection with the 2016B Bonds and on the 2020A-1/A-2 Assessment Area have been paid, and the 2020A-1/A-2 Assessment Area is no longer subject to the lien thereof; and

WHEREAS, in order to ensure that, in the event of a default in the payment of the 2020 Assessments and the exercise by the District of its Remedial Rights as a result thereof, the District has sufficient development rights to complete the 79 units in Phase 2B and the 341 specific lots within Phases 2 and 3A, the Developer and the District desire to amend the Prior Collateral Assignment as set forth herein to reflect the issuance of the 2020 Bonds and certain matters related thereto; and

WHEREAS, the District confirms that none of the amendments herein adversely impact the rights of the holders of the outstanding 2016 Bonds, 2018 Bonds, or 2019 Bonds under the Prior Collateral Assignment.

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **COLLATERAL ASSIGNMENT; GENERAL AMENDMENTS.** The Prior Collateral Assignment continues to apply in full force and effect, except as expressly amended hereby, such that, and without intending to alter the terms of the Prior Collateral Assignment, the Developer continues to be obligated to collaterally assign to the District all of Developer’s development rights relating to development of the District Lands as security for the District’s exercise of Remedial Rights upon a default in the Developer’s payment and performance and discharge of its obligation to pay the Assessments levied against the District Lands owned by Developer from time to time.

3. **EARLY TERMINATION.** Section 7.a. of the 2016 Collateral Assignment, as amended by the 2018 Collateral Assignment, is hereby modified as follows, with underlining indicating new additional language, and ~~strike through~~ indicating deleted language:

Early Termination – The parties acknowledge that, among other things, and as otherwise qualified herein, this Agreement collaterally assigns the Development Rights to the District, including, among other things, (i) the Development Rights for the first platted Units which have been allocated the full amount of the debt assessments securing the District’s Special Assessment Bonds, Series 2016A-1 Bonds and Series 2016A-2 (“**Series**

2016A Bonds") (i.e., 302 Units, referred to herein as "**Phase 1**"²); (ii) the Development Rights for the 462 Units planned for Phases 2 and the Townhomes ("**Phase 2/TH**") and that are intended to be allocated the full amount of the debt assessments securing the District's Special Assessment Bonds, Series 2018A-1 Bonds and Series 2018A-2 ("**2018 Bonds**"); (iii) the Development Rights for the 134 Units planned for Phase 3A ("**Phase 3A**") and that are intended to be allocated the full amount of the debt assessments securing the District's Special Assessment Bonds, Series 2019A-1 Bonds and Series 2019A-2 ("**2019 Bonds**"); (iv) the public infrastructure for the platted units within the 2020A-1/A-2 Assessment Areas intended to be allocated the full amount of the 2020A-1/A-2 Assessments (i.e. approximately 79 units planned for Phase 2B ("**Phase 2B**"); (v) the public infrastructure for the 341 specific platted units within Phases 2 and 3A intended to be allocated the full amount of the 2020A-3 Assessments ("**Phases 2 and 3A Units**"); as well as ~~(v)~~~~(iv)~~ the Development Rights for the remaining planned Units in the District (referred to herein as "**Future Phases**").

- a. This Agreement shall terminate early, but only with regard to the Phase 1 Units, and the collateral assignment of the Development Rights relating to the Phase 1 Units granted hereby shall terminate upon the earlier of either (a) all Phase 1 Units have been fully developed, or (b) the Series 2016A Bonds are redeemed or refunded. This Agreement shall terminate early, but only with regard to the Phase 2/TH Units, and the collateral assignment of the Development Rights relating to the Phase 2/TH Units granted hereby shall terminate, when: the 2018 Assessments securing the 2018 Bonds are fully allocated to platted Units within the 2018 Assessment Area, and the earlier of either (a) all Phase 2/TH Units have been fully developed, or (b) the 2018 Bonds are redeemed or refunded.
- b. This Agreement shall terminate early, but only with regard to the Phase 3A Units, and the collateral assignment of the Development Rights relating to the Phase 3A Units granted hereby shall terminate, when: the 2019 Assessments securing the 2019 Bonds are fully allocated to platted Units within the 2019 Assessment Area, and the earlier of either (a) all Phase 3A Units have been fully developed, or (b) the 2019 Bonds are redeemed or refunded.
- c. This Agreement shall terminate early, but only with regard to the Phase 2B Units, and the collateral assignment of the Development Rights relating to the Phase 2B Units granted hereby shall terminate, when: the 2020A-1/A-2 Assessments securing the 2020A-1 Bonds and 2020A-2 Bonds are fully allocated to platted Units within the 2020A-1/A-2 Assessment Area, and the earlier of either (a) all Phase 2B Units have been fully developed, or (b) the 2020A-1 Bonds and 2020A-2 Bonds are redeemed or refunded.
- d. This Agreement shall terminate early, but only with regard to the Phase 2 and 3A Units, and the collateral assignment of the Development Rights relating to the Phase 2 and 3A Units granted hereby shall terminate, when: the 2020A-3 Assessments securing the 2020A-3 Bonds are fully allocated to platted Units

² Pursuant to that certain *Certificate Regarding Completion of Construction - Beacon Lake Phase 1 Civil Site Work*, dated February 25, 2019, the public infrastructure for Phase 1 has been deemed complete, subject to the remaining items identified in the Certificate. A final certificate of completion for the public infrastructure for Phase 1 is anticipated to be issued within approximately 120 days, pending receipt and review of final as-builts by the District Engineer. Upon issuance of such final certificate of completion, this Agreement shall terminate early, but only with regard to the Phase 1 Units, and the collateral assignment of Development Rights relating to the Phase 1 Units.

within the 2020A-3 Assessment Area, and the earlier of either (a) all Phase 2 and 3A Units have been fully developed, or (b) the 2020A-3 Bonds are redeemed or refunded.

- e. This Agreement shall terminate early, but only with regard to the Units in the Future Phases, and the collateral assignment of the Development Rights relating to the Units in the Future Phases granted hereby shall terminate upon the earlier of either (a) all Units in the Future Phase Units have been fully developed, or (b) the Series 2016B Bonds are redeemed or refunded. To the extent that a particular Development Right is not separable, the obligations hereunder with respect to that right shall continue, regardless of any early termination; provided, however, that when the Phase 1 Units are fully developed, the District Engineer, in conjunction with land use counsel retained by the District as appropriate, shall certify whether all such Development Rights are separable among Phase 1, Phases 2/TH, Phase 2B, Phase 3A, and Future Phases, in which case the assignment of the Development Rights with respect to Phase 1 shall terminate; and when the Phase 2/TH Units are fully developed, District Engineer, in conjunction with land use counsel retained by the District as appropriate, shall certify whether all such Development Rights are separable among Phase 1, Phase 2/TH, Phase 2B, Phase 3A, and Future Phases, in which case the assignment of the Development Rights with respect to the Phase 2/TH Units shall terminate; and when the Phase 3A Units are fully developed, District Engineer, in conjunction with land use counsel retained by the District as appropriate, shall certify whether all such Development Rights are separable among Phase 1, Phase 2/TH, Phase 3A, and Future Phases, in which case the assignment of the Development Rights with respect to the Phase 3A Units shall terminate; and when the Phase 2B Units are fully developed, District Engineer, in conjunction with land use counsel retained by the District as appropriate, shall certify whether all such Development Rights are separable among Phase 1, Phase 2/TH, Phase 2B, Phase 3A, and Future Phases, in which case the assignment of the Development Rights with respect to the Phase 2B Units shall terminate.

4. THIRD PARTY BENEFICIARIES. Section 7.a. of the 2016 Collateral Assignment, as amended by the 2018 Collateral Assignment and 2019 Collateral Assignment, is hereby modified as follows, with underlining indicating new additional language, and ~~strike through~~ indicating deleted language:

- a. The Trustee for the Series 2016A Bonds shall have the rights under this Section and Section 8 only as such rights relate to Phase 1, and the definition of **“Controlling Bonds”** for purposes of the Phase 1 rights shall be modified to mean the total outstanding principal amount of all Series 2016A Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within Phase 1, as reduced by the principal amount of special assessments securing the outstanding Series 2016A Bonds which are levied on Qualified Transferred Property in Phase 1 applied pro rata (as applicable) according to principal of the Series 2016A Bonds; and (ii) the Trustee(s) for all Bonds other than the Series 2016A Bonds, 2018 Bonds, ~~and 2019 Bonds~~, and 2020 Bonds shall have the rights under this Section and Section 8 only as such rights relate to Future

Phases, and the definition of **“Controlling Bonds”** for purposes of the Future Phases rights shall be modified to mean the total outstanding principal amount of all Bonds of each separate Series of Bonds Outstanding (other than the Series 2016A Bonds ~~and~~, 2018 Bonds, ~~and~~ 2019 Bonds, and 2020 Bonds) under the *Master Trust Indenture*, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within Future Phases, in each case reduced by the principal amount of special assessments securing the corresponding Series which are levied on Qualified Transferred Property in Future Phases applied pro rata (as applicable) according to principal of the Bonds of each Series (other than the Series 2016A Bonds, 2018 Bonds, ~~and~~ 2019 Bonds, and 2020 Bonds).

- b. The Trustee for the 2018 Bonds shall have the rights under this Section and Section 8 only as such rights relate to Phase 2/TH, and the definition of **“Controlling Bonds”** for purposes of such Phase 2/TH rights shall be modified to mean the total outstanding principal amount of all 2018 Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within the 2018 Assessment Area, as reduced by the outstanding principal amount of special assessments securing the 2018 Bonds which are levied on Qualified Transferred Property in the 2018 Assessment Area applied pro rata (as applicable) according to the outstanding principal amount of the 2018 Bonds.
- c. The Trustee for the 2019 Bonds shall have the rights under this Section and Section 8 only as such rights relate to Phase 3A, and the definition of **“Controlling Bonds”** for purposes of such Phase 3A rights shall be modified to mean the total outstanding principal amount of all 2019 Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within the 2019 Assessment Area, as reduced by the outstanding principal amount of special assessments securing the 2019 Bonds which are levied on Qualified Transferred Property in the 2019 Assessment Area applied pro rata (as applicable) according to the outstanding principal amount of the 2019 Bonds.
- d. The Trustee for the 2020A-1 Bonds and 2020A-2 Bonds, respectively, shall have the rights under this Section and Section 8 only as such rights relate to Phase 2B, and the definition of **“Controlling Bonds”** for purposes of such Phase 2B rights shall be modified to mean the total outstanding principal amount of all 2020A-1 Bonds and 2020A-2 Bonds, and secured by special assessments levied and imposed on all or a portion of the benefitted lands within the 2020A-1/A-2 Assessment Area, as reduced by the outstanding principal amount of special assessments securing the 2020A-1 Bonds or 2020A-2 Bonds which are levied on Qualified Transferred Property in the 2020A-1/A-2 Assessment Area applied pro rata (as applicable) according to the outstanding principal amount of the 2020A-1 Bonds and 2020A-2 Bonds.
- e. The Trustee for the 2020A-3 Bonds shall have the rights under this Section and Section 8 only as such rights relate to Phases 2 and 3A, and the definition of **“Controlling Bonds”** for purposes of such Phases 2 and 3A rights shall be modified to mean the total outstanding principal amount of all 2020A-3 Bonds, and secured

by special assessments levied and imposed on all or a portion of the benefitted lands within the 2020A-3 Assessment Area, as reduced by the outstanding principal amount of special assessments securing the 2020A-3 Bonds which are levied on Qualified Transferred Property in the 2020A-3 Assessment Area applied pro rata (as applicable) according to the outstanding principal amount of the 2020A-3 Bonds.

5. **AFFIRMATION OF PRIOR COLLATERAL ASSIGNMENT.** Nothing contained herein shall alter or amend the parties' rights and responsibilities under the Prior Collateral Assignment, as it relates to the 2016 Bonds and/or 2016 Project, the 2018 Bonds and/or 2018 Project, or the 2019 Bonds and/or 2019 Project except as expressly amended hereby. The Prior Collateral Assignment, as amended hereby, is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

6. **AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. **COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

8. **EFFECTIVE DATE.** This Amendment shall be effective upon issuance of the 2020 Bonds.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

WHEREFORE, the parties below execute this Amendment.

WITNESS

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

By: _____
Name: _____
Title: _____

Bruce Parker
Chairperson, Board of Supervisors

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Bruce Parker, as Chairperson, Board of Supervisors, of **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

WHEREFORE, the parties below execute this Amendment.

WITNESS

HEARTWOOD 23, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

Andrew Meran, Vice-President

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Andrew Meran, as Vice-President of **HEARTWOOD 23, LLC**, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description of District Lands (Consisting of 20 Pages)

E.

This instrument was prepared by and
upon recording should be returned to:

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

**TRUE-UP AGREEMENT
(2020A-1/A-2 Bonds / 2020A-1/A-2 Assessment Area)**

THIS TRUE-UP AGREEMENT (2020A-1/A-2 Bonds / 2020A-1/A-2 Assessment Area)
("Agreement") is made and entered into to, by and between:

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

Heartwood 23, LLC, a Florida limited liability company, the owner and primary developer of lands within the boundaries of the 2020A-1/A-2 Assessment Area (defined herein), and whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements and other infrastructure projects within or without the boundaries of the District; and

WHEREAS, the Developer is currently the owner and primary developer of the portion of the lands within the District known as the "**2020A-1/A-2 Assessment Area**," which is subject to change as described in the Assessment Report (as hereinafter defined), and which lands are as described in **Exhibit A** attached hereto; and

WHEREAS, for the benefit of all lands within the District, the District intends to finance all or a portion of the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services known as the "**Master Project**" and as defined in the *First Supplemental Engineer's Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan*, dated October 6, 2016; and

WHEREAS, the District intends to finance a portion of the Master Project – known as the “**2020 Project**,” as defined and described in that *Third Supplemental Engineer’s Report for Series 2020 Project*, dated April 23, 2020 – through the use of proceeds from the anticipated sale of \$1,685,000 Special Assessment Bonds, Series 2020A-1, and \$2,480,000 Special Assessment Bonds, Series 2020A-2 (together, “**2020A-1/A-2 Bonds**”); and

WHEREAS, pursuant to Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07 and 2020-05 (together, “**Assessment Resolutions**”), the District has taken certain steps necessary to impose debt assessment liens on the 2020A-1/A-2 Assessment Area pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including liens (“**2020A-1/A-2 Assessments**”) to secure repayment of the 2020A-1/A-2 Bonds; and

WHEREAS, as part of the Assessment Resolutions, the District adopted the *Second Revised Master Special Assessment Methodology Report* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Bonds, Series 2020A-1, A-2, and A-3, Beacon Lake Phase 2B, Phases 2 and 3A (the ‘Series 2020 Assessment Areas’)*, dated May 14, 2020 (together, “**Assessment Report**”), all of which are on file with the District and expressly incorporated herein by this reference; and

WHEREAS, Developer agrees that all lands within the 2020A-1/A-2 Assessment Area, described in the Assessment Report as being subject to the 2020A-1/A-2 Assessments, benefit from the timely design, construction, or acquisition of the Master Project (and 2019 Project); and

WHEREAS, Developer agrees that the 2020A-1/A-2 Assessments, which were imposed on the lands within the 2020A-1/A-2 Assessment Area, have been validly imposed and constitute valid, legal, and binding liens upon the lands within the 2020A-1/A-2 Assessment Area; and

WHEREAS, the Assessment Resolutions together with the Assessment Report provide that as the lands within the 2020A-1/A-2 Assessment Area are platted, the allocation of the amounts assessed to and constituting a lien upon the lands within the 2020A-1/A-2 Assessment Area would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within the 2020A-1/A-2 Assessment Area, which assumptions were provided by Developer; and

WHEREAS, Developer has platted and intends to develop its lands within the 2020A-1/A-2 Assessment Area based on then-existing market conditions, and in the event of a re-plat, the actual densities developed may be at some density less than the densities assumed in the Assessment Report; and

WHEREAS, as more fully described by the Assessment Resolutions, the Assessment Report anticipates a mechanism by which the Developer shall make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolutions, with the amount of such payments being determined generally by a calculation of the principal amount of assessments to be assigned under the Assessment Report as compared to the amount able to be assigned as reconfigured (which payments shall collectively be referenced as “**True-Up Payment**”).

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

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

2. **VALIDITY OF ASSESSMENTS.** Developer agrees that the Assessment Resolutions have been duly adopted by the District. Developer further agrees that the 2020A-1/A-2 Assessments imposed as liens by the District are legal, valid, and binding liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Developer waives any defect in notice or publication or in the proceedings to levy, impose, and collect the 2020A-1/A-2 Assessments on the assessable lands within the 2020A-1/A-2 Assessment Area, and further waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such 2020A-1/A-2 Assessments. Developer further agrees that to the extent Developer fails to timely pay all 2020A-1/A-2 Assessments collected by mailed notice of the District, said unpaid 2020A-1/A-2 Assessments (including True-Up Payments) may be placed on the tax roll by the District for collection by the St. Johns County Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year. Nothing herein shall require the Developer to be responsible for the payment of any 2020A-1/A-2 Assessments on lands not owned by the Developer, subject however to the provisions of Section 6 of this Agreement.

3. **WAIVER OF PREPAYMENT RIGHT.** Developer waives any rights it may have under Section 170.09, *Florida Statutes*, to prepay the 2020A-1/A-2 Assessments without interest within thirty (30) days of completion of the improvements.

4. **TRUE-UP OBLIGATIONS.**

- a. **Assumptions as to the 2020A-1/A-2 Assessments** – As of the date of execution of this Agreement, Developer has informed the District that Developer intends to provide for the development of the specific number and type of units within the 2020A-1/A-2 Assessment Area set forth in **Table 2** of the Assessment Report for Phase 2B (“**Development Plan**”).
- b. **True-Up Determination** – Pursuant to the Assessment Report, there may be required from time to time certain true-up payments. Developer expressly acknowledges that because the 2020A-1/A-2 Assessments are assigned to a specific number and type of units, the collection of the 2020A-1/A-2 Assessments in an amount sufficient to secure repayment of the 2020A-1/A-2 Bonds is predicated on the development of the exact number and type of units specified by the Development Plan. However, if a change in the Development Plan results in the net decrease in the overall principal amount of 2020A-1/A-2 Assessments able to be assigned to the 2020A-1/A-2 Assessment Area as a result of a re-plat, a True-Up Payment will be required by Developer in an amount sufficient to reduce the principal of the 2020A-1/A-2 Bonds to a level which could be supported by the 2020A-1/A-2 Assessments levied against the number and type of units within the 2020A-1/A-2 Assessment Area as re-platted. Such determination shall be made in the District’s sole discretion and based on the tests or other methods set forth in the Assessment Resolutions, Assessment Report, and the terms of this Agreement. If the overall principal amount of 2020A-1/A-2 Assessments reasonably cannot be assigned, or is not reasonably

expected to be assigned, as set forth in more detail in and subject to the terms of the Assessment Report, to the platted or re-platted lands in the 2020A-1/A-2 Assessment Area, then a True-Up Payment in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or re-plat of the lands in the 2020A-1/A-2 Assessment Area, in addition to any regular assessment installment. No further action by the District's Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by the Assessment Resolutions. In the event a True-Up Payment is due and unpaid, the payment obligation hereunder, as well as the lien established under the Assessment Resolutions for the True-Up Payment amount, shall remain in place until such time as the True-Up Payment is made.

- c. **Presentation of Plats** – At such time as parcels of land, or portions thereof within the 2020A-1/A-2 Assessment Area, are included in a re-plat, it is an express condition of this Agreement and the Assessment Resolutions that, prior to County approval, the Developer provide to the District Manager any and all re-plats or site plans for any portion of the lands within the 2020A-1/A-2 Assessment Area, as the boundaries of the 2020A-1/A-2 Assessment Area may be amended from time to time. As parcels of land, or portions thereof, are included in a re-plat, the District Manager shall review the plat or re-plat and cause the 2020A-1/A-2 Assessments to be assigned and/or reallocated to the units¹ being included in the re-plat and the remaining property in the 2020A-1/A-2 Assessment Area in accordance with the Assessment Resolutions and Assessment Report, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- d. The terms of the Assessment Resolutions and Assessment Report are expressly incorporated herein by this reference, and, to the extent of any conflict, the Assessment Resolutions and Assessment Report shall control.

5. ENFORCEMENT. This Agreement is intended to be an additional method of enforcement of Developer's obligation to pay the 2020A-1/A-2 Assessments and to abide by the requirements of the reallocation of 2020A-1/A-2 Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by either party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

- i. Notwithstanding anything to the contrary herein, a defaulting party shall have twenty (20) days to cure any default hereunder from the date of issuance of a notice of default by the non-defaulting party.

6. ASSIGNMENT. This Agreement shall constitute a covenant running with title to the 2020A-1/A-2 Assessment Area, binding upon Developer and its successors and assigns as to the 2020A-1/A-2 Assessment Area or portions thereof, and any transferee of any portion of 2020A-1/A-2 Assessment Area as set forth in this Section. Developer shall not transfer any portion ("**Transferred Lands**") of the 2020A-1/A-2 Assessment Area to any third party, without first satisfying any True-Up Payment that results from any true-up determinations made by the District with respect to such Transferred Lands.

¹ The term "units" as used herein refers to the planned lots and other similar unit types planned for development within the 2020A-1/A-2 Assessment Area.

Additionally, any transferee shall take title subject to the terms of this Agreement, including but not limited to any obligation to pay any unsatisfied True-Up Payments.

- i. Notwithstanding the foregoing, the Developer may request an estoppel letter from the District with respect to any proposed transfer, and, any transfer that is consummated after satisfying any applicable True-Up Payment, shall, upon the recording in the Official Records of St. Johns County, Florida of a deed transferring such Transferred Lands, and from such date and thereafter: (i) operate as a release of Developer from its obligations under this Agreement as to such Transferred Lands, and (ii) cause the transferee to be the "Developer" hereunder from and to assume the Developer's obligations hereunder in accordance herewith.

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

8. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

9. NOTICE. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein. Notwithstanding the foregoing, to the extent Florida law requires notice to enforce the collection of assessments placed on property by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

10. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

11. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any

third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

By way of clarification, and with respect to that certain True-Up Agreement (2016 Bonds) dated as of November 3, 2016 between the parties hereto ("**2016 True-Up Agreement**"), that certain True-Up Agreement (2018 Bonds/2018 Assessment Area) dated as of November 19, 2018 ("**2018 True-Up Agreement**"), and that certain True-up Agreement (2019 Bonds/2019 Assessment Area) dated as of February 25, 2019 ("**2019 True-Up Agreement**") (including, without limitation, Section 11 thereof of each), such 2016 True-Up Agreement only relates to the debt assessments securing the District's Special Assessment Bonds, Series 2016A-1, Series 2016A-2, and Series 2016B ("**2016 Assessments**"), which 2016 Assessments are unrelated to this Agreement, and, notwithstanding anything in the 2016 True-Up Agreement, nothing herein or in the 2016 True-Up Agreement shall be construed to grant the Trustee for the 2020A-1/A-2 Bonds, nor the owners thereof, any rights or benefits under the 2016 True-Up Agreement; such 2018 True-Up Agreement only relates to the debt assessments securing the District's Special Assessment Bonds, Series 2018A-1 and Series 2018A-2 ("**2018 Assessments**"), which 2018 Assessments are unrelated to this Agreement, and, notwithstanding anything in the 2018 True-Up Agreement, nothing herein or in the 2018 True-Up Agreement shall be construed to grant the Trustee for the 2020A-1/A-2 Bonds, nor the owners thereof, any rights or benefits under the 2018 True-Up Agreement; and such 2019 True-Up Agreement only relates to the debt assessments securing the District's Special Assessment Bonds, Series 2019A-1 and Series 2019A-2 ("**2019 Assessments**"), which 2019 Assessments are unrelated to this Agreement, and notwithstanding anything in the 2019 True-Up Agreement shall be construed to grant to the Trustee for the 2020A-1/A-2 Bonds, nor the owners thereof, any rights or benefits under the 2019 True-up Agreement.

12. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer.

13. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** This Agreement shall be effective upon issuance of the 2020A-1/A-2 Bonds.

Dated as of the ____ day of _____, 2020.

WITNESS

HEARTWOOD 23, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

Andrew Meran, Vice-President

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Andrew Meran, as Vice President of **HEARTWOOD 23, LLC**, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

Dated as of the ____ day of _____, 2020.

WITNESS

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

By: _____
Name: _____
Title: _____

Bruce Parker
Chairperson, Board of Supervisors

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Bruce Parker, as Chairperson, Board of Supervisors, of **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: _____
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

EXHIBIT A: Description of 2020A-1/A-2 Assessment Area

EXHIBIT A:
Legal Description for 2020A-1/A-2 Assessment Area

DRAFT

F.

This instrument was prepared by and
upon recording should be returned to:

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

**TRUE-UP AGREEMENT
(2020A-3 Bonds / 2020A-3 Assessment Area)**

THIS TRUE-UP AGREEMENT (2020A-3 BONDS / 2020A-3 ASSESSMENT AREA) (“Agreement”) is made and entered by and between:

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

Heartwood 23, LLC, a Florida limited liability company, the owner and primary developer of lands within the boundaries of the 2020A-3 Assessment Area (defined herein), and whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301 (“**Developer**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements and other infrastructure projects within or without the boundaries of the District; and

WHEREAS, the Developer is currently the owner and primary developer of the portion of the lands within the District known as the “**2020A-3 Assessment Area**,” which is subject to change as described in the Assessment Report (as hereinafter defined), and which lands are as described in **Exhibit A** attached hereto; and

WHEREAS, for the benefit of all lands within the District, the District intends to finance all or a portion of the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services known as the “**Master Project**” and as defined in the *First Supplemental Engineer’s Report for Master Infrastructure – Phase 1 and Future Phases Capital Improvement Plan*, dated October 6, 2016; and

WHEREAS, the District intends to finance a portion of the Master Project – known as the “**2020 Project**,” as defined and described in that *Third Supplemental Engineer’s Report for Series 2020 Project*, dated April 23, 2020 – through the use of proceeds from the anticipated sale of \$4,410,000 Special Assessment Bonds, Series 2019A-3 (“**2020A-3 Bonds**”); and

WHEREAS, pursuant to Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07 and 2020-06 (together, “**Assessment Resolutions**”), the District has taken certain steps necessary to impose debt assessment liens on the 2020A-3 Assessment Area pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including liens (“**2020A-3 Assessments**”) to secure repayment of the 2020A-3 Bonds; and

WHEREAS, as part of the Assessment Resolutions, the District adopted the *Second Revised Master Special Assessment Methodology Report* dated September 20, 2018, and the *Supplemental Special Assessment Methodology Report for the Special Assessment Bonds, Series 2020A-1, A-2, and A-3, Beacon Lake Phase 2B, Phases 2 and 3A (the ‘Series 2020 Assessment Areas’)*, dated May 14, 2020 (together, “**Assessment Report**”), all of which are on file with the District and expressly incorporated herein by this reference; and

WHEREAS, Developer agrees that all lands within the 2020A-3 Assessment Area, which consists of a portion of the total property within Phases 2 and 3A, described in the Assessment Report as being subject to the 2020A-3 Assessments, benefit from the timely design, construction, or acquisition of the Master Project (and 2020 Project); and

WHEREAS, Developer agrees that the 2020A-3 Assessments, which were imposed on the lands within the 2020A-3 Assessment Area, have been validly imposed and constitute valid, legal, and binding liens upon the lands within the 2020A-3 Assessment Area; and

WHEREAS, the Assessment Resolutions together with the Assessment Report provide that as the lands within the 2020A-3 Assessment Area are platted, the allocation of the amounts assessed to and constituting a lien upon the lands within the 2020A-3 Assessment Area would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within the 2020A-3 Assessment Area, which assumptions were provided by Developer; and

WHEREAS, Developer has platted and intends to develop its lands within the 2020A-3 Assessment Area based on then-existing market conditions, and in the event of a replat, the actual densities developed may be at some density less than the densities assumed in the Assessment Report; and

WHEREAS, as more fully described by the Assessment Resolutions, the Assessment Report anticipates a mechanism by which the Developer shall make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolutions, with the amount of such payments being determined generally by a calculation of the principal amount of assessments to be assigned under the Assessment Report as compared to the amount able to be assigned as reconfigured (which payments shall collectively be referenced as “**True-Up Payment**”).

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

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

2. **VALIDITY OF ASSESSMENTS.** Developer agrees that the Assessment Resolutions have been duly adopted by the District. Developer further agrees that the 2020A-3 Assessments imposed as liens by the District are legal, valid, and binding liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Developer waives any defect in notice or publication or in the proceedings to levy, impose, and collect the 2020A-3 Assessments on the assessable lands within the 2020A-3 Assessment Area, and further waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such 2020A-3 Assessments. Developer further agrees that to the extent Developer fails to timely pay all 2020A-3 Assessments collected by mailed notice of the District, said unpaid 2020A-3 Assessments (including True-Up Payments) may be placed on the tax roll by the District for collection by the St. Johns County Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year. Nothing herein shall require the Developer to be responsible for the payment of any 2020A-3 Assessments on lands not owned by the Developer, subject however to the provisions of Section 6 of this Agreement.

3. **WAIVER OF PREPAYMENT RIGHT.** Developer waives any rights it may have under Section 170.09, *Florida Statutes*, to prepay the 2020A-3 Assessments without interest within thirty (30) days of completion of the improvements.

4. **TRUE-UP OBLIGATIONS.**

- a. **Assumptions as to the 2020A-3 Assessments** – As of the date of execution of this Agreement, Developer has informed the District that Developer intends to provide for the development of the specific number and type of units within the 2020A-3 Assessment Area set forth in **Table 2** of the Assessment Report for Phases 2 and 3A (“**Development Plan**”).
- b. **True-Up Determination** – Pursuant to the Assessment Report, there may be required from time to time certain true-up payments. Developer expressly acknowledges that because the 2020A-3 Assessments are assigned to a specific number and type of units, the collection of the 2020A-3 Assessments in an amount sufficient to secure repayment of the 2020A-3 Bonds is predicated on the development of the exact number and type of units specified by the Development Plan. However, if a change in the Development Plan results in the net decrease in the overall principal amount of 2020A-3 Assessments able to be assigned to the 2020A-3 Assessment Area as a result of a re-plat, a True-Up Payment will be required by Developer in an amount sufficient to reduce the principal of the 2020A-3 Bonds to a level which could be supported by the 2020A-3 Assessments levied against the number and type of units within the 2020A-3 Assessment Area as re-platted. Such determination shall be made in the District’s sole discretion and based on the tests or other methods set forth in the Assessment Resolutions, Assessment Report, and the terms of this Agreement. If the overall principal amount of 2020A-3 Assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of the Assessment Report, to the platted or re-platted lands in the 2020A-3 Assessment Area, then a True-Up Payment in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record

of the land subject to the proposed plat or re-plat of the lands in the 2020A-3 Assessment Area, in addition to any regular assessment installment. No further action by the District's Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by the Assessment Resolutions. In the event a True-Up Payment is due and unpaid, the payment obligation hereunder, as well as the lien established under the Assessment Resolutions for the True-Up Payment amount, shall remain in place until such time as the True-Up Payment is made.

- c. **Presentation of Plats** – At such time as parcels of land, or portions thereof within the 2020A-3 Assessment Area, are included in a re-plat, it is an express condition of this Agreement and the Assessment Resolutions that, prior to County approval, the Developer provide to the District Manager any and all re-plats, or site plans for any portion of the lands within the 2020A-3 Assessment Area, as the boundaries of the 2020A-3 Assessment Area may be amended from time to time to be re-platted. As parcels of land, or portions thereof, are included in a re-plat, the District Manager shall review the re-plat and cause the 2020A-3 Assessments to be assigned and/or reallocated to the units¹ being included in the re-plat and the remaining property in the 2020A-3 Assessment Area in accordance with the Assessment Resolutions and Assessment Report, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- d. The terms of the Assessment Resolutions and Assessment Report are expressly incorporated herein by this reference, and, to the extent of any conflict, the Assessment Resolutions and Assessment Report shall control.

5. ENFORCEMENT. This Agreement is intended to be an additional method of enforcement of Developer's obligation to pay the 2020A-3 Assessments and to abide by the requirements of the reallocation of 2020A-3 Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by either party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

- i. Notwithstanding anything to the contrary herein, a defaulting party shall have twenty (20) days to cure any default hereunder from the date of issuance of a notice of default by the non-defaulting party.

6. ASSIGNMENT. This Agreement shall constitute a covenant running with title to the 2020A-3 Assessment Area, binding upon Developer and its successors and assigns as to the 2020A-3 Assessment Area or portions thereof, and any transferee of any portion of 2020A-3 Assessment Area as set forth in this Section. Developer shall not transfer any portion ("**Transferred Lands**") of the 2020A-3 Assessment Area to any third party, without first satisfying any True-Up Payment that results from any true-up determinations made by the District with respect to such Transferred Lands. Additionally, any transferee shall take title subject to the terms of this Agreement, including but not limited to any obligation to pay any unsatisfied True-Up Payments.

- i. Notwithstanding the foregoing, the Developer may request an estoppel letter from the

¹ The term "units" as used herein refers to the planned lots and other similar unit types planned for development within the 2020A-3 Assessment Area.

District with respect to any proposed transfer, and, any transfer that is consummated after satisfying any applicable True-Up Payment, shall, upon the recording in the Official Records of St. Johns County, Florida of a deed transferring such Transferred Lands, and from such date and thereafter: (i) operate as a release of Developer from its obligations under this Agreement as to such Transferred Lands, and (ii) cause the transferee to be the “Developer” hereunder from and to assume the Developer’s obligations hereunder in accordance herewith.

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

8. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

9. NOTICE. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein. Notwithstanding the foregoing, to the extent Florida law requires notice to enforce the collection of assessments placed on property by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

10. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Developer as an arm’s length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

11. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions

contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

By way of clarification, and with respect to that certain True-Up Agreement (2016 Bonds) dated as of November 3, 2016 between the parties hereto ("**2016 True-Up Agreement**"), that certain True-Up Agreement (2018 Bonds/2018 Assessment Area) dated as of November 19, 2018 ("**2018 True-Up Agreement**"), and that certain True-up Agreement (2019 Bonds/2019 Assessment Area) dated as of February 25, 2019 ("**2019 True-Up Agreement**") (including, without limitation, Section 11 thereof of each), such 2016 True-Up Agreement only relates to the debt assessments securing the District's Special Assessment Bonds, Series 2016A-1, Series 2016A-2, and Series 2016B ("**2016 Assessments**"), which 2016 Assessments are unrelated to this Agreement, and, notwithstanding anything in the 2016 True-Up Agreement, nothing herein or in the 2016 True-Up Agreement shall be construed to grant the Trustee for the 2020A-3 Bonds, nor the owners thereof, any rights or benefits under the 2016 True-Up Agreement; such 2018 True-Up Agreement only relates to the debt assessments securing the District's Special Assessment Bonds, Series 2018A-1 and Series 2018A-2 ("**2018 Assessments**"), which 2018 Assessments are unrelated to this Agreement, and, notwithstanding anything in the 2018 True-Up Agreement, nothing herein or in the 2018 True-Up Agreement shall be construed to grant the Trustee for the 2020A-3 Bonds, nor the owners thereof, any rights or benefits under the 2018 True-Up Agreement; and such 2019 True-Up Agreement only relates to the debt assessments securing the District's Special Assessment Bonds, Series 2019A-1 and Series 2019A-2 ("**2019 Assessments**"), which 2019 Assessments are unrelated to this Agreement, and notwithstanding anything in the 2019 True-Up Agreement shall be construed to grant to the Trustee for the 2020A-3 Bonds, nor the owners thereof, any rights or benefits under the 2019 True-up Agreement.

12. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer.

13. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** This Agreement shall be effective upon issuance of the 2020A-3 Bonds.

DRAFT

Dated as of the ____ day of _____, 2020.

WITNESS

HEARTWOOD 23, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

Andrew Meran, Vice-President

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Andrew Meran, as Vice President of **HEARTWOOD 23, LLC**, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

Dated as of the ____ day of _____, 2020.

WITNESS

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

By: _____
Name: _____
Title: _____

Bruce Parker
Chairperson, Board of Supervisors

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Bruce Parker, as Chairperson, Board of Supervisors, of **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: _____
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

EXHIBIT A: Description of 2020A-3 Assessment Area

EXHIBIT A:
Legal Description for 2020A-3 Assessment Area

DRAFT

G.

This instrument was prepared by and
upon recording should be returned to:

HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL DECLARATION OF CONSENT
(2020 ASSESSMENTS)**

Heartwood 23, LLC, a Florida limited liability company, together with its successors and assigns (together, **"Landowner"**), represents that it is the owner of 100% of the land (**"Property"**) described in **Composite Exhibit A** attached hereto and made a part hereof, and further declares, acknowledges and agrees as follows:

1. This document (**"2020 Declaration"**) is intended to supplement that prior *Declaration of Consent (Master & 2016 Assessments)* recorded at Instrument #2016073449, Book 4283, Pages 1606 et seq., recorded in the Official Records of St. Johns County, Florida (**"2016 Declaration"**), which otherwise remains in full force and effect, that prior *Supplemental Declaration of Consent (Amended Master & 2018 Assessments)* recorded at Instrument #2018083056, Book 4642, Pages 934 et seq., recorded in the Official Records of St. Johns County, Florida (**"2018 Declaration"**), and that prior *Supplemental Declaration of Consent (2019 Assessments)* recorded at Instrument #2019013091, Book 4685, Pages 936 et seq., recorded in the Official Records of St. Johns County, Florida (**"2019 Declaration,"** together with the 2016 Declaration and 2018 Declaration, **"Prior Declaration"**), which otherwise remains in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Disclosure.

2. The District has lawfully adopted Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07, and 2020-05 (together, **"2020A-1/A-2 Assessment Resolutions"**) and thereby levied non-ad valorem special assessments (**"2020A-1/A-2 Assessments"**) on the lands described in **Exhibit A-1** and as part of the 2020A-1/A-2 Assessments to secure the repayment of the District's \$1,685,000 Special Assessment Bonds, Series 2020A-1, and \$2,480,000 Special Assessment Bonds, Series 2020A-2 (together, **"2020A-1/A-2 Bonds"**).

3. The District has lawfully adopted Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07, and 2020-06 (together, **"2020A-3 Assessment Resolutions"** together with the 2020A-1/A-2 Assessment Resolutions, the **"2020 Assessment Resolutions"**) and thereby levied non-ad valorem special assessments (**"2020A-3 Assessments"** together with the 2020A-1/A-2 Assessments, the **"2020 Assessments"**) on the lands described in **Exhibit A-2** (Exhibit A-2 together with Exhibit A-1, **"Composite Exhibit A"**) and as part of the 2020A-3 Assessments to secure the repayment of the District's \$4,410,000 Special Assessment Bonds, Series 2020A-3 (**"2020A-3 Bonds"** together with the "2020A-1/A-2 Bonds, the **"2020 Bonds"**).

4. Such 2020 Assessments are legal, valid and binding first liens upon the Property, as described in **Composite Exhibit A**, pursuant to the proceedings of the District levying the 2020 Assessments, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid. Further, as part of the 2020 Assessments, the 2020

Assessment Resolutions require that certain “True-Up Payments” be made in certain circumstances. The Landowner hereby waives any and all rights, remedies, and other actions now or hereafter contemplated to contest, challenge, or otherwise dispute or object to the establishment and/or existence of the District, the 2020 Assessment Resolutions, the 2020 Assessments, and all proceedings undertaken by the District in connection therewith.

5. The Landowner further acknowledges and agrees that (i) the 2020 Assessments, the 2020 Assessment Resolutions, and the terms of the financing documents (“**Financing Documents**”) related to the District’s issuance of the 2020 Bonds are valid and binding obligations enforceable in accordance with their terms; and (ii) there are no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the 2020 Assessments or claims of invalidity, deficiency or unenforceability of the 2020 Assessments, 2020 Assessment Resolutions, or Financing Documents (and the Landowner hereby expressly waives any such claims, offsets, defenses or counterclaims). Further, the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings relating to enforcement of the 2020 Assessments cannot be commenced until one (1) year after the date of the Landowner’s default and agree that, immediate use of remedies in Chapter 170, *Florida Statutes*, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*.

6. The Landowner hereby waives the right granted in Section 170.09, *Florida Statutes*, to prepay the 2020 Assessments within thirty (30) days after the improvements are completed, without interest, in consideration of, among other things, rights granted by the District to prepay 2019 Assessments under the circumstances set forth in the 2020 Assessment Resolutions.

7. This Declaration shall represent a lien of record for purposes of Chapter 197, *Florida Statutes*, including, without limitation, Section 197.573, *Florida Statutes*. Other information regarding the 2019 Assessments is available from the District’s Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

8. This Declaration may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signatures of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO ALL INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.

[SIGNATURES ON FOLLOWING PAGE]

To be effective as of the ____ day of _____, 2020.

WITNESS

HEARTWOOD 23, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

Andrew Meran, Vice-President

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Andrew Meran, as Vice-President of **Heartwood 23, LLC**, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

COMPOSITE EXHIBIT A: Exhibit A-1 – 2020A-1/A-2 Assessment Area
 Exhibit A-2 – 2020A-3 Assessment Area

COMPOSITE EXHIBIT A – DESCRIPTION OF PROPERTY
EXHIBIT A-1 – 2020A-1/A-2 ASSESSMENT AREA

COMPOSITE EXHIBIT A – DESCRIPTION OF PROPERTY

EXHIBIT A-2 – 2020A-3 Assessment Area

DRAFT

H.

This instrument was prepared by and
upon recording should be returned to:

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL NOTICE OF IMPOSITION OF DEBT ASSESSMENTS
AND GOVERNMENTAL LIENS OF RECORD
(2020 ASSESSMENTS)**

This document supplements that prior *Notice of Imposition of Debt Assessments and Governmental Liens of Record (Master & 2016 Assessments)* ("**2016 Notice**") recorded at Instrument #2016073451, Book 4283, Pages 1660 et seq., in the Official Records of St. Johns County, Florida, which remains in full force and effect, that *Supplemental Notice of Imposition of Debt Assessments and Governmental Liens of Record (Amended Master & 2018 Assessments)* ("**2018 Notice**") recorded at Instrument #2018083058, Book 4642, Pages 994 et seq., in the Official Records of St. Johns County, Florida, which remains in full force and effect, and that *Supplemental Notice of Imposition of Debt Assessments and Governmental Liens of Record (2019 Assessments)* ("**2019 Notice**," together with the 2016 Notice and 2018 Notice, "**Prior Notices**") recorded at Instrument #2019013093, Book 4685, Pages 966 et seq., in the Official Records of St. Johns County, Florida, which remains in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Notices. The legal description of the boundaries of the District is attached hereto as **Exhibit A**.

PLEASE TAKE NOTICE that, in addition to the previously adopted Resolutions 2016-21, 2016-24, 2016-30, 2017-01, 2017-04, 2017-05, 2018-03, 2018-07, and 2019-06 ("**Prior Assessment Resolutions**"), the District has further adopted Resolution 2020-05 ("**2020A-1/A-2 Assessment Resolution**") and Resolution 2020-06 ("**2020A-3 Assessment Resolution**" together with the 2020A-1/A-2 Assessment Resolution, the "**2020 Assessment Resolutions**", and the 2020 Assessment Resolutions with the Prior Assessment Resolutions, the "**Assessment Resolutions**"). The 2020A-1/A-2 Assessment Resolution levied and imposed special assessments ("**2020A-1/A-2 Assessments**") as part of the Debt Assessments to secure the repayment of the District's \$1,685,000 Special Assessment Bonds, Series 2020A-1 and \$2,480,000 Special Assessment Bonds, Series 2020A-2. The 2020A-3 Assessment Resolution levied and imposed special assessments ("2020A-3 Assessments" together with the 2020A-1/A-2 Assessments, the "2020 Assessments") as part of the Debt Assessments to secure the repayment of the District's \$4,410,000 Special Assessment Bonds, Series 2020A-3. The 2020 Assessment Resolutions levied and imposed the 2020 Assessments as set forth in (i) the *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018; and (ii) the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds, Series 2020A-1, A-2, and A-3, Beacon Lake Phase 2B, Phases 2& 3A* ("**Series 2020 Assessment Areas**") dated May 14, 2020 (together, "**Assessment Report**"). Such 2020A-1/A-2 Assessments are levied on the lands platted as Phase 2B, and such 2020A-3 Assessments are levied on specific units within Phases 2 and 3A, as more specifically described in the Assessment Report (which lands are less than all of the lands described in **Exhibit A**), and are pledged to repay bonds issued to finance the District's "2020 Project," as part of the overall Master Project and as described in the *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020 ("**Engineer's Report**").

A copy of the Assessment Report, Engineer's Report and the Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.416, *Florida Statutes*, or by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

The Debt Assessments, as amended, and which include the 2020 Assessments, were legally and validly determined and levied in accordance with all applicable requirements of Florida law. The Debt Assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the applicable lands against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Debt Assessments, the Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective if the District undergoes merger, boundary amendment, name change, or other similar circumstance.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Supplemental Notice has been executed to be effective as of the ____ day of _____, 2020, and recorded in the Official Records of St. Johns County, Florida.

WITNESS

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

By: _____
Name: _____
Title: _____

Bruce Parker
Chairperson, Board of Supervisors

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Bruce Parker, as Chairperson, Board of Supervisors, of **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A: Legal Description of District Lands (Consisting of 20 Pages)

FIFTH ORDER OF BUSINESS

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") prior to June 15, 2020, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 20, 2020

HOUR: 10:00 a.m.

The hearing may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

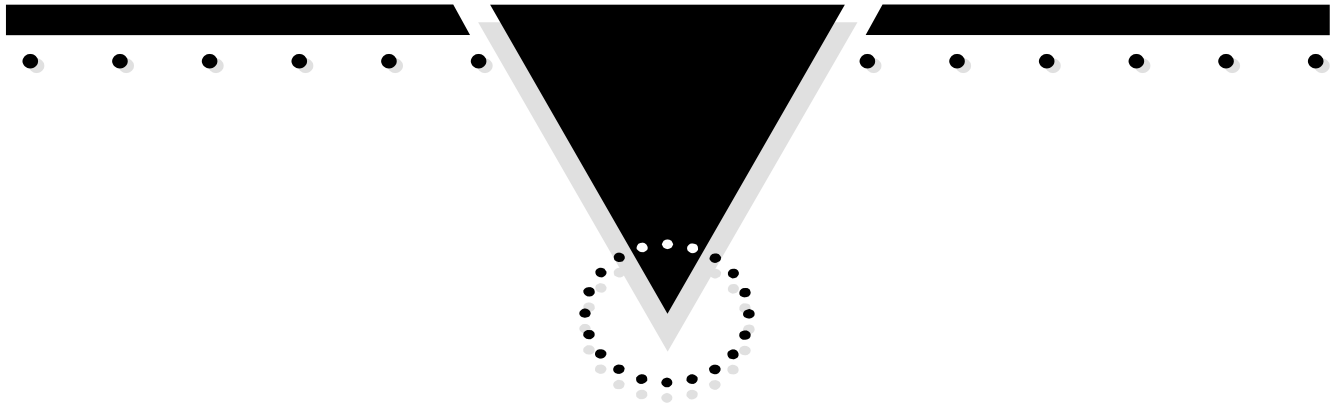
PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2020.

ATTEST:

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

Secretary

By: _____
Its: _____



*Meadow View @ Twin Creeks
Community Development District*

Proposed Budget

FY 2021

May 21, 2019



Meadowview @ Twin Creeks Community Development District

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Meadow View at Twin Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 4/30/20</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/20</i>	<i>Proposed Budget FY 2021</i>
<u>Revenues</u>					
Developer Contributions	\$716,009	\$323,835	\$231,974	\$555,809	\$660,328
Assessments - Tax Roll	\$202,720	\$200,623	\$2,097	\$202,720	\$487,341
Assessments - Direct	\$170,111	\$127,583	\$42,528	\$170,111	\$54,405
Interest/Miscellaneous Income	\$0	\$44	\$25	\$69	\$50
Facility Revenue	\$0	\$1,250	\$1,500	\$2,750	\$0
Total Revenues	\$1,088,840	\$653,335	\$278,124	\$931,459	\$1,202,123
<u>Expenditures</u>					
<u>Administrative</u>					
Engineering	\$20,000	\$15,466	\$22,500	\$37,966	\$20,000
Attorney	\$30,000	\$8,120	\$21,880	\$30,000	\$30,000
Annual Audit	\$3,800	\$1,000	\$4,800	\$5,800	\$5,900
Arbitrage	\$1,800	\$0	\$2,400	\$2,400	\$3,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination Agent	\$7,500	\$4,375	\$3,125	\$7,500	\$10,000
Trustee Fee	\$20,000	\$11,431	\$0	\$11,431	\$20,000
Management Fees	\$47,250	\$27,563	\$19,688	\$47,250	\$47,250
Information Technology	\$2,000	\$1,167	\$833	\$2,000	\$2,000
Website Compliance	\$1,200	\$2,250	\$0	\$2,250	\$1,200
Telephone	\$500	\$215	\$160	\$375	\$500
Postage	\$500	\$474	\$325	\$799	\$800
Insurance	\$9,000	\$5,750	\$0	\$5,750	\$7,425
Printing & Binding	\$4,000	\$1,304	\$2,185	\$3,489	\$4,000
Legal Advertising	\$3,000	\$758	\$2,000	\$2,758	\$3,000
Other Current Charges	\$2,500	\$1,006	\$250	\$1,256	\$1,500
Office Supplies	\$500	\$79	\$175	\$254	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$158,725	\$86,133	\$80,320	\$166,454	\$162,050
<u>AMENITY CENTER</u>					
Utilities					
Telephone/Cable/Internet	\$9,200	\$5,192	\$3,650	\$8,842	\$9,200
Electric	\$40,000	\$19,332	\$15,000	\$34,332	\$36,000
Water/Irrigation	\$20,000	\$9,324	\$6,650	\$15,974	\$20,000
Gas	\$1,500	\$935	\$500	\$1,435	\$1,500
Trash Removal	\$6,000	\$1,182	\$900	\$2,082	\$3,000
Security					
Security Monitoring	\$1,331	\$1,244	\$555	\$1,799	\$1,800
Access Cards	\$3,000	\$313	\$2,038	\$2,350	\$3,000
Contracted Security	\$20,000	\$0	\$0	\$0	\$20,000
Management Contracts					
Facility Management	\$125,000	\$35,000	\$25,000	\$60,000	\$125,000
Pool Attendants	\$48,000	\$0	\$25,000	\$25,000	\$48,000
Canoe Launch Attendant	\$28,800	\$0	\$4,800	\$4,800	\$28,800
Snack Bar Attendant	\$16,640	\$0	\$3,000	\$3,000	\$16,640
Field Mgmt / Admin	\$25,000	\$11,667	\$8,333	\$20,000	\$25,000
Pool Maintenance	\$30,000	\$9,775	\$6,825	\$16,600	\$20,000
Pool Chemicals	\$15,000	\$5,235	\$6,500	\$11,735	\$15,000

Meadow View at Twin Creek
Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 4/30/20</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/20</i>	<i>Proposed Budget FY 2021</i>
<u>AMENITY CENTER CONT'</u>					
Janitorial	\$15,540	\$9,244	\$6,475	\$15,719	\$18,000
Facility Maintenance	\$15,000	\$6,252	\$8,748	\$15,000	\$15,000
Repairs & Maintenance	\$10,000	\$20,303	\$12,000	\$32,303	\$36,000
New Capital Projects	\$12,000	\$1,206	\$4,000	\$5,206	\$12,000
Snack Bar Inventory- CGS	\$1,000	\$526	\$474	\$1,000	\$1,000
Food Service License	\$500	\$492	\$0	\$492	\$500
Rental and Leases	\$27,691	\$16,153	\$11,538	\$27,691	\$27,691
Subscriptions	\$12,000	\$2,988	\$0	\$2,988	\$12,000
Pest Control	\$2,280	\$1,330	\$950	\$2,280	\$2,280
Supplies	\$2,000	\$1,004	\$996	\$2,000	\$2,000
Towel/Linen Service	\$0	\$481	\$672	\$1,153	\$2,000
Furniture, Fixtures & Equipment	\$0	\$3,370	\$0	\$3,370	\$5,000
Special Events	\$30,000	\$18,839	\$11,161	\$30,000	\$30,000
Holiday Decorations	\$9,000	\$0	\$9,000	\$9,000	\$9,000
Fitness Center Repairs/Supplies	\$2,000	\$1,227	\$600	\$1,827	\$2,000
Office Supplies	\$2,000	\$328	\$300	\$628	\$1,500
ASCAP/BMI Licenses	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Property Insurance	\$30,000	\$33,867	\$0	\$33,867	\$36,533
Performance Guaranty Bonds	\$0	\$7,201	\$0	\$7,201	\$0
<u>Amenity Center Expenditures</u>	\$561,482	\$224,011	\$176,664	\$400,675	\$586,444
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$15,000	\$4,939	\$5,061	\$10,000	\$15,000
Landscape Maintenance	\$187,846	\$124,936	\$123,327	\$248,263	\$292,593
Landscape Contingency	\$25,000	\$34,385	\$0	\$34,385	\$25,000
Lake Maintenance	\$10,800	\$4,500	\$6,300	\$10,800	\$27,000
Grounds Maintenance	\$12,000	\$1,824	\$2,400	\$4,224	\$12,000
Pump Repairs	\$5,000	\$12,612	\$0	\$12,612	\$5,000
Streetlighting	\$22,000	\$11,546	\$9,000	\$20,546	\$22,000
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Irrigation Repairs	\$7,500	\$4,941	\$2,559	\$7,500	\$7,500
Miscellaneous	\$5,000	\$74	\$926	\$1,000	\$5,000
Contingency	\$67,086	\$4,913	\$10,087	\$15,000	\$31,136
<u>Grounds Maintenance Expenditures</u>	\$368,633	\$204,670	\$159,660	\$364,330	\$453,629
<u>TOTAL EXPENDITURES</u>	\$1,088,840	\$514,814	\$416,644	\$931,459	\$1,202,123
<u>Excess Revenues/ Expenditures</u>	\$0	\$138,521	(\$138,521)	\$0	\$0

Meadow View at Twin Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2021

REVENUES:

Developer Contributions

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

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Engineering

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

Attorney

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

Annual Audit

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2 and 2020 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector

Dissemination Fees

The Annual Disclosure Report prepared by Governmental Management Services, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2021

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, and 2020 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District will contract for Management, Accounting and Administrative services as part of a Management Agreement with management company.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Governmental Management Services	\$ 3,750	\$ 47,250

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Governmental Management Services	\$ 167	\$ 2,000

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues.

Telephone

The cost of telephone and fax machine service.

Postage

The cost of mailing agenda packages, overnight deliveries, correspondence, and payments for the District.

Insurance

Represents the estimated cost for public officials and general liability insurance for the District provided by Florida Insurance Alliance.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

Meadow View at Twin Creek
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2021

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Amenity Center:

Telephone/Cable/Internet

The District will provide internet & cable television services for the Amenity Center through Comcast.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	\$ 729	\$ 8,745
	\$ 38	\$ 455
	\$ 767	\$ 9,200

Electric

The cost of electric associated with the Recreation Facility provided by FPL.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
67216-50049	840 Beacon Lake Parkway	\$ 2,762	\$ 33,144
	Contingency	238	2,856
		\$ 3,000	\$ 36,000

Water/Irrigation

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
567190-135186	840 & 850 Beacon Lake Parkway	\$ 689	\$ 8,268
	205 Concave Ln	\$ 700	\$ 8,400
	Contingency for New Accounts	278	3,332
		\$ 1,667	\$ 20,000

Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2021

Trash Removal

Cost of garbage disposal service will be provided by Republic Services for the District.

Security Monitoring

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Atlantic Companies	\$ 111	\$ 1,331
Contingency	\$ 39	\$ 469
	\$ 150	\$ 1,800

Access Cards

Represents the estimated cost for access cards purchased by the District's Amenity Center.

Contracted Security

Represents the annual cost for private security services.

Facility Management

Cost to provide management services for the Amenity Center contracted by Riverside Management Services.

Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

Snack Bar Attendant

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

Field Management and Admin

The District will contract Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 2,083	\$ 25,000

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2021

Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 1,365	\$ 16,380
Contingency	\$ 302	\$ 3,620
	\$ 1,667	\$ 20,000

Pool Chemicals

The estimated amount based on proposed contract with vendor to provide chemicals to maintain the Amenity Center swimming pool.

Janitorial

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center.

Facility Maintenance

The estimated amount based on proposed contract with vendors to provide routine repairs and maintenance for the Amenity Center.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

New Capital Projects

The District will establish a fund for the renewal and replacement of District's capital related facilities.

Snack Bar Inventory – CGS

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

Rental & Leases

Monthly fitness room lease payment to Municipal Asset Management in the amount of \$2,307.62

Subscriptions

All annual subscriptions to include but not limited to Department of Economic Opportunity, Wellbeats, computer software, etc.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2021

Pest Control

The District will contract for pest control services for amenity center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Turner Pest Control	\$ 190	\$ 2,280

Supplies

Represents the District expenses for amenity supplies purchased for the amenity center.

Towel/Linen Service

Represents the District expenses for the cleaning of towels and linen used by the amenity center.

Furniture, Fixtures & Equipment

Represents the District expenses for furniture, fixtures and equipment for the amenity center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Property Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Meadow View at Twin Creek
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2021

Grounds Maintenance:

Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Electric

Electric cost billed to district by FPL for common area electric.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
51650-60509	45 Beacon Lake Pkwy # Pump	\$ 60	\$ 720
17096-40500	44 Beacon Lake Pkwy # Pump	\$ 420	\$ 5,040
08979-60506	333 Beacon Lake Pkwy # Pump	\$ 80	\$ 960
70640-86478	550 Beacon Lake Pkwy #FNTN	\$ 15	\$ 180
24276-26128	595 Convex Lane Lighting	\$ 15	\$ 180
05494-57141	246 Beacon Lake Pkwy #STOP	\$ 15	\$ 180
07100-57043	129 Charlie Way #LS	\$ 12	\$ 144
52485-29017	129 Charlie Way #Well	\$ 250	\$ 3,000
45848-73154	136 Charlie Way #Well	\$ 85	\$ 1,020
37599-46118	744 Windermere Way	\$ -	\$ -
	Contingency	\$ 298	\$ 3,576
		\$ 1,250	\$ 15,000

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District contracted with Yellowstone Landscape and West Orange Nurseries for the first 7 months of warranty period then contract for new phase will revert to Yellowstone for last 5 months for fiscal year.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	Landscape Maintenance	\$ 15,654	\$ 187,846
West Orange Nurseries	Landscape Maintenance	\$ 9,011	\$ 63,080
Yellowstone Landscape	New Phase	\$ 8,333	\$ 41,667
		\$ 32,999	\$ 292,593

Landscape Contingency

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

Lake Maintenance

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

Meadow View at Twin Creek
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2021

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons Inc	\$ 900	\$ 10,800
Additional Lakes	\$ 1,433	\$ 17,200
	<u>\$ 2,333</u>	<u>\$ 28,000</u>

Grounds Maintenance

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

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

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

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
11082-69190	200 Twin Creeks Dr - SL	\$ 1,800	\$ 21,600
	Contingency	33	400
		<u>\$ 1,833</u>	<u>\$ 22,000</u>

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Meadow View at Twin Creek
Community Development District

Debt Service Fund
Series 2016 A1

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 4/30/20</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2021</i>
<i>Revenues</i>					
<i>Assessments - Tax Roll</i>	\$443,376	\$438,778	\$4,598	\$443,376	\$443,376
<i>Interest Income</i>	\$1,000	\$283	\$165	\$448	\$500
<i>Carry Forward Surplus</i>	\$202,329	202,139	\$0	\$202,139	\$202,439
<i>TOTAL REVENUES</i>	\$646,705	\$641,201	\$4,763	\$645,964	\$646,315
<i>Expenditures</i>					
<i>Interest - 11/01</i>	\$166,763	\$166,763	\$0	\$166,763	\$ 164,287.50
<i>Interest - 05/01</i>	\$166,763	\$0	\$166,763	\$166,763	\$ 164,287.50
<i>Principal - 05/01</i>	\$110,000	\$0	\$110,000	\$110,000	\$ 115,000.00
<i>TOTAL EXPENDITURES</i>	\$443,525	\$166,763	\$276,763	\$443,525	\$443,575
<i>EXCESS REVENUES</i>	\$203,180	\$474,438	(\$272,000)	\$202,439	\$202,740

November 1, 2021 - Series 2016A-1

\$161,700

*Meadowview at Twin Creeks
Community Development District
Series 2016A-1 Special Assessment Bonds*

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/20	\$ 6,325,000.00		\$ 164,287.50	\$ 164,287.50
5/1/21	\$ 6,325,000.00	\$ 115,000.00	\$ 164,287.50	
11/1/21	\$ 6,210,000.00		\$ 161,700.00	\$ 440,987.50
5/1/22	\$ 6,210,000.00	\$ 120,000.00	\$ 161,700.00	
11/1/22	\$ 6,090,000.00		\$ 159,000.00	\$ 440,700.00
5/1/23	\$ 6,090,000.00	\$ 125,000.00	\$ 159,000.00	
11/1/23	\$ 5,965,000.00		\$ 156,187.50	\$ 440,187.50
5/1/24	\$ 5,965,000.00	\$ 130,000.00	\$ 156,187.50	
11/1/24	\$ 5,835,000.00		\$ 153,262.50	\$ 439,450.00
5/1/25	\$ 5,835,000.00	\$ 140,000.00	\$ 153,262.50	
11/1/25	\$ 5,695,000.00		\$ 150,112.50	\$ 443,375.00
5/1/26	\$ 5,695,000.00	\$ 145,000.00	\$ 150,112.50	
11/1/26	\$ 5,550,000.00		\$ 146,850.00	\$ 441,962.50
5/1/27	\$ 5,550,000.00	\$ 150,000.00	\$ 146,850.00	
11/1/27	\$ 5,400,000.00		\$ 143,475.00	\$ 440,325.00
5/1/28	\$ 5,400,000.00	\$ 160,000.00	\$ 93,225.00	
11/1/28	\$ 5,240,000.00		\$ 93,225.00	\$ 346,450.00
5/1/29	\$ 5,240,000.00	\$ 165,000.00	\$ 93,225.00	
11/1/29	\$ 5,075,000.00		\$ 93,225.00	\$ 351,450.00
5/1/30	\$ 5,075,000.00	\$ 175,000.00	\$ 93,225.00	
11/1/30	\$ 4,900,000.00		\$ 93,225.00	\$ 361,450.00
5/1/31	\$ 4,900,000.00	\$ 185,000.00	\$ 93,225.00	
11/1/31	\$ 4,715,000.00		\$ 93,225.00	\$ 371,450.00
5/1/32	\$ 4,715,000.00	\$ 195,000.00	\$ 93,225.00	
11/1/32	\$ 4,520,000.00		\$ 93,225.00	\$ 381,450.00
5/1/33	\$ 4,520,000.00	\$ 205,000.00	\$ 93,225.00	
11/1/33	\$ 4,315,000.00		\$ 93,225.00	\$ 391,450.00
5/1/34	\$ 4,315,000.00	\$ 215,000.00	\$ 93,225.00	
11/1/34	\$ 4,100,000.00		\$ 93,225.00	\$ 401,450.00
5/1/35	\$ 4,100,000.00	\$ 225,000.00	\$ 93,225.00	

*Meadowview at Twin Creeks
Community Development District
Series 2016A-1 Special Assessment Bonds*

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/35	\$ 3,875,000.00		\$ 93,225.00	\$ 411,450.00
5/1/36	\$ 3,875,000.00	\$ 235,000.00	\$ 93,225.00	
11/1/36	\$ 3,640,000.00		\$ 93,225.00	\$ 421,450.00
5/1/37	\$ 3,640,000.00	\$ 250,000.00	\$ 93,225.00	
11/1/37	\$ 3,390,000.00		\$ 93,225.00	\$ 436,450.00
5/1/38	\$ 3,390,000.00	\$ 260,000.00	\$ 93,225.00	
11/1/38	\$ 3,130,000.00		\$ 86,075.00	\$ 439,300.00
5/1/39	\$ 3,130,000.00	\$ 275,000.00	\$ 86,075.00	
11/1/39	\$ 2,855,000.00		\$ 78,512.50	\$ 439,587.50
5/1/40	\$ 2,855,000.00	\$ 290,000.00	\$ 78,512.50	
11/1/40	\$ 2,565,000.00		\$ 70,537.50	\$ 439,050.00
5/1/41	\$ 2,565,000.00	\$ 310,000.00	\$ 70,537.50	
11/1/41	\$ 2,255,000.00		\$ 62,012.50	\$ 442,550.00
5/1/42	\$ 2,255,000.00	\$ 325,000.00	\$ 62,012.50	
11/1/42	\$ 1,930,000.00		\$ 53,075.00	\$ 440,087.50
5/1/43	\$ 1,930,000.00	\$ 345,000.00	\$ 53,075.00	
11/1/43	\$ 1,585,000.00		\$ 43,587.50	\$ 441,662.50
5/1/44	\$ 1,585,000.00	\$ 365,000.00	\$ 43,587.50	
11/1/44	\$ 1,220,000.00		\$ 33,550.00	\$ 442,137.50
5/1/45	\$ 1,220,000.00	\$ 385,000.00	\$ 33,550.00	
11/1/45	\$ 835,000.00		\$ 22,962.50	\$ 441,512.50
5/1/46	\$ 835,000.00	\$ 405,000.00	\$ 22,962.50	
11/1/46	\$ 430,000.00		\$ 11,825.00	\$ 439,787.50
5/1/47	\$ 430,000.00	\$ 430,000.00	\$ 11,825.00	\$ 441,825.00
		\$ 6,325,000.00	\$ 5,208,275.00	\$ 11,533,275.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 B

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 4/30/20</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2021</i>
Revenues					
<i>Special Assessments</i>	\$274,800	\$137,400	\$137,400	\$274,800	\$265,800
<i>Interest Income</i>	\$600	\$159	\$50	\$209	\$200
<i>Carry Forward Surplus</i>	\$138,886	287,846	\$0	\$287,846	\$137,830
TOTAL REVENUES	\$414,286	\$425,405	\$137,450	\$562,855	\$403,830
Expenditures					
Series 2016 B					
<i>Interest - 11/01</i>	\$137,400	\$137,400	\$0	\$137,400	\$132,900
<i>Prepayment - 12/15</i>	\$0	\$145,000	\$0	\$145,000	\$0
<i>Interest - 12/15</i>	\$0	\$0	\$0	\$0	\$0
<i>Prepayment - 3/21</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest - 3/21</i>	\$0	\$75	\$0	\$75	\$0
<i>Interest - 05/01</i>	\$137,400	\$0	\$137,400	\$137,400	\$132,900
TOTAL EXPENDITURES	\$274,800	\$287,475	\$137,400	\$424,875	\$265,800
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$150)	\$0	(\$150)	\$0
OTHER SOURCES AND USES	\$0	(\$150)	\$0	(\$150)	\$0
EXCESS REVENUES	\$139,486	\$137,780	\$50	\$137,830	\$138,030

November 1, 2021 - Series 2016B

\$132,900

*Meadowview at Twin Creeks
Community Development District
Series 2016B Special Assessment Bonds*

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/20	\$ 4,430,000.00	6.000%		\$ 132,900.00	\$ 265,800.00
05/01/21	\$ 4,430,000.00	6.000%		\$ 132,900.00	
11/01/21	\$ 4,430,000.00	6.000%		\$ 132,900.00	\$ 265,800.00
05/01/22	\$ 4,430,000.00	6.000%		\$ 132,900.00	
11/01/22	\$ 4,430,000.00	6.000%		\$ 132,900.00	\$ 265,800.00
05/01/23	\$ 4,430,000.00	6.000%		\$ 132,900.00	
11/01/23	\$ 4,430,000.00	6.000%		\$ 132,900.00	\$ 265,800.00
05/01/24	\$ 4,430,000.00	6.000%		\$ 132,900.00	
11/01/24	\$ 4,430,000.00	6.000%		\$ 132,900.00	\$ 265,800.00
05/01/25	\$ 4,430,000.00	6.000%		\$ 132,900.00	
11/01/25	\$ 4,430,000.00	6.000%		\$ 132,900.00	\$ 265,800.00
05/01/26	\$ 4,430,000.00	6.000%		\$ 132,900.00	
11/01/26	\$ 4,430,000.00	6.000%	\$ 4,430,000.00	\$ 132,900.00	\$ 265,800.00
			\$ 4,430,000.00	\$ 1,727,700.00	\$ 1,860,600.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2018 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 4/30/20</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2021</i>
Revenues					
Assessments - Direct 2018-A1	\$612,550	\$397,108	\$215,443	\$612,550	\$612,550
Assessments - Direct 2018-A2	\$520,960	\$339,674	\$181,286	\$520,960	\$423,880
Interest Income	\$1,500	\$546	\$240	\$786	\$500
Prepayments	\$0	\$1,365,131	\$0	\$1,365,131	\$0
Carry Forward Surplus	\$453,126	453,810	\$0	\$453,810	\$423,247
TOTAL REVENUES	\$1,588,136	\$2,556,267	\$396,969	\$2,953,236	\$1,460,177
Expenditures					
<u>Series 2018 A1</u>					
Interest - 11/01	\$241,425	\$241,425	\$0	\$241,425	\$ 238,663
Interest - 05/01	\$241,425	\$0	\$241,425	\$241,425	\$ 238,663
Principal - 05/01	\$130,000	\$0	\$130,000	\$130,000	\$ 135,000
<u>Series 2018 A2</u>					
Interest - 11/01	\$210,980	\$210,980	\$0	\$210,980	\$ 169,120
Interest - 05/01	\$210,980	\$0	\$210,980	\$210,980	\$ 169,120
Principal - 05/01	\$100,000	\$0	\$100,000	\$100,000	\$ 85,000
Principal - 05/01 (Prepayment)	\$0	\$0	\$1,395,000	\$1,395,000	\$0
TOTAL EXPENDITURES	\$1,134,810	\$452,405	\$2,077,405	\$2,529,810	\$1,035,565
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$119)	(\$60)	(\$179)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$119)	(\$60)	(\$179)	\$0
EXCESS REVENUES	\$453,326	\$2,103,744	(\$1,680,497)	\$423,247	\$424,612

November 1, 2021 - Series 2018A-1	\$235,794
November 1, 2021 - Series 2018A-2	\$166,740
Total	<u>\$402,534</u>

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

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

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 5,925,000.00			\$ 165,275.00	\$ 607,975.00
5/1/36	\$ 5,925,000.00		\$ 285,000.00	\$ 165,275.00	
11/1/36	\$ 5,640,000.00			\$ 157,437.50	\$ 607,712.50
5/1/37	\$ 5,640,000.00		\$ 305,000.00	\$ 157,437.50	
11/1/37	\$ 5,335,000.00			\$ 149,050.00	\$ 611,487.50
5/1/38	\$ 5,335,000.00		\$ 320,000.00	\$ 149,050.00	
11/1/38	\$ 5,015,000.00			\$ 140,250.00	\$ 609,300.00
5/1/39	\$ 5,015,000.00		\$ 340,000.00	\$ 140,250.00	
11/1/39	\$ 4,675,000.00			\$ 130,900.00	\$ 611,150.00
5/1/40	\$ 4,675,000.00		\$ 360,000.00	\$ 130,900.00	
11/1/40	\$ 4,315,000.00			\$ 120,820.00	\$ 611,720.00
5/1/41	\$ 4,315,000.00		\$ 380,000.00	\$ 120,820.00	
11/1/41	\$ 3,935,000.00			\$ 110,180.00	\$ 611,000.00
5/1/42	\$ 3,935,000.00		\$ 400,000.00	\$ 110,180.00	
11/1/42	\$ 3,535,000.00			\$ 98,980.00	\$ 609,160.00
5/1/43	\$ 3,535,000.00		\$ 425,000.00	\$ 98,980.00	
11/1/43	\$ 3,110,000.00			\$ 87,080.00	\$ 611,060.00
5/1/44	\$ 3,110,000.00		\$ 450,000.00	\$ 87,080.00	
11/1/44	\$ 2,660,000.00			\$ 74,480.00	\$ 611,560.00
5/1/45	\$ 2,660,000.00		\$ 475,000.00	\$ 74,480.00	
11/1/45	\$ 2,185,000.00			\$ 61,180.00	\$ 610,660.00
5/1/46	\$ 2,185,000.00		\$ 500,000.00	\$ 61,180.00	
11/1/46	\$ 1,685,000.00			\$ 47,180.00	\$ 608,360.00
5/1/47	\$ 1,685,000.00		\$ 530,000.00	\$ 47,180.00	
11/1/47	\$ 1,155,000.00			\$ 32,340.00	\$ 609,520.00
5/1/48	\$ 1,155,000.00		\$ 560,000.00	\$ 32,340.00	
11/1/48	\$ 595,000.00			\$ 16,660.00	\$ 609,000.00
5/1/49	\$ 595,000.00		\$ 595,000.00	\$ 16,660.00	\$ 611,660.00
			\$ 8,825,000.00	\$ 9,106,262.50	\$ 17,931,262.50

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

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/20	\$ 6,040,000.00	5.600%		\$ 169,120.00	\$ 169,120.00
05/01/21	\$ 6,040,000.00	5.600%	\$ 85,000.00	\$ 169,120.00	
11/01/21	\$ 5,955,000.00	5.600%		\$ 166,740.00	\$ 420,860.00
05/01/22	\$ 5,955,000.00	5.600%	\$ 90,000.00	\$ 166,740.00	
11/01/22	\$ 5,865,000.00	5.600%		\$ 164,220.00	\$ 420,960.00
05/01/23	\$ 5,865,000.00	5.600%	\$ 95,000.00	\$ 164,220.00	
11/01/23	\$ 5,770,000.00	5.600%		\$ 161,560.00	\$ 420,780.00
05/01/24	\$ 5,770,000.00	5.600%	\$ 100,000.00	\$ 161,560.00	
11/01/24	\$ 5,670,000.00	5.600%		\$ 158,760.00	\$ 420,320.00
05/01/25	\$ 5,670,000.00	5.600%	\$ 105,000.00	\$ 158,760.00	
11/01/25	\$ 5,565,000.00	5.600%		\$ 155,820.00	\$ 419,580.00
05/01/26	\$ 5,565,000.00	5.600%	\$ 115,000.00	\$ 155,820.00	
11/01/26	\$ 5,450,000.00	5.600%		\$ 152,600.00	\$ 423,420.00
05/01/27	\$ 5,450,000.00	5.600%	\$ 120,000.00	\$ 152,600.00	
11/01/27	\$ 5,330,000.00	5.600%		\$ 149,240.00	\$ 421,840.00
05/01/28	\$ 5,330,000.00	5.600%	\$ 125,000.00	\$ 149,240.00	
11/01/28	\$ 5,205,000.00	5.600%		\$ 145,740.00	\$ 419,980.00
05/01/29	\$ 5,205,000.00	5.600%	\$ 135,000.00	\$ 145,740.00	
11/01/29	\$ 5,070,000.00	5.600%		\$ 141,960.00	\$ 422,700.00
05/01/30	\$ 5,070,000.00	5.600%	\$ 140,000.00	\$ 141,960.00	
11/01/30	\$ 4,930,000.00	5.600%		\$ 138,040.00	\$ 420,000.00
05/01/31	\$ 4,930,000.00	5.600%	\$ 150,000.00	\$ 138,040.00	
11/01/31	\$ 4,780,000.00	5.600%		\$ 133,840.00	\$ 421,880.00
05/01/32	\$ 4,780,000.00	5.600%	\$ 160,000.00	\$ 133,840.00	
11/01/32	\$ 4,620,000.00	5.600%		\$ 129,360.00	\$ 423,200.00
05/01/33	\$ 4,620,000.00	5.600%	\$ 165,000.00	\$ 129,360.00	
11/01/33	\$ 4,455,000.00	5.600%		\$ 124,740.00	\$ 419,100.00
05/01/34	\$ 4,455,000.00	5.600%	\$ 175,000.00	\$ 124,740.00	
11/01/34	\$ 4,280,000.00	5.600%		\$ 119,840.00	\$ 419,580.00
05/01/35	\$ 4,280,000.00	5.600%	\$ 185,000.00	\$ 119,840.00	

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/35	\$ 4,095,000.00	5.600%		\$ 114,660.00	\$ 419,500.00
05/01/36	\$ 4,095,000.00	5.600%	\$ 200,000.00	\$ 114,660.00	
11/01/36	\$ 3,895,000.00	5.600%		\$ 109,060.00	\$ 423,720.00
05/01/37	\$ 3,895,000.00	5.600%	\$ 210,000.00	\$ 109,060.00	
11/01/37	\$ 3,685,000.00	5.600%		\$ 103,180.00	\$ 422,240.00
05/01/38	\$ 3,685,000.00	5.600%	\$ 220,000.00	\$ 103,180.00	
11/01/38	\$ 3,465,000.00	5.600%		\$ 97,020.00	\$ 420,200.00
05/01/39	\$ 3,465,000.00	5.600%	\$ 235,000.00	\$ 97,020.00	
11/01/39	\$ 3,230,000.00	5.600%		\$ 90,440.00	\$ 422,460.00
05/01/40	\$ 3,230,000.00	5.600%	\$ 250,000.00	\$ 90,440.00	
11/01/40	\$ 2,980,000.00	5.600%		\$ 83,440.00	\$ 423,880.00
05/01/41	\$ 2,980,000.00	5.600%	\$ 260,000.00	\$ 83,440.00	
11/01/41	\$ 2,720,000.00	5.600%		\$ 76,160.00	\$ 419,600.00
05/01/42	\$ 2,720,000.00	5.600%	\$ 275,000.00	\$ 76,160.00	
11/01/42	\$ 2,445,000.00	5.600%		\$ 68,460.00	\$ 419,620.00
05/01/43	\$ 2,445,000.00	5.600%	\$ 295,000.00	\$ 68,460.00	
11/01/43	\$ 2,150,000.00	5.600%		\$ 60,200.00	\$ 423,660.00
05/01/44	\$ 2,150,000.00	5.600%	\$ 310,000.00	\$ 60,200.00	
11/01/44	\$ 1,840,000.00	5.600%		\$ 51,520.00	\$ 421,720.00
05/01/45	\$ 1,840,000.00	5.600%	\$ 330,000.00	\$ 51,520.00	
11/01/45	\$ 1,510,000.00	5.600%		\$ 42,280.00	\$ 423,800.00
05/01/46	\$ 1,510,000.00	5.600%	\$ 345,000.00	\$ 42,280.00	
11/01/46	\$ 1,165,000.00	5.600%		\$ 32,620.00	\$ 419,900.00
05/01/47	\$ 1,165,000.00	5.600%	\$ 365,000.00	\$ 32,620.00	
11/01/47	\$ 800,000.00	5.600%		\$ 22,400.00	\$ 420,020.00
05/01/48	\$ 800,000.00	5.600%	\$ 390,000.00	\$ 22,400.00	
11/01/48	\$ 410,000.00	5.600%		\$ 11,480.00	\$ 423,880.00
05/01/49	\$ 410,000.00	5.600%	\$ 410,000.00	\$ 11,480.00	
11/01/49		5.600%		\$ -	\$ 421,480.00
			\$ 6,040,000.00	\$ 6,349,000.00	\$ 12,389,000.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 4/30/20</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2021</i>
Revenues					
Assessments - Direct 2019 A1	\$257,360	\$167,284	\$90,076	\$257,360	\$257,360
Assessments - Direct 2019 A2	\$315,630	\$205,160	\$110,471	\$315,630	\$315,630
Interest Income	\$500	\$203	\$102	\$305	\$200
Cary Forward Surplus	\$232,540	232,661	\$0	\$232,661	\$235,755
TOTAL REVENUES	\$806,030	\$605,308	\$200,649	\$805,956	\$808,945
Expenditures					
<u>Series 2019 A1</u>					
Interest - 11/01	\$103,490	\$103,490	\$0	\$103,490	\$102,190
Interest - 05/01	\$103,490	\$0	\$103,490	\$103,490	\$102,190
Principal - 05/01	\$50,000	\$0	\$50,000	\$50,000	\$50,000
<u>Series 2019 A2</u>					
Interest - 11/01	\$129,050	\$129,050	\$0	\$129,050	\$127,455
Interest - 05/01	\$129,050	\$0	\$129,050	\$129,050	\$127,455
Principal - 05/01	\$55,000	\$0	\$55,000	\$55,000	\$60,000
TOTAL EXPENDITURES	\$570,080	\$232,540	\$337,540	\$570,080	\$569,290
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$76)	(\$45)	(\$121)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$76)	(\$45)	(\$121)	\$0
EXCESS REVENUES	\$235,950	\$372,691	(\$136,937)	\$235,755	\$239,655

November 1, 2021 - Series 2019A-1	\$100,890
November 1, 2021 - Series 2019A-2	\$125,715
Total	<u>\$226,605</u>

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

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

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 2,445,000.00			\$ 70,650.00	\$ 254,435.00
5/1/36	\$ 2,445,000.00		\$ 115,000.00	\$ 70,650.00	
11/1/36	\$ 2,330,000.00			\$ 67,372.50	\$ 253,022.50
5/1/37	\$ 2,330,000.00		\$ 125,000.00	\$ 67,372.50	
11/1/37	\$ 2,205,000.00			\$ 63,810.00	\$ 256,182.50
5/1/38	\$ 2,205,000.00		\$ 130,000.00	\$ 63,810.00	
11/1/38	\$ 2,075,000.00			\$ 60,105.00	\$ 253,915.00
5/1/39	\$ 2,075,000.00		\$ 140,000.00	\$ 60,105.00	
11/1/39	\$ 1,935,000.00			\$ 56,115.00	\$ 256,220.00
5/1/40	\$ 1,935,000.00		\$ 145,000.00	\$ 56,115.00	
11/1/40	\$ 1,790,000.00			\$ 51,910.00	\$ 253,025.00
5/1/41	\$ 1,790,000.00		\$ 155,000.00	\$ 51,910.00	
11/1/41	\$ 1,635,000.00			\$ 47,415.00	\$ 254,325.00
5/1/42	\$ 1,635,000.00		\$ 165,000.00	\$ 47,415.00	
11/1/42	\$ 1,470,000.00			\$ 42,630.00	\$ 255,045.00
5/1/43	\$ 1,470,000.00		\$ 175,000.00	\$ 42,630.00	
11/1/43	\$ 1,295,000.00			\$ 37,555.00	\$ 255,185.00
5/1/44	\$ 1,295,000.00		\$ 185,000.00	\$ 37,555.00	
11/1/44	\$ 1,110,000.00			\$ 32,190.00	\$ 254,745.00
5/1/45	\$ 1,110,000.00		\$ 195,000.00	\$ 32,190.00	
11/1/45	\$ 915,000.00			\$ 26,535.00	\$ 253,725.00
5/1/46	\$ 915,000.00		\$ 210,000.00	\$ 26,535.00	
11/1/46	\$ 705,000.00			\$ 20,445.00	\$ 256,980.00
5/1/47	\$ 705,000.00		\$ 220,000.00	\$ 20,445.00	
11/1/47	\$ 485,000.00			\$ 14,065.00	\$ 254,510.00
5/1/48	\$ 485,000.00		\$ 235,000.00	\$ 14,065.00	
11/1/48	\$ 250,000.00			\$ 7,250.00	\$ 256,315.00
5/1/49	\$ 250,000.00		\$ 250,000.00	\$ 7,250.00	\$ 257,250.00
			\$ 3,610,000.00	\$ 3,894,605.00	\$ 7,504,605.00

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

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/20	\$4,395,000.00	5.800%		\$ 127,455.00	\$ 127,455.00
05/01/21	\$4,395,000.00	5.800%	\$ 60,000.00	\$ 127,455.00	
11/01/21	\$4,335,000.00	5.800%		\$ 125,715.00	\$ 313,170.00
05/01/22	\$4,335,000.00	5.800%	\$ 65,000.00	\$ 125,715.00	
11/01/22	\$4,270,000.00	5.800%		\$ 123,830.00	\$ 314,545.00
05/01/23	\$4,270,000.00	5.800%	\$ 70,000.00	\$ 123,830.00	
11/01/23	\$4,200,000.00	5.800%		\$ 121,800.00	\$ 315,630.00
05/01/24	\$4,200,000.00	5.800%	\$ 70,000.00	\$ 121,800.00	
11/01/24	\$4,130,000.00	5.800%		\$ 119,770.00	\$ 311,570.00
05/01/25	\$4,130,000.00	5.800%	\$ 75,000.00	\$ 119,770.00	
11/01/25	\$4,055,000.00	5.800%		\$ 117,595.00	\$ 312,365.00
05/01/26	\$4,055,000.00	5.800%	\$ 80,000.00	\$ 117,595.00	
11/01/26	\$3,975,000.00	5.800%		\$ 115,275.00	\$ 312,870.00
05/01/27	\$3,975,000.00	5.800%	\$ 85,000.00	\$ 115,275.00	
11/01/27	\$3,890,000.00	5.800%		\$ 112,810.00	\$ 313,085.00
05/01/28	\$3,890,000.00	5.800%	\$ 90,000.00	\$ 112,810.00	
11/01/28	\$3,800,000.00	5.800%		\$ 110,200.00	\$ 313,010.00
05/01/29	\$3,800,000.00	5.800%	\$ 95,000.00	\$ 110,200.00	
11/01/29	\$3,705,000.00	5.800%		\$ 107,445.00	\$ 312,645.00
05/01/30	\$3,705,000.00	5.800%	\$ 100,000.00	\$ 107,445.00	
11/01/30	\$3,605,000.00	5.800%		\$ 104,545.00	\$ 311,990.00
05/01/31	\$3,605,000.00	5.800%	\$ 105,000.00	\$ 104,545.00	
11/01/31	\$3,500,000.00	5.800%		\$ 101,500.00	\$ 311,045.00
05/01/32	\$3,500,000.00	5.800%	\$ 115,000.00	\$ 101,500.00	
11/01/32	\$3,385,000.00	5.800%		\$ 98,165.00	\$ 314,665.00
05/01/33	\$3,385,000.00	5.800%	\$ 120,000.00	\$ 98,165.00	
11/01/33	\$3,265,000.00	5.800%		\$ 94,685.00	\$ 312,850.00
05/01/34	\$3,265,000.00	5.800%	\$ 130,000.00	\$ 94,685.00	
11/01/34	\$3,135,000.00	5.800%		\$ 90,915.00	\$ 315,600.00
05/01/35	\$3,135,000.00	5.800%	\$ 135,000.00	\$ 90,915.00	

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/35	\$3,000,000.00	5.800%		\$ 87,000.00	\$ 312,915.00
05/01/36	\$3,000,000.00	5.800%	\$ 145,000.00	\$ 87,000.00	
11/01/36	\$2,855,000.00	5.800%		\$ 82,795.00	\$ 314,795.00
05/01/37	\$2,855,000.00	5.800%	\$ 150,000.00	\$ 82,795.00	
11/01/37	\$2,705,000.00	5.800%		\$ 78,445.00	\$ 311,240.00
05/01/38	\$2,705,000.00	5.800%	\$ 160,000.00	\$ 78,445.00	
11/01/38	\$2,545,000.00	5.800%		\$ 73,805.00	\$ 312,250.00
05/01/39	\$2,545,000.00	5.800%	\$ 170,000.00	\$ 73,805.00	
11/01/39	\$2,375,000.00	5.800%		\$ 68,875.00	\$ 312,680.00
05/01/40	\$2,375,000.00	5.800%	\$ 180,000.00	\$ 68,875.00	
11/01/40	\$2,195,000.00	5.800%		\$ 63,655.00	\$ 312,530.00
05/01/41	\$2,195,000.00	5.800%	\$ 190,000.00	\$ 63,655.00	
11/01/41	\$2,005,000.00	5.800%		\$ 58,145.00	\$ 311,800.00
05/01/42	\$2,005,000.00	5.800%	\$ 205,000.00	\$ 58,145.00	
11/01/42	\$1,800,000.00	5.800%		\$ 52,200.00	\$ 315,345.00
05/01/43	\$1,800,000.00	5.800%	\$ 215,000.00	\$ 52,200.00	
11/01/43	\$1,585,000.00	5.800%		\$ 45,965.00	\$ 313,165.00
05/01/44	\$1,585,000.00	5.800%	\$ 230,000.00	\$ 45,965.00	
11/01/44	\$1,355,000.00	5.800%		\$ 39,295.00	\$ 315,260.00
05/01/45	\$1,355,000.00	5.800%	\$ 240,000.00	\$ 39,295.00	
11/01/45	\$1,115,000.00	5.800%		\$ 32,335.00	\$ 311,630.00
05/01/46	\$1,115,000.00	5.800%	\$ 255,000.00	\$ 32,335.00	
11/01/46	\$ 860,000.00	5.800%		\$ 24,940.00	\$ 312,275.00
05/01/47	\$ 860,000.00	5.800%	\$ 270,000.00	\$ 24,940.00	
11/01/47	\$ 590,000.00	5.800%		\$ 17,110.00	\$ 312,050.00
05/01/48	\$ 590,000.00	5.800%	\$ 285,000.00	\$ 17,110.00	
11/01/48	\$ 305,000.00	5.800%		\$ 8,845.00	\$ 310,955.00
05/01/49	\$ 305,000.00	5.800%	\$ 305,000.00	\$ 8,845.00	\$ 313,845.00
			\$ 4,395,000.00	\$ 4,810,230.00	\$ 9,205,230.00

SIXTH ORDER OF BUSINESS

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bruce J. Parker	2020
2	Danielle Simpson	2022
3	Blaz Kovacic	2020
4	Aaron Lyman	2022
5	Ben Bishop, III	2020

This year, Seat 1, currently held by Bruce J. Parker, Seat 3, currently held by Blaz Kovacic, and Seat 5, currently held by Ben Bishop, III, are subject to election by landowners in November 2020. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the _____ day of November, 2020, at _____ a/p.m., and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its May 21, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at **Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**, or at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2020.

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

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Meadow View at Twin Creeks Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 630.22 acres and located generally north of the Twelve Mile Swamp, west of U.S. Highway 1 North, east of I-95 and south of C.R. 210 West in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Jim Oliver
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2020

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Meadow View at Twin Creeks Community Development District to be held at _____, on _____, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2020

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Meadow View at Twin Creeks Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
5		

Date: _____

Signed: _____

Printed Name: _____

SEVENTH ORDER OF BUSINESS

This instrument was prepared by and
upon recording should be returned to:

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCE
(2020 PROJECT / 2020 ASSESSMENTS)**

This *Supplemental Disclosure of Public Finance (2020 Project / 2020 Assessments)* supplements the prior *Disclosure of Public Finance* ("**2016 Disclosure**") recorded in the Official Records of St. Johns County, Florida at Instrument #2016073453, Book 4283, Pages 1713 et seq., which remains in full force and effect, that prior *Supplemental Disclosure of Public Finance (2018 Project / Amended Master & 2018 Assessments)* ("**2018 Disclosure**") recorded in the Official Records of St. Johns County, Florida at Instrument #2018083057, Book 4642, Pages 972 et seq., which remains in full force and effect, and that prior *Supplemental Disclosure of Public Finance (2019 Project / 2019 Assessments)* ("**2019 Disclosure**", together with the 2016 Disclosure, and 2018 Disclosure, "**Prior Disclosure**") recorded in the Official Records of St. Johns County, Florida at Instrument #2019013092, Book 4685, Pages 944 et seq., which remains in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Disclosure.

With the District having issued its prior 2016 Bonds, 2018 Bonds and 2019 Bonds, and on May 26, 2020, the District issued its Special Assessments Bonds, Series 2020A-1, 2019A-2 and 2020A-3 (together, "**2020 Bonds**") in order to fund the next portion of the Master Project, known as the "**2020 Project**," which generally relates to the next phase of development known as Phases 2A and 2B. The 2020 Project is described in that certain *Third Supplemental Engineer's Report for Series 2020 Project*, dated April 23, 2020 ("**Engineer's Report**").

Pursuant to Resolution Nos. 2016-30, 2017-01, 2018-03, 2018-07, 2020-05 and 2020-06, the District levied and imposed special assessments ("**2020 Assessments**") as part of the Master Assessments to secure the repayment of the 2019 Bonds, as set forth in (i) the *Second Revised Master Special Assessment Methodology Report*, dated September 20, 2018; and (ii) the *Supplemental Special Assessment Methodology Report for the Series 2020 Bonds* dated May 14, 2020 (together, "**Assessment Report**"). Such 2020 Assessments are levied on the lands anticipated to be platted as Phase 2A and Phase 2B, which lands are described in the Engineer's Report and Assessment Report and are less than all of the lands described in **Exhibit A**.

Please note that the District's capital improvement plans and future financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice. For more information about the District, or copies of any of the documents listed herein, please visit: <http://www.meadowviewattwincreekscdd.com/>, or contact the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (904) 940-5850 ("**District Office**").

IN WITNESS WHEREOF, the foregoing Supplemental Disclosure of Public Finance has been executed to be effective as of the ____ day of _____, 2020, and recorded in the Official Records of St. Johns County, Florida.

WITNESS

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

By: _____
Print Name: _____

By: _____
Name: Bruce Parker
Title: Chairman

By: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by Bruce Parker, as Chairman of Meadow View at Twin Creeks Community Development District, on its behalf. He [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of Florida

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A:
Legal Description of Boundaries of District

EIGHTH ORDER OF BUSINESS



bkovacic@bbxcapital.com

May 19, 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: Jim Oliver

Re: Beacon Lakes Phase 3A Replat
St. Johns, Florida

Dear Mr. Oliver:

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

- 1) Perform a **Boundary Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. and set **Permanent Reference Monuments**, both as required for platting per Chapter 177.FS.
- 2) **Computation and Preparation of Plat**, per Chapter 177 F.S. and the St. Johns County requirements.
- 3) **Administer and Coordinate Plat Review** through St. Johns County.

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

- 1) \$1,725.00
- 2) \$1,900.00
- 3) \$1,500.00 plus fees

Initial

May 19, 2020

Page 2

Meadow View at Twin Creeks CDD

All county fees required for plat submittals are to be paid by the client prior to each submittal.

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

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.

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.

Initial 

May 19, 2020

Page 3

Meadow View at Twin Creeks CDD

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.

Sincerely,

Clary & Associates, Inc.
Professional Surveyors & Mappers

Jeff Steinle
Vice-President

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: BLAZ KOVACIC 

Title: VICE CHAIR

Date: 5/19/2020



bkovacic@bbxcapital.com

May 19, 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: Jim Oliver

Re: Beacon Lakes Townhomes Replat
St. Johns, Florida

Dear Mr. Oliver:

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

- 1) Perform a **Boundary Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. and set **Permanent Reference Monuments**, both as required for platting per Chapter 177.FS.
- 2) **Computation and Preparation of Plat**, per Chapter 177 F.S. and the St. Johns County requirements.
- 3) **Administer and Coordinate Plat Review** through St. Johns County.

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

- 1) \$1,725.00
- 2) \$1,900.00
- 3) \$1,500.00 plus fees

Initial 

May 19, 2020

Page 2

Meadow View at Twin Creeks CDD

All county fees required for plat submittals are to be paid by the client prior to each submittal.

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

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.

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.

Initial



May 19, 2020

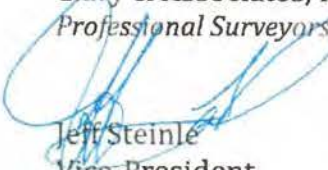
Page 3

Meadow View at Twin Creeks CDD

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.

Sincerely,

Clary & Associates, Inc.
Professional Surveyors & Mappers


Jeff Steinle
Vice-President

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

Address: 475 WEST TOWN PLACE, SUITE 114

City: ST. AUGUSTINE State: FL Zip: 32092

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

E-Mail Address: BKOVACIC@BBXCAPITAL.COM

Name/Signature: BLAZE KOVACIC 

Title: VICE CHAIR

Date: 5/19/2020

NINTH ORDER OF BUSINESS

B.

1.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

2019 Bond Series

REQUISITION SUMMARY

May 21, 2020

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

	<u>TO BE APPROVED</u>			
5/21/2020	265	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194232	\$ 2,639.50
5/21/2020	266	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194238	\$ 330.00
5/21/2020	267	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194233	\$ 4,333.46
5/21/2020	268	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 194237	\$ 180.00
5/21/2020	269	Ferguson Water Works	Beacon Lake Phase 3A Sub - Direct Purchase (Apr 2020)	\$ 23,115.00
5/21/2020	270	Hughes Brothers Construction, Inc.	Contractor Application for Payment #7 - Beacon Lake Phase 3A Parkway	\$ 61,082.15
5/21/2020	271	Hughes Brothers Construction, Inc.	Contractor Application for Payment #7 - Beacon Lake Phase 2B	\$ 42,298.76
5/21/2020	272	Hughes Brothers Construction, Inc.	Contractor Application for Payment #17 - Beacon Lake Phase 2	\$ 58,499.35
5/21/2020	273	Hughes Brothers Construction, Inc.	Contractor Application for Payment #8 - Beacon Lake Phase 3A	\$ 283,364.77
5/21/2020	274	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 805084	\$ 825.00
5/21/2020	275	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 805073	\$ 960.50
5/21/2020	276	Hopping Green & Sams	Professional Services related to project construction-Bill number 99995	\$ 522.50
5/21/2020	277	Hopping Green & Sams	Professional Services related to project construction-Bill number 107042	\$ 1,298.50
5/21/2020	278	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 3B - Invoice 36890	\$ 1,020.50
5/21/2020	279	West Orange Nurseries, Inc.	Beacon Lake Phase 2 Parkway - Application for Payment No. 2	\$ 277,958.70
			TOTAL REQUISITIONS TO BE APPROVED May 21, 2020	\$758,428.69

2.

WORK AUTHORIZATION NO. 21
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE PARKWAY COLLECTOR ROAD FROM BEACON LAKE TOWNHOMES TO BEACON LAKE
PARKWAY PHASE 2A (2000 FEET+/-) DESIGN PHASE

SCOPE OF WORK

England-Thims & Miller, Inc., shall provide engineering and permitting services for the Meadow View at Twin Creeks Community Development District (CDD) for Beacon Lake Parkway from the existing connection point to Beacon Lake Parkway entrance at Charlie Way and the connection next to the Phase I lift station at Beacon Lake Parkway Phase 2A (which includes approximately 2000 lf of collector roadway). Services shall include, but not be limited to:

I. TASK ONE – BEACON LAKE PARKWAY COLLECTOR ROAD FINAL ENGINEERING AND CONSTRUCTION PLANS – ADJUST PLANS FOR ASBUILT CONDITIONS

ETM proposes to finalize final engineering and construction plans for the Beacon Lake Parkway collector two-lane urban section in accordance with St. Johns County criteria. Plans will also conform to the master stormwater and utility plan, and will include the following:

1. Adjusting plans for asbuilt conditions (Plans and Profile)
2. Adjusting plans for asbuilt conditions
(Stormwater Collection System Design and Details)
3. Prepare Erosion and Sediment Control Plan
4. Prepare Stormwater Pollution Prevention Plan
5. Coordination with Geotechnical Engineer and Land Surveyor
6. Adjusting plans for asbuilt conditions (Water, Sewer and Reuse)

LUMP SUM FEE.....\$11,800.00

II. TASK TWO – SJRWMD ENVIRONMENTAL RESOURCE PERMIT

ETM will prepare and submit the permit application package, stormwater calculations, plans, exhibits and the other required documents for the portion of the collection road and coordinate its processing.

LUMP SUM FEE.....\$4,200.00

III. TASK THREE – REGULATORY PERMITTING/APPROVALS

ETM shall prepare permit applications and coordinate the review process for the following:

1. St. Johns County Utility Department Water, Sewer and Reuse Plan review and coordination.
LUMP SUM FEE..... \$4,000.00
2. St. Johns County DRC Submittal and Construction Plan Application
LUMP SUM FEE..... \$3,250.00
3. Environmental Protection Agency National Pollutant Discharge Elimination System (NPDES) General Notice of Intent – Construction Permit
LUMP SUM FEE.....\$1,500.00

IV. TASK FOUR – LANDSCAPE AND TREE MITIGATION PLAN

ETM will prepare landscape plan in accordance with the Twin Creeks PUD and the St. Johns County Land Development Code. This will include street tree design and negotiation with St. Johns County to satisfy minimum Code requirements.

LUMP SUM FEE..... \$4,500.00

REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

FEE SUMMARY

TASK DESCRIPTION	FEE
Task I – Beacon Lake Parkway Final Engineering and Construction Plans Adjust plans for Asbuilt conditions	\$11,800.00
Task II – SJRWMD Environmental Resource Permit	\$4,200.00
Task III – Regulatory Permitting/Approvals	
1. SJCUD Water, Sewer, Reuse Plan review and coordination	\$4,000.00
2. SJC DRC Permit	\$3,250.00
3. EPA NPDES General Notice of Intent-Construction Permit	\$1,500.00
Task IV – Landscape and Tree Mitigation Plan	\$4,500.00
TOTAL FEE SUMMARY	\$29,250.00

ITEMS NOT INCLUDED

- | | |
|-----------------------------------------------------|-------------------------------------------------------|
| 1. Geotechnical Investigations | 16. Hardscape/ Design / Permitting |
| 2. Groundwater / Dewatering Permitting | 17. ACOE Permitting |
| 3. As-built Surveying | 18. Administrative Hearings |
| 4. Surveying (Topo, Bound., Route, Tree, Rw) | 19. Const. Stakeout / Locates / Verification |
| 5. Environmental Investigation | 20. Utility Locations / Analysis / Design / Soft digs |
| 6. Wetland Flagging / Survey or Permitting | 21. Construction Supervision / Administration |
| 7. Wetland delineation | 22. Application / Permit Fees |
| 8. Wetland drawdown analysis | 23. Retaining wall or Structural design |
| 9. Wetland mitigation / Design / Permitting | 24. Separate clearing / grading permit |
| 10. Irrigation or Irrigation supply design | 25. Construction Observation / Admin. (CEI) |
| 11. Electrical, Phone, Gas, Design / Permitting | 26. Cost Estimates / Opinion of Probable Cost |
| 12. Signage Design / Permitting | 27. OSHA or other safety issues |
| 13. Unified Sign Plan Design / Compliance | 28. Bid Specifications / Bid Documents / bidding |
| 14. Street lighting design | 29. Streetscape Design (specialty paving) |
| 15. FEMA Floodplain / Model / Analysis / Permitting | 30. Plat / Easement processing / permitting |

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2020

Principal – CEO/CSO/President	\$265.00/Hr.
Principal – Vice President	\$245.00/Hr.
Senior Engineer	\$195.00/Hr.
Engineer	\$157.00/Hr.
Project Manager	\$180.00/Hr.
Assistant Project Manager	\$147.00/Hr.
Senior Planner	\$182.00/Hr.
Planner	\$149.00/Hr.
CEI Project Manager	\$165.00/Hr.
CEI Senior Inspector	\$148.00/Hr.
CEI Inspector	\$120.00/Hr.
Senior Landscape Architect	\$168.00/Hr.
Landscape Architect	\$150.00/Hr.
Senior Graphics Technician	\$149.00/Hr.
GIS Programmer	\$160.00/Hr.
GIS Analyst	\$133.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$151.00/Hr.
Engineering/Landscape Designer	\$131.00/Hr.
CADD/GIS Technician	\$121.00/Hr.
Administrative Support	\$84.00/Hr.

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

APPROVAL

Submitted by: Scott Jordan Lockwood, P.E. Shareholder Date: April 29, 2020
England-Thims & Miller, Inc.

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

C.

April 16, 2020

Meadow View at Twin Creeks CDD
Governmental Mgmt. Services, LLC
Attn: Courtney Hogge
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Meadow View at Twin Creeks CDD

368 registered voters in St. Johns County

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew

D.

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

Memorandum

Date: May 21, 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.
- Multiple irrigation zone decoders have been replaced and were under a materials only warranty.
- All of the Bermuda Turf has been fertilized.

Amenities:

- RMS continues Pool and Janitorial Service three (3) days a week.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Multiple coping pavers have been re secured on the veranda.
- The kayak stands have been repaired and painted.
- The water supply hoses for the ADA chairs have been replaced.
- All of the tennis court wind screens have been re secured.
- Pool furniture has been relocated to promote Social Distancing.
- The Splash Park has been roped off and secured.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- Floor signage has been ordered for the Amenity Center.
- Weekly emails continue go out to residents to remind them of upcoming events, helpful reminders, etc.

Upcoming Events:

- Food Truck Friday's have been planned through July 2020 but have been canceled due to COVID-19
- RMS is meeting with Maintenance, Janitorial and Pools at the property to ensure the building stays clean.
- All points of entry on the property have been secured shut and proper signage has been placed at all entry points.
- RMS continues to monitor emails and the property for vandalism.
- Eventbrite's have been created to ensure blocks and limits on Lakehouse usage is met.
- The Facility Manager will be on site Saturday's and Sunday's to ensure protocols are followed.

Community:

- All of the storm drains are being cleaned monthly.
- All of the District Lakes are being policed monthly for trash.
- RMS is continuing to meet monthly with Future Horizons to inspect all of the lakes.

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.

TENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District
Unaudited Financial Statements
as of
April 30, 2020

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

April 30, 2020

	<u><i>General</i></u>	<u><i>Debt Service</i></u>	<u><i>Capital Project</i></u>	<u><i>Totals</i></u>
<u>Assets:</u>				
Cash	\$72,111	---	---	\$72,111
Investments:				
Custody - US Bank	\$71,984	---	---	\$71,984
<u>Series 2016 A1</u>				
Reserve	---	\$133,742	---	\$133,742
Revenue	---	\$428,767	---	\$428,767
<u>Series 2016 A2</u>				
Revenue	---	\$28,981	---	\$28,981
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<u>Series 2016 B</u>				
Reserve	---	\$133,050	---	\$133,050
Interest	---	\$137,428	---	\$137,428
Revenue	---	\$3	---	\$3
Prepayment	---	\$349	---	\$349
Construction	---	---	\$3,462	\$3,462
<u>Series 2018 A1</u>				
Reserve	---	\$184,322	---	\$184,322
Revenue	---	\$397,118	---	\$397,118
Construction	---	---	\$402	\$402
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Revenue	---	\$311,030	---	\$311,030
Prepayment	---	\$1,395,588	---	\$1,395,588
<u>Series 2019 A1</u>				
Reserve	---	\$77,576	---	\$77,576
Revenue	---	\$167,284	---	\$167,284
Prepayment	---	---	---	\$0
Construction	---	---	\$5,590	\$5,590
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Revenue	---	\$205,160	---	\$205,160
Prepayment	---	\$244	---	\$244
Due From Developer	\$76,293	---	\$601,651	\$677,944
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$3,217	---	---	\$3,217
Assessment Receivable	\$7,538	\$16,486	---	\$24,023
Total Assets	<u>\$234,527</u>	<u>\$3,868,310</u>	<u>\$611,463</u>	<u>\$4,714,300</u>
<u>Liabilities:</u>				
Accounts Payable	\$14,039	---	---	\$14,039
Due to Developer	\$1,793	---	---	\$1,793
<u>Fund Balances:</u>				
Nonspendable	\$6,602	\$0	\$0	\$6,602
Restricted for Capital Projects	---	---	\$611,463	\$611,463
Restricted for Debt Service	---	\$3,868,310	---	\$3,868,310
Unassigned	\$212,094	---	---	\$212,094
Total Liabilities & Fund Equity	<u>\$234,527</u>	<u>\$3,868,310</u>	<u>\$611,463</u>	<u>\$4,714,300</u>

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending April 30, 2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>04/30/20</i>	<i>Thru 04/30/20</i>	<i>Variance</i>

REVENUES:

Developer Contributions	\$716,009	\$323,835	\$323,835	\$0
Assessments - Tax Roll	\$202,720	\$202,720	\$200,623	(\$2,097)
Assessments - Direct	\$170,111	\$127,583	\$127,583	\$0
Interest/Miscellaneous Income	\$0	\$0	\$44	\$44
Facility Revenue	\$0	\$0	\$1,250	\$1,250

TOTAL REVENUES

\$1,088,840	\$654,138	\$653,335	(\$803)
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$11,667	\$15,466	(\$3,799)
Attorney Fees	\$30,000	\$17,500	\$8,120	\$9,380
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	\$4,375	\$4,375	\$0
Trustee Fees	\$20,000	\$11,431	\$11,431	\$0
Management Fees	\$47,250	\$27,563	\$27,563	\$0
Information Technology	\$2,000	\$1,167	\$1,167	(\$0)
Website Compliance	\$1,200	\$700	\$2,250	(\$1,550)
Telephone	\$500	\$292	\$215	\$77
Postage	\$500	\$292	\$474	(\$182)
Insurance	\$9,000	\$9,000	\$5,750	\$3,250
Printing and Binding	\$4,000	\$2,333	\$1,304	\$1,029
Legal Advertising	\$3,000	\$1,750	\$758	\$992
Other Current Charges	\$2,500	\$1,458	\$1,006	\$452
Office Supplies	\$500	\$292	\$79	\$212
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$158,725	\$95,993	\$86,133	\$9,860
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AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$9,200	\$5,367	\$5,192	\$174
Electric	\$40,000	\$23,333	\$19,332	\$4,001
Water/Irrigation	\$20,000	\$11,667	\$9,324	\$2,342
Gas	\$1,500	\$875	\$935	(\$60)
Trash Removal	\$6,000	\$3,500	\$1,182	\$2,318
Security				
Security Monitoring	\$1,331	\$776	\$1,244	(\$468)
Access Cards	\$3,000	\$1,750	\$313	\$1,438
Contracted Security	\$20,000	\$11,667	\$0	\$11,667
Management Contracts				
Facility Management	\$125,000	\$72,917	\$35,000	\$37,917
Pool Attendants	\$48,000	\$28,000	\$0	\$28,000
Canoe Launch Attendant	\$28,800	\$16,800	\$0	\$16,800
Snack Bar Attendant	\$16,640	\$9,707	\$0	\$9,707
Field Mgmt / Admin	\$25,000	\$14,583	\$11,667	\$2,917
Pool Maintenance	\$30,000	\$17,500	\$9,775	\$7,725
Pool Chemicals	\$15,000	\$8,750	\$5,235	\$3,515

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending April 30, 2020

	<i>Adopted Budget</i>	<i>Prorated 04/30/20</i>	<i>Actual Thru 04/30/20</i>	<i>Variance</i>
AMENITY CENTER CONTINUED				
Janitorial	\$15,540	\$9,065	\$9,244	(\$179)
Facility Maintenance	\$15,000	\$8,750	\$6,252	\$2,498
Repairs & Maintenance	\$10,000	\$5,833	\$20,303	(\$14,470)
Capital Projects	\$12,000	\$7,000	\$1,206	\$5,794
Snack Bar Inventory- CGS	\$1,000	\$1,000	\$526	\$474
Food Service License	\$500	\$492	\$492	\$0
Rental and Leases	\$27,691	\$16,153	\$16,153	(\$0)
Subscriptions	\$12,000	\$7,000	\$2,988	\$4,012
Pest Control	\$2,280	\$1,330	\$1,330	\$0
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	\$18,839	\$18,839	\$0
Holiday Decorations	\$9,000	\$5,250	\$0	\$5,250
Fitness Center Repairs/Supplies	\$2,000	\$1,167	\$1,227	(\$60)
Office Supplies	\$2,000	\$1,167	\$328	\$838
ASCAP/BMI Licenses	\$1,000	\$583	\$0	\$583
Property Insurance	\$30,000	\$30,000	\$33,867	(\$3,867)
Performance Guaranty Bonds	\$0	\$0	\$7,201	(\$7,201)
AMENITY CENTER EXPENDITURES	\$561,482	\$341,825	\$224,011	\$117,814
<u>GROUND MAINTENANCE EXPENDITURES</u>				
Hydrology Quality/Mitigation	\$6,400.00	\$3,733	\$0	\$3,733
Electric	\$15,000.00	\$8,750	\$4,939	\$3,811
Landscape Maintenance	\$187,846.00	\$109,577	\$124,936	(\$15,359)
Landscape Contingency	\$25,000.00	\$14,583	\$34,385	(\$19,802)
Lake Maintenance	\$10,800.00	\$6,300	\$4,500	\$1,800
Grounds Maintenance	\$12,000.00	\$7,000	\$1,824	\$5,176
Pump Repairs	\$5,000.00	\$2,917	\$12,612	(\$9,695)
Streetlighting	\$22,000.00	\$12,833	\$11,546	\$1,287
Streetlight Repairs	\$5,000.00	\$2,917	\$0	\$2,917
Irrigation Repairs	\$7,500.00	\$4,375	\$4,941	(\$566)
Miscellaneous	\$5,000.25	\$2,917	\$74	\$2,843
Contingency	\$67,086.25	\$39,134	\$4,913	\$34,221
GROUNDS MAINTENANCE EXPENDITURES	\$368,633	\$215,036	\$204,670	\$10,365
TOTAL EXPENDITURES	\$1,088,840	\$652,854	\$514,814	\$138,040
EXCESS REVENUES (EXPENDITURES)	\$0		\$138,521	
FUND BALANCE - Beginning	\$0		\$80,175	
FUND BALANCE - Ending	\$0		\$218,696	

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	\$76,293	\$0	\$0	\$0	\$0	\$0	\$323,835
Assessments - Tax Roll	\$0	\$4,775	\$78,184	\$108,675	\$0	\$1,354	\$7,634	\$0	\$0	\$0	\$0	\$0	\$200,623
Assessments - Direct	\$42,528	\$0	\$42,528	\$1,183	\$2,258	\$1,237	\$37,850	\$0	\$0	\$0	\$0	\$0	\$127,583
Interest/Miscellaneous Income	\$2	\$2	\$2	\$7	\$10	\$14	\$6	\$0	\$0	\$0	\$0	\$0	\$44
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	\$2,605	\$121,783	\$0	\$0	\$0	\$0	\$0	\$653,335
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$1,691	\$2,989	\$4,511	\$0	\$6,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,466
Attorney Fees	\$1,081	\$576	\$0	\$1,285	\$4,119	\$1,060	\$0	\$0	\$0	\$0	\$0	\$0	\$8,120
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	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$4,375
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	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$27,563
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$1,167
Website Compliance	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
Telephone	\$27	\$32	\$16	\$91	\$0	\$25	\$23	\$0	\$0	\$0	\$0	\$0	\$215
Postage	\$5	\$9	\$12	\$71	\$67	\$228	\$83	\$0	\$0	\$0	\$0	\$0	\$474
Insurance	\$5,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,750
Printing and Binding	\$212	\$202	\$309	\$15	\$302	\$245	\$19	\$0	\$0	\$0	\$0	\$0	\$1,304
Legal Advertising	\$85	\$85	\$341	\$81	\$81	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$758
Other Current Charges	\$113	\$185	\$142	\$388	\$138	\$8	\$34	\$0	\$0	\$0	\$0	\$0	\$1,006
Office Supplies	\$13	\$16	\$16	\$1	\$19	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$79
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$21,632	\$9,322	\$10,075	\$18,091	\$15,728	\$6,396	\$4,888	\$0	\$0	\$0	\$0	\$0	\$86,133
<u>Amenity Center</u>													
Telephone	\$727	\$722	\$722	\$729	\$729	\$729	\$835	\$0	\$0	\$0	\$0	\$0	\$5,192
Electric	\$2,970	\$2,721	\$2,650	\$2,769	\$2,758	\$2,877	\$2,588	\$0	\$0	\$0	\$0	\$0	\$19,332
Water/Irrigation	\$2,364	\$648	\$1,211	\$918	\$1,222	\$1,602	\$1,359	\$0	\$0	\$0	\$0	\$0	\$9,324
Gas	\$214	\$52	\$242	\$117	\$17	\$199	\$93	\$0	\$0	\$0	\$0	\$0	\$935
Trash Removal	\$114	\$180	\$180	\$180	\$172	\$179	\$178	\$0	\$0	\$0	\$0	\$0	\$1,182
Security Monitoring	\$111	\$111	\$111	\$578	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$1,244
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	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$35,000
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	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$11,667
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,585	\$1,365	\$1,365	\$0	\$0	\$0	\$0	\$0	\$9,775
Pool Chemicals	\$885	\$885	\$600	\$0	\$1,200	\$360	\$1,305	\$0	\$0	\$0	\$0	\$0	\$5,235
Janitorial	\$1,295	\$1,295	\$1,295	\$1,295	\$1,441	\$1,315	\$1,308	\$0	\$0	\$0	\$0	\$0	\$9,244
Facility Maintenance	\$1,020	\$1,143	\$0	\$3,413	\$478	\$100	\$98	\$0	\$0	\$0	\$0	\$0	\$6,252

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
Amenity Center Continued													
Repairs & Maintenance	\$2,025	\$3,194	\$3,419	\$515	\$6,361	\$4,790	\$0	\$0	\$0	\$0	\$0	\$0	\$20,303
New Capital Projects	\$0	\$0	\$0	\$0	\$543	\$663	\$0	\$0	\$0	\$0	\$0	\$0	\$1,206
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	\$242	\$0	\$0	\$0	\$0	\$0	\$492
Rental and Leases	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$16,153
Subscriptions	\$0	\$0	\$0	\$0	\$0	\$2,988	\$0	\$0	\$0	\$0	\$0	\$0	\$2,988
Pest Control	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$1,330
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	\$945	\$1,365	\$0	\$0	\$0	\$0	\$0	\$18,839
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$250	\$345	\$450	\$80	\$51	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$1,227
Office Supplies	\$0	\$0	\$0	\$260	\$0	\$10	\$59	\$0	\$0	\$0	\$0	\$0	\$328
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
Performance Guaranty Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$7,201	\$0	\$0	\$0	\$0	\$0	\$7,201
Total Amenity Center Expenditures	\$58,622	\$34,814	\$27,409	\$21,852	\$26,595	\$27,448	\$27,271	\$0	\$0	\$0	\$0	\$0	\$224,011
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$987	\$708	\$574	\$630	\$561	\$567	\$912	\$0	\$0	\$0	\$0	\$0	\$4,939
Landscape Maintenance	\$22,001	\$15,654	\$15,654	\$15,654	\$15,654	\$15,654	\$24,665	\$0	\$0	\$0	\$0	\$0	\$124,936
Landscape Contingency	\$0	\$5,570	\$14,600	\$7,008	\$0	\$860	\$6,348	\$0	\$0	\$0	\$0	\$0	\$34,385
Lake Maintenance	\$900	\$900	\$900	\$900	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Grounds Maintenance	\$996	\$367	\$154	\$218	\$0	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$1,824
Pump Repairs	\$0	\$0	\$0	\$160	\$0	\$12,452	\$0	\$0	\$0	\$0	\$0	\$0	\$12,612
Streetlights	\$1,656	\$1,645	\$1,656	\$1,681	\$1,650	\$1,650	\$1,607	\$0	\$0	\$0	\$0	\$0	\$11,546
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$2,617	\$0	\$69	\$1,737	\$0	\$518	\$0	\$0	\$0	\$0	\$0	\$0	\$4,941
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	\$31,790	\$33,532	\$0	\$0	\$0	\$0	\$0	\$204,670
Total Expenses	\$110,173	\$70,693	\$73,556	\$67,979	\$61,088	\$65,633	\$65,691	\$0	\$0	\$0	\$0	\$0	\$514,814
Excess Revenues (Expenditures)	(\$5,655)	(\$10,830)	\$127,537	\$93,226	(\$58,820)	(\$63,029)	\$56,092	(\$0)	\$0	\$0	\$0	\$0	\$138,521

*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
44	4/15/20	5/8/2020 Wire	\$76,292.80	\$0.00	\$76,292.80	\$0.00
TOTAL			\$852,271.58	\$528,436.84	\$323,834.74	\$0.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending April 30, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 04/30/20</i>	<i>Thru 04/30/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2016 A1</i>	\$443,376	\$438,778	\$438,778	\$0
<i>Interest Income</i>	\$1,000	\$583	\$283	(\$300)
<i>TOTAL REVENUES</i>	\$444,376	\$439,362	\$439,061	(\$300)
<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		\$272,299	
<i>FUND BALANCE - Beginning</i>	\$202,329		\$335,882	
<i>FUND BALANCE - Ending</i>	<u>\$203,180</u>		<u>\$608,181</u>	

Meadow View at Twin Creeks
Community Development District
Debt Service Fund Series 2016 B
Statement of Revenues & Expenditures
For the Period ending April 30, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
		<i>04/30/20</i>	<i>04/30/20</i>	
<u>REVENUES:</u>				
<i>Special Assessments - 2016 B</i>	\$274,800	\$137,400	\$137,400	\$0
<i>Interest Income</i>	\$600	\$350	\$159	(\$191)
<i>TOTAL REVENUES</i>	\$275,400	\$137,750	\$137,559	(\$191)
<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	(\$150)	(\$150)
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$150)	(\$150)
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$600		(\$150,066)	
<i>FUND BALANCE - Beginning</i>	\$138,886		\$420,896	
<i>FUND BALANCE - Ending</i>	<u>\$139,486</u>		<u>\$270,830</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues & Expenditures

For the Period ending April 30, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
		<i>04/30/20</i>	<i>04/30/20</i>	
<u>REVENUES:</u>				
Assessments Direct - 2018 A1	\$612,550	\$397,108	397,108	\$0
Assessments Direct - 2018 A2	\$520,960	\$339,674	339,674	\$0
Interest Income	\$1,500	\$875	\$546	(\$329)
Prepayments	\$0	\$0	\$1,365,131	\$1,365,131
TOTAL REVENUES	\$1,135,010	\$737,657	\$2,102,458	\$1,364,801
<u>EXPENDITURES:</u>				
<u>2018 A1</u>				
Interest Expense - 11/01	\$241,425	\$241,425	\$241,425	\$0
Interest Expense - 05/01	\$130,000	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<u>2018 A2</u>				
Interest Expense - 11/01	\$210,980	\$210,980	\$210,980	\$0
Interest Expense - 05/01	\$100,000	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,134,810	\$452,405	\$452,405	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$126)	(\$126)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$126)	(\$126)
EXCESS REVENUES (EXPENDITURES)	\$200		\$1,649,927	
FUND BALANCE - Beginning	\$453,126		\$794,420	
FUND BALANCE - Ending	\$453,326		\$2,444,347	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending April 30, 2020

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru</i> <i>04/30/20</i>	<i>Actual</i> <i>Thru</i> <i>04/30/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
Assessments - Direct 2019 A1	\$257,360	\$167,284	\$167,284	\$0
Assessments - Direct 2019 A2	\$315,630	\$205,160	\$205,160	\$0
Interest Income	\$500	\$292	\$203	(\$89)
TOTAL REVENUES	\$573,490	\$372,735	\$372,646	(\$89)
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
Interest Expense - 11/01	\$103,490	\$103,490	\$103,490	\$0
Interest Expense - 05/01	\$103,490	\$0	\$0	\$0
Principal Expense - 05/01	\$50,000	\$0	\$0	\$0
Principal Expense - 05/01 (Prepayment)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<u>2019 A2</u>				
Interest Expense - 11/01	\$129,050	\$129,050	\$129,050	\$0
Interest Expense - 05/01	\$129,050	\$0	\$0	\$0
Principal Expense - 05/01	\$55,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$570,080	\$232,540	\$232,540	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$76)	(\$76)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$76)	(\$76)
EXCESS REVENUES (EXPENDITURES)	\$3,410		\$140,030	
FUND BALANCE - Beginning	\$232,540		\$404,922	
FUND BALANCE - Ending	\$235,950		\$544,952	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending April 30, 2020

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$0	\$1	0.27	\$775
Developer Contributions	\$0	\$0	\$0	\$7,862,286
TOTAL REVENUES	\$0	\$1	\$0	\$7,863,060
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	(\$2,193)	\$0	\$6,654,244
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	(\$2,193)	\$0	\$6,654,244
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$0	\$150	\$126	\$76
TOTAL OTHER SOURCES/(USES)	\$0	\$150	\$126	\$76
EXCESS REVENUES (EXPENDITURES)	\$0	\$2,344	\$126	\$1,208,893
FUND BALANCE - Beginning	\$356	\$1,118	\$276	(\$601,651)
FUND BALANCE - Ending	\$356	\$3,462	\$402	\$607,242

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:	\$133,742.21
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:	\$184,322.40
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:	\$77,575.57
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	777,202.78	-	137,400.00	397,107.50	339,674.00	167,284.00	205,159.50	127,583.40	1,374,208.40
TOTAL DIRECT INVOICE	777,202.78	-	137,400.00	397,107.50	339,674.00	167,284.00	205,159.50	127,583.40	1,374,208.40
TAX ROLL RECEIPTS	6,682.65	438,778.29	-	-	-	-	-	200,623.14	639,401.43
TOTAL RECEIPTS	783,885.43	438,778.29	137,400.00	397,107.50	339,674.00	167,284.00	205,159.50	328,206.54	2,013,609.83

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	28,214.31	-	-	-	-	-	12,900.47	41,114.78
5 (11/26-12/6)	12/19/2019	142,780.56	-	-	-	-	-	65,283.73	208,064.29
6 (11/2-11/3)	1/14/2020	145,133.45	-	-	-	-	-	66,359.55	211,493.00
7 (11/9-12/31)	1/29/2020	92,103.09	-	-	-	-	-	42,112.41	134,215.50
INTEREST (10/1-12/31)	1/30/2020	444.31	-	-	-	-	-	203.15	647.46
8 (1/1-1/31)	3/30/2020	2,961.66	-	-	-	-	-	1,354.17	4,315.83
INTEREST	4/14/2020	210.94	-	-	-	-	-	96.45	307.39
9 (2/1-4/30)	5/6/2020	16,485.59	-	-	-	-	-	7,537.72	24,023.31
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		438,778.29	-	-	-	-	-	200,623.14	639,401.43

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%	50%	65%	65%	65%	65%	75%	64%
PERCENT COLLECTED TAX ROLL	99%	0%	0%	0%	0%	0%	99%	99%
PERCENT COLLECTED TOTAL	99%	50%	65%	65%	65%	65%	88%	72%

C.

*Meadow View at Twin Creeks
Community Development District*

Check Run Summary

4/1/20 - 4/30/20

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>General Fund</i>		
<i>4/2/20</i>	<i>644-654</i>	<i>\$25,930.43</i>
<i>4/9/20</i>	<i>655-657</i>	<i>\$29,835.37</i>
<i>4/16/20</i>	<i>658-659</i>	<i>\$4,557.62</i>
<i>4/23/20</i>	<i>660-665</i>	<i>\$1,833.33</i>
<i>4/30/20</i>	<i>666-668</i>	<i>\$12,140.11</i>
<i>Total Checks</i>		<i>\$74,296.86</i>
<i>Autopayments</i>		
<i>4/7/20</i>	<i>Republic Services</i>	<i>\$177.73</i>
<i>4/18/20</i>	<i>St Johns County Utility Dept</i>	<i>\$1,359.35</i>
<i>4/21/20</i>	<i>Comcast</i>	<i>\$1,457.58</i>
<i>4/28/20</i>	<i>Wells Fargo Credit Card</i>	<i>\$410.20</i>
<i>4/27/20</i>	<i>FPL</i>	<i>\$5,106.58</i>
<i>4/29/20</i>	<i>TECO</i>	<i>\$92.59</i>
<i>Total Paid Electronically</i>		<i>\$8,604.03</i>
<i>Total General Fund</i>		<i>\$82,900.89</i>

** Fedex Invoices will be available upon request*

*** CHECK DATES 04/01/2020 - 04/30/2020 ***
 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 #
4/02/20	00084	3/04/20 03042020	202003 320-57200-44200	BALANCE DUE REPL AWNING	*	1,100.00	
				ADVANCED AWNING & DESIGN, LLC			1,100.00 000644
4/02/20	00038	1/30/20 147210	202001 320-57200-45400	REPLACED CARD READER	*	467.50	
				ATLANTIC SECURITY			467.50 000645
4/02/20	00038	3/18/20 152028	202004 320-57200-45400	APR SECURITY MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 000646
4/02/20	00011	3/27/20 7	202003 310-51300-31600	SE 2018A-2 AMORT PREPAY	*	500.00	
				DISCLOSURE SERVICES, LLC			500.00 000647
4/02/20	00003	3/23/20 113460	202002 310-51300-31500	FEB GENERAL COUNSEL	*	4,118.94	
				HOPPING GREEN & SAMS			4,118.94 000648
4/02/20	00022	3/23/20 13129559	202003 320-57200-45506	POOL CHEMICALS	*	180.00	
				POOLSURE			180.00 000649
4/02/20	00022	3/23/20 13129559	202003 320-57200-45506	POOL CHEMICALS	*	180.00	
				POOLSURE			180.00 000650
4/02/20	00020	3/23/20 57	202002 320-57200-44200	FEB REPAIRS/REPLACEMENTS	*	3,029.19	
				RIVERSIDE MANAGEMENT SERVICES			3,029.19 000651
4/02/20	00046	2/11/20 6419750	202002 320-57200-45917	FEB PEST CONTROL	*	190.00	
				TURNER PEST CONTROL			190.00 000652
4/02/20	00087	2/10/20 794528	202002 320-57200-45508	ANNUAL SPRINKLER INSPECT	*	200.00	
		2/10/20 794528	202002 320-57200-45508	ANNUAL ALARM INSPECTION	*	200.00	
				WAYNE AUTOMATIC FIRE SPRINKLERS INC			400.00 000653
4/02/20	00040	3/13/20 JAX97267	202003 320-53800-45003	MAR LANDSCAPE MAINTENANCE	*	15,653.85	
				YELLOWSTONE LANDSCAPE			15,653.85 000654

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/09/20	00001	4/01/20 56	202004 310-51300-34000	APR MANAGEMENT FEES	*	3,937.50	
		4/01/20 56	202004 310-51300-35100	APR INFORM TECHNOLOGY	*	166.67	
		4/01/20 56	202004 310-51300-31600	APR DISSEMINATION SERVICE	*	625.00	
		4/01/20 56	202004 310-51300-51000	OFFICE SUPPLIES	*	.36	
		4/01/20 56	202004 310-51300-42000	POSTAGE	*	82.64	
		4/01/20 56	202004 310-51300-42500	COPIES	*	19.20	
		4/01/20 56	202004 310-51300-41000	TELEPHONE	*	23.48	
				GOVERNMENTAL MANAGEMENT SERVICES			4,854.85 000655
4/09/20	00020	4/01/20 56	202004 320-57200-45507	APR JANITORIAL SERVICES	*	1,295.00	
		4/01/20 56	202004 320-57200-45505	APR POOL MAINTENANCE	*	1,365.00	
		4/01/20 56	202004 320-57200-45504	APR CONTRACT ADMIN	*	1,666.67	
		4/01/20 56	202004 320-57200-45500	APR FACILITY MANAGEMENT	*	5,000.00	
				RIVERSIDE MANAGEMENT SERVICES			9,326.67 000656
4/09/20	00040	4/01/20 JAX10069	202004 320-53800-45003	APR LANDSCAPE MAINTENANCE	*	15,653.85	
				YELLOWSTONE LANDSCAPE			15,653.85 000657
4/16/20	00014	4/01/20 617686	202004 320-57200-45915	APR LEASE PAYMENT	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 000658
4/16/20	00088	7/29/19 1318	201910 310-51300-35300	WEB DESIGN ADA COMPLIANCE	*	2,250.00	
				VGLOBALTECH			2,250.00 000659
4/23/20	00038	2/17/20 149167	202003 320-57200-45400	MAR SECURITY MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 000660
4/23/20	00021	4/08/20 333807ES	202003 320-57200-45913	MAR GAS	*	22.49	
				FLORIDA NATURAL GAS			22.49 000661
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/23/20	00003	4/17/20 114200	202003 310-51300-31500	MAR GENERAL COUNSEL	*	1,060.12	
				HOPPING GREEN & SAMS			1,060.12 000662
4/23/20	00022	4/15/20 13129559	202004 320-57200-45506	POOL CHEMICALS	*	465.00	
				POOLSURE			465.00 000663
4/23/20	00022	4/15/20 13129559	202004 320-57200-45506	POOL CHEMICALS	*	90.00	
				POOLSURE			90.00 000664
4/23/20	00002	3/10/20 I0326581	202003 310-51300-48000	NOTICE OF MEETING 3/19/20	*	85.27	
				ST AUGUSTINE RECORD			85.27 000665
4/30/20	00022	4/20/20 13129559	202004 320-57200-45506	POOL CHEMICALS	*	450.00	
				POOLSURE			450.00 000666
4/30/20	00020	4/20/20 58	202003 320-57200-44200	MAR REPAIRS/REPLACEMENTS	*	2,589.95	
		4/20/20 58	202003 320-53800-45006	MAR GROUNDS MAINTENANCE	*	88.69	
				RIVERSIDE MANAGEMENT SERVICES			2,678.64 000667
4/30/20	00013	4/01/20 12010	202004 320-53800-45003	APR LANDSCAPE MAINTENANCE	*	9,011.47	
				WEST ORANGE NURSERIES, INC			9,011.47 000668
TOTAL FOR BANK A						74,297.36	
TOTAL FOR REGISTER						74,297.36	

ADVANCED AWNING & DESIGN, LLC

2155 CORPORATE SQUARE BLVD. BUILDING 100

www.Advanced-Awning.com

JACKSONVILLE, FL 32216

Estimating@Advanced-Awning.com

(904) 724-5567 - Fax (904) 724-1323

STATE LICENSE NO. CGC 1510068

DATE:	March 4, 2020	ESTIMATOR:	JACKIE SMITH
SUBMITTED TO:	RICHARD	PROJECT NAME:	BEACON LAKES AMENITY
ADDRESS:	850 BEACON LAKES PKWAY	LOCATION:	SAME
	ST. JOHNS, FL	CONTACT:	SAME
PHONE:	904-316-9279	EMAIL:	BEACONMANAGER@RMSNF.COM

WE PROPOSE hereby to furnish material and labor - complete in accordance with the following specifications:

RECEIVED

RE-LACE (5) EXISTING SLOPED STYLE AWNINGS ON CLUBHOUSE

APR 1 2020

\$550.00 (1 med and 1 small done @ 2 hours

3 LARGE ONES @ 2 HOURS EACH

\$1650.00

TOTAL: 2200.00

Balance due \$1,100.00

84 (A) 1,320, 572.442

*3.5% FEE WILL APPLY FOR CREDIT CARD TRANSACTIONS

*QUOTED PRICES GOOD FOR 30 DAYS**

*Note: Any engineering, permitting, or additional required insurance (certificate of coverage attached) will be at an additional cost.

PAYMENT TERMS: Payments of Contract Price shall be made as follows: **50% DEPOSIT - BALANCE DUE UPON DELIVERY AND/OR INSTALLATION** - CASH, CHECK, VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER ACCEPTED (a finance charge of 1.5% per month shall be applied to accounts not paid within 10 days after completion of all work invoiced) **ALL WORK IS CUSTOM - MADE TO ORDER, THEREFORE DEPOSIT IS NON-REFUNDABLE.**

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

ACCEPTANCE OF PROPOSAL: The above specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

BUYER/AUTHORIZED SIGNATURE

DATE OF ACCEPTANCE



RECEIVED

MAR 30 2020

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2020	\$467.50	01/30/2020

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

INVOICE NO. 147210

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 58028
Job Name:
Order No.:

Description

01/23/2020 Sheila Soley
paret in

2 gates are not working call Richard @ 316-9279
01/22/2020 - Brent Touchet:
Additional parts on job

Need reader for side gate front removed rear side up to match the gate

01/31/2020 - Brent Touchet:
The job is complete.

Replaced card reader front side gate due to vandalism and moved strike on rear gate due gate adjustment and test If you
have any further problems with your system please contact us.

Service - Security

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Atrium Mullion Prox - Black	1.00	\$210.00	\$210.00
Residential service	1.48 hrs	\$150.00	\$222.50
Sub-Total ex Tax			\$467.50
Tax			\$0.00
Total			\$467.50

1,320, 572, 4154

(A) 38



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2020	\$467.50	01/30/2020

INVOICE NO. 147210

"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	\$467.50
Tax	\$0.00
Total inc Tax	\$467.50
Amount Applied	\$0.00
Balance Due	\$467.50

How To Pay

INVOICE NO. 147210



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 02/20/2020

AMOUNT DUE:

\$467.50

Please Reference: 147210



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2020	\$467.50	01/30/2020

INVOICE NO. 147210

Asset Register - Structure			
Structure Equipment	Model Number	Serial #	Location
Access Point		788A20F3FB05	
Access Point		788A20F3FB66	



SMARTHOMES.BIZ
SMART HOME SPECIALISTS

RECEIVED

MAR 27 2020

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

04/08/2020

AMOUNT

\$110.95

INVOICE DATE

03/18/2020

INVOICE NO. 152028

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 04/01/2020 to 04/30/2020
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

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

1,320.572, 4571
38 (H)



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/08/2020	\$110.95	03/18/2020

INVOICE NO. 152028

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 04/08/2020

AMOUNT DUE: \$110.95

Please Reference: 152028



Mail

Detach this section and mail check to:

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
3/27/2020	7

Bill To
Meadowview at Twin Creek CDD C/O GMS

RECEIVED

MAR 31 2020

Terms	Due Date
Net 30	4/26/2020

Description	Amount
Amortization Schedule Series 2018A-2 5-1-20 Prepay \$1,395,000 <i>11 (A)</i> <i>1,810,573.316</i>	500.00
Total \$500.00	
Payments/Credits \$0.00	
Balance Due \$500.00	

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

MAR 31 2020

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

===== STATEMENT =====

March 23, 2020

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

Bill Number 113460
Billed through 02/29/2020

8 A

1,310.513.315

General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

02/12/20	JLE	Confer with amenity staff and Simpson regarding alcohol policy; review amenity rules; follow-up regarding the same.	0.60 hrs
02/12/20	LMG	Research BYOB alcohol restrictions.	1.20 hrs
02/13/20	LMG	Research alcohol/BYOB restrictions; compile research regarding same.	1.70 hrs
02/14/20	LMG	Confer with Warren regarding BYOB regulations; research same.	0.80 hrs
02/18/20	SSW	Research BYOB policy considerations; confer with Gentry regarding same.	0.60 hrs
02/19/20	JLE	Prepare for and attend conference call regarding alcohol license and easement.	0.30 hrs
02/19/20	SSW	Review agenda package.	0.30 hrs
02/19/20	LMG	Confer with Warren regarding BYOB restrictions; confer with staff regarding alcohol license and drainage easement restrictions.	0.90 hrs
02/20/20	SSW	Prepare for and attend board meeting.	2.60 hrs
02/20/20	LMG	Analyze language regarding district drainage easements in plats and community declarations.	1.20 hrs
02/24/20	LMG	Research enforcement of drainage easement rights.	1.80 hrs
02/24/20	KEM	Review issued alcohol license; confer with Mossing and Whetsel regarding forms to complete.	0.20 hrs
02/25/20	LMG	Research remedies for reliance on government action.	2.10 hrs
02/27/20	SSW	Prepare comments to draft meeting minutes; confer with Hogge regarding same.	0.20 hrs

Total fees for this matter \$3,960.50

DISBURSEMENTS

Travel 135.23

=====

Travel - Meals	4.88
Conference Calls	18.33
Total disbursements for this matter	\$158.44

MATTER SUMMARY

Earlywine, Jere L.	0.90 hrs	275 /hr	\$247.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Gentry, Lauren M.	9.70 hrs	275 /hr	\$2,667.50
Warren, Sarah S.	3.70 hrs	275 /hr	\$1,017.50

TOTAL FEES	\$3,960.50
TOTAL DISBURSEMENTS	\$158.44

TOTAL CHARGES FOR THIS MATTER	\$4,118.94
--------------------------------------	-------------------

BILLING SUMMARY

Earlywine, Jere L.	0.90 hrs	275 /hr	\$247.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Gentry, Lauren M.	9.70 hrs	275 /hr	\$2,667.50
Warren, Sarah S.	3.70 hrs	275 /hr	\$1,017.50

TOTAL FEES	\$3,960.50
TOTAL DISBURSEMENTS	\$158.44

TOTAL CHARGES FOR THIS BILL	\$4,118.94
------------------------------------	-------------------



Invoice

Date
Invoice #3/23/2020
131295591918

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

Terms	Net 20
Due Date	4/12/2020
PO #	
Delivery Ticket #	Sales Order #1329963
Delivery Date	3/23/2020
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.

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	60	gal	3.00	180.00
<p><i>B. H. 3-27-20</i> <i>Pool Chemicals</i> <i>001, 320, 572, 001, 45506</i> <i>A 22</i></p> <p>RECEIVED</p> <p>MAR 27 2020</p>					

Total 180.00
Amount Due \$180.00

Remittance Slip

Customer
13BEA030
Invoice #
131295591918

Amount Due \$180.00

Amount Paid _____

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



131295591918



Invoice

Date
Invoice #3/23/2020
1312955919211707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	4/12/2020
PO #	
Delivery Ticket #	Sales Order #1329962
Delivery Date	3/23/2020
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.

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	60	gal	3.00	180.00
<p><i>B. Hupl 3-27-20</i> <i>Pool Chemical</i> <i>001.320.57200.45506</i> <i>A 22</i> RECEIVED MAR 27 2020</p>					

Total 180.00
Amount Due **\$180.00**

Remittance Slip

Customer
13BEA030
Invoice #
131295591921

Amount Due \$180.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295591921

RECEIVED

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

MAR 27 2020

Invoice

Date	Invoice #
3/23/2020	57

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance February 1 - February 29, 2020	2,491.83	2,491.83
	Maintenance Supplies	537.36	537.36
	<i>Bkpt - 3-24-20</i>		
	<i>Repairs + Replacements - \$3029.19</i>		
	<i>001.320.57200.44200</i>		
	<i>20 (A)</i>		
		Total	\$3,029.19

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/5/20	3.5	K.B.	Pool preventative maintenance - cleaned probes, checked and unclogged all chemical tubes, checked float to make sure it was functioning properly
2/5/20	2	F.S.	Removed debris through out community
2/6/20	6	K.B.	Pressure washed Handicap chairs, lifeguard chairs, boathouse, benches and swings, swept fake grass behind amenity center
2/8/20	2	K.B.	Emergency Pool Cleaning on Saturday - vacuumed, skimmed, scrubbed tile and checked pool chemicals
2/11/20	5	K.B.	Inspected lights and equipment in gym and aerobics room, social hall, breezeway, main entrance, amenity entrances, boat house, pool deck, tennis courts and dog park, emptied and refilled dog bags and trash receptacles, wiped down benches and checked gates and hinges
2/13/20	7	K.B.	Installed 2 picnic tables, went through loose keys from key box, fixed flags that were missing zip ties around pool deck
2/14/20	1	F.S.	Additional janitorial work as per Danielle
2/17/20	2	F.S.	Additional janitorial work as per Danielle
2/18/20	4	K.H.	Painted sign poles
2/18/20	7.5	K.B.	Pressure washed front of building and mats, pressure washed back of building, rinsed off patio deck, fixed broken fan, pressure washed gates
2/20/20	7.5	K.B.	Assembled multiple pieces of furniture together, straightened stop sign at Carbide Court
2/25/20	5	K.B.	Raked beach to hide black barriers, straightened storage room up, straightened boat house up, checked and changed all trash receptacles, put covers on 6 trash receptacles, installed feet on 2 trash receptacles, put vent back on boathouse
2/25/20	7	A.J.	Setting posts for Children at Play signs
2/26/20	3.5	A.J.	Post sign on the grounds for kids at play, clean and touch up paint on new sign posts
2/27/20	7	K.B.	Put signs up around property, moved one post and beam at Convex, helped install 85" TV on new wall mount

TOTAL 70

MILES 94

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 03/08/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD	2/10/20	Ties for Tennis Screens 100pk	23.69	B.S.
(MVTG)	2/10/20	Florida Flag	35.77	B.S.
	2/11/20	4x4x8' Lumber (12)	100.33	B.S.
	2/12/20	Pocket Door Adjusters	8.57	B.S.
	2/17/20	White Paint 1qt	18.38	B.S.
	2/17/20	White Paint 1 gallon	37.93	B.S.
	2/17/20	4" Roller Cover 2pk	5.72	B.S.
	2/17/20	6" Roller Tray	2.15	B.S.
	2/17/20	4" Roller Handle	5.73	B.S.
	2/17/20	Combo Locks	57.82	K.B.
	2/17/20	Silver Bullet Hose	57.47	K.B.
	2/17/20	Pressure Washing Hose	68.93	K.B.
	2/15/20	9' Pool Umbrella	36.90	B.S.
	2/18/20	1" Chip Flat Brush (2)	2.25	K.H.
	2/18/20	6" Roller Tray	2.15	K.H.
	2/25/20	Concrete for Sign Posts (6)	25.53	B.S.
	2/25/20	Level	22.97	B.S.
	2/27/20	Spax Plag WH HCR PP 12 ct (3)	18.22	K.B.
	2/27/20	Safety Yellow Spray Paint	6.88	K.B.

TOTAL \$537.36



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-353-1493 • 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: 6419750
DATE: 2/11/2020
ORDER: 6419750

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
2/11/2020	02:07 PM	MICE, RATS, ROACH, S		02:07 PM
Purchase Order	Terms	Back Order	Map Code	Time Out
	NET 30	3/10/2020		03:03 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	190.00
SUBTOTAL		\$190.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$190.00
PRIOR BAL		\$190.00
AMOUNT DUE		\$380.00

B. Stephens 3-16-20
Pest Control
001.320.57200.45917 46 (A)

[Signature]

TECHNICIAN SIGNATURE

[Signature]

Richard
CUSTOMER SIGNATURE

RECEIVED

MAR 27 2020

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 account expenses in the event of collection.

I hereby acknowledge the completion of all services rendered and agree to pay the cost of services as quoted above.

PLEASE PAY FROM THIS INVOICE



INVOICE
794528
INVOICE DATE
02/10/20

MINUTES
MATTER.

RECEIVED

MAR 27 2020

SOLD TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

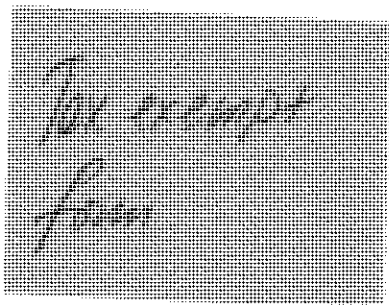
Saint Augustine, FL 32095

SHIP TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
418154	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 ANNUAL SPRINKLER INSPECTION 2/7/2020	\$250.00	\$250.00
1.00	NFPA 72 ANNUAL ALARM INSPECTION Taxable 2/7/2020	\$150.00	\$150.00



Amenity Facility
Maintenance

87 (A) 1,320.572.45508

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

A surcharge of 3% will be applied to credit card purchases.

Questions Regarding this invoice please contact:

Name: Joyce L Dyer
Phone: (904)268-3030
Email: jldyer@waynefire.com

SUBTOTAL:	\$400.00
SALES TAX:	\$9.75
TOTAL:	\$409.75

Remit To:

Wayne Automatic Fire Sprinklers, Inc.
222 Capitol Court
Ocoee, FL 34761



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 97267	3/13/2020
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: April 12, 2020

Invoice Amount: \$15,653.85

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

Invoice Total **\$15,653.85**

B. Huph 3-18-20
LANDSCAPE MAINT.
001.320.53800.45003
40 (A)

RECEIVED

MAR 27 2020

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

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

RECEIVED

APR 2 2020

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

Invoice #: 56

Invoice Date: 4/1/20

Due Date: 4/1/20

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2020 1,310, 573, 340		3,937.50	3,937.50
Information Technology - April 2020 387		166.67	166.67
Dissemination Agent Services - April 2020 316		625.00	625.00
Office Supplies 570		0.36	0.36
Postage 420		82.64	82.64
Copies 425		19.20	19.20
Telephone 410		23.48	23.48
1 (A)			
Total			\$4,854.85
Payments/Credits			\$0.00
Balance Due			\$4,854.85

Riverside Management Services, Inc

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

Invoice

Date	Invoice #
4/1/2020	56

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

RECEIVED

APR 3 2020

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - April 2020 320, 572, 45507	1,295.00	1,295.00
	Pool Maintenance Services - April 2020 320, 572, 45505	1,365.00	1,365.00
	Contract Administration - April 2020 320, 572, 45504	1,666.67	1,666.67
	Facility Mahagement - Meadow View - April 2020 320, 572, 4550	5,000.00	5,000.00
	20 A		
		Total	\$9,326.67

RHW
4,1,20

RECEIVED

APR 8 2020



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 100695	4/1/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: May 1, 2020

Invoice Amount: \$15,653.85

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

Invoice Total \$15,653.85

B. Stephens 4-3-20
LANDSCAPE MAINT.
001.320.53800.45003
40 (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

JP

Municipal Asset Management, Inc.

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

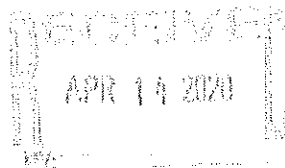
INVOICE

INVOICE NO: 0617686
DATE: 4/1/2020

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

RECEIVED

APR 15 2020



DUE DATE	RENTAL PERIOD
5/7/2020	

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

14 (A) 1,320,572.45915

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
0617686	5/7/2020	\$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

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

RECEIVED

APR 10 2020

BILL TO

Meadow View at Twin Creek
CDD
135 W. Central Blvd, Suite 320
Orlando, FL 32801
United States

INVOICE # 1318

DATE 07/29/2019

DUE DATE 07/29/2019

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/01/2019	Web Design:Website ADA Compliance - Type M Perform ADA Compliance check, update / rebuild current site with new ADA plugins, update html code for compliance, image tags etc. Convert 2 years worth of documents to RTF's. Document before and after for ADA errors as per WAVE Checker tool. (See proposal for details)	1	2,250.00	2,250.00

BALANCE DUE

\$2,250.00

SS (7)

1,310,573.353



RECEIVED

APR 16 2020

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/09/2020	\$110.95	02/17/2020

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

INVOICE NO. 149167

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 03/01/2020 to 03/31/2020
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

38 (A)
1,320,572.457

Security Monitoring

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

INVOICE NO. 149167

NAME: Meadow View at Twin Creeks CCD DUE DATE: 03/09/2020 AMOUNT DUE: \$110.95

Please Reference: 149167

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

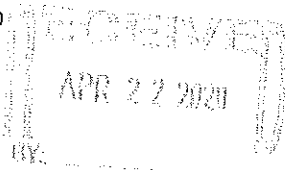
Phone: 877-436-4427 Fax: 844-393-9006

Email: customerservice@onlyfng.com

RECEIVED**Invoice**

APR 22 2020

MDG2020 00000112 00

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:	April 08, 2020
Invoice #:	333807ES
Due Date:	May 01, 2020
Current Charges:	\$22.49
Last Payment:	\$17.27
Payment Date:	March 30, 2020
Prior Balance Due:	\$0.00
Total Amount Due:	\$22.49



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	03/03/20 - 04/01/20	46.70	\$12.15
Fuel	03/03/20 - 04/01/20	1.40	\$0.36
Commodity Charges Sub Total:		48.10	\$12.51
Transportation			\$4.03
Transportation Charges Sub Total:			\$4.03
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$22.40
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$22.49

21 @
1,320.572 45913

mar gos

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.

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	April 08, 2020	Accounts Payable
Invoice #:	333807ES	475 W. Town Place #114
Due Date:	May 01, 2020	St Augustine, FL 32092-0000
Current Charges:	\$22.49	
Last Payment:	\$17.27	
Payment Date:	March 30, 2020	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$22.49	
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

100000 01 01 000112 000112 P

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

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

APR 22 2020

3 (B)
1,810, 513, 815

===== STATEMENT =====

April 17, 2020

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

Bill Number 114200
Billed through 03/31/2020

General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

03/06/20	SSW	Follow-up regarding status of liquor license application; confer with district manager regarding upcoming board meeting and anticipated agenda items.	0.40 hrs
03/12/20	KEM	Prepare pool pump preventative maintenance services agreement.	0.40 hrs
03/13/20	SSW	Confer with Oliver and Hogge regarding agenda items for March meeting and potential cancellation of same.	0.40 hrs
03/18/20	SSW	Research questions regarding public meeting, sunshine law, and notice requirements and exemptions related to COVID-19 public health emergency.	0.20 hrs
03/20/20	KEM	Confer with developer regarding executed change orders.	0.10 hrs
03/21/20	KEM	Review executed change orders; record payment and performance bonds.	0.60 hrs
03/23/20	JJ	Review AG opinion on requiring point of access for CMT meetings.	0.10 hrs
03/23/20	KEM	Review recorded payment and performance bonds.	0.10 hrs
03/25/20	JLE	Email Mossing regarding master assessments.	0.20 hrs
03/30/20	KEM	Research and review adopted parking policies.	0.30 hrs
03/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.20 hrs

Total fees for this matter \$897.50

DISBURSEMENTS

Lexis Nexis	8.12
Recording Fees	154.50

Total disbursements for this matter \$162.62

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	275 /hr	\$27.50
Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	140 /hr	\$210.00

Eckert, Michael C.	1.20 hrs	275 /hr	\$330.00
Warren, Sarah S.	1.00 hrs	275 /hr	\$275.00

TOTAL FEES	\$897.50
TOTAL DISBURSEMENTS	\$162.62

TOTAL CHARGES FOR THIS MATTER	\$1,060.12
--------------------------------------	-------------------

BILLING SUMMARY

Johnson, Jonathan T.	0.10 hrs	275 /hr	\$27.50
Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	140 /hr	\$210.00
Eckert, Michael C.	1.20 hrs	275 /hr	\$330.00
Warren, Sarah S.	1.00 hrs	275 /hr	\$275.00

TOTAL FEES	\$897.50
TOTAL DISBURSEMENTS	\$162.62

TOTAL CHARGES FOR THIS BILL	\$1,060.12
------------------------------------	-------------------

Please include the bill number with your payment.



Invoice

Date
Invoice #4/15/2020
1312955923681707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

RECEIVED

APR 22 2020

Terms	Net 20
Due Date	5/5/2020
PO #	
Delivery Ticket #	Sales Order #1330176
Delivery Date	4/15/2020
Delivery Location	Meadow View at Twln Creeks CDD Pool
Customer #	13BEA030

Bill To

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

Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	250	gal	1.50	375.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<div>22 A 1.322, 372.4505</div> <div>APR 27 2020</div>					

Total 465.00
Amount Due \$465.00

Remittance Slip

Customer
13BEA030
Invoice #
131295592368

Amount Due \$465.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295592368

poolsure

Invoice

Date
Invoice #

4/15/2020
131295592369

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

RECEIVED

APR 22 2020

Terms	Net 20
Due Date	5/5/2020
PO #	
Delivery Ticket #	Sales Order #1330177
Delivery Date	4/15/2020
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.

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
	22 (A) 1, 322, 572, 45506				
	RECEIVED APR 22 2020				

Total 90.00
Amount Due \$90.00

Remittance Slip

Customer
13BEA030
Invoice #
131295592369

Amount Due \$90.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295592369

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/01		Balance Forward						\$161.56	
03/02	P127030	Payment - Lockbox 569						\$-80.78	
03/26	P130472	Payment - Lockbox 617						\$-80.78	
03/10 03/10	103265817-03102020	REG MTG BOS 3/19/20	SA St Augustine Record	1.00 x 4.7500	4.75	1	\$8.98	\$42.66	
03/10 03/10	103265817-03102020	REG MTG BOS 3/19/20	SA St Aug Record Online	1.00 x 4.7500	4.75	1	\$8.97	\$42.61	
PREVIOUS AMOUNT OWED:				\$161.56					
NEW CHARGES THIS PERIOD:				\$85.27					
CASH THIS PERIOD:				(\$161.56)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

2 (A)

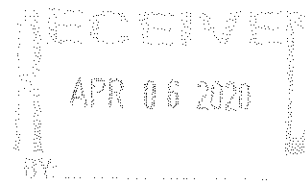
1, 810. 573. 480

RECEIVED

APR 06 2020

BY

2 (A)
 1, 810, 573, 480



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$85.27		\$0.00	\$0.00	\$0.00	\$0.00		\$85.27
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
		03/02/2020 - 03/29/2020		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

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		03/02/2020 - 03/29/2020		MEADOW VIEW AT TWIN CREEKS CDD															
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$85.27		\$0.00		NET 15 DAYS											
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$85.27				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						03/29/2020				15651				15651				0000067861	

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



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

ADVERTISING INVOICE and STATEMENT

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



1252 - 8 6

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



Tue, Mar 10, 2020
8:49:30AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Acct: 15651
Phone: 9049405850
E-Mail:
Client: MEADOW VIEW AT TWIN CREEKS C

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

City: SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003265817-01
Start: 03/10/2020
Placement: SA Legals
Copy Line: NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The regular meetin

Caller: COURTNEY HOGGE
Issues: 1
Rep: Melissa Rhinehart

Paytype: BILL
Stop: 03/10/2020

Lines 55
Depth 4.75
Columns 1

Price \$85.27

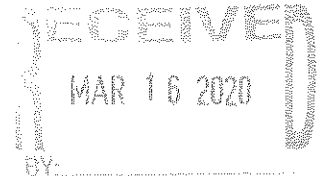
NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, 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. 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
0003265817 March 10, 2020



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# 0003265817-01
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 3/19/20** was published in said newspaper on **03/10/2020**.

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.

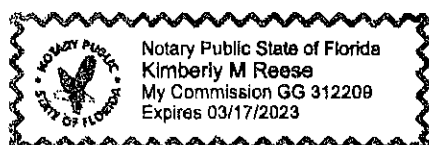
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this day of **MAR 10 2020**

by *Melissa 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, 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. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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James Oliver
District Manager
0003265817 March 10, 2020

131295592402

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

Invoice

RECEIVED

APR 24 2020

Invoice #: 58
Invoice Date: 4/20/2020
Due Date: 4/20/2020
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1, 2020 - March 31, 2020		2,416.19	2,416.19
Maintenance Supplies		262.45	262.45
<i>Bkpt 4-23-20</i> <i>Repairs & Replacements - \$2589.95</i> <i>001.320.57200, 49200</i> <i>Grounds Maint. - \$88.69</i> <i>001.320.53600, 48006</i> <i>20 (A)</i>			

Total \$2,678.64

Payments/Credits \$0.00

Balance Due \$2,678.64

MAINTENANCE BILLABLE PURCHASES

Period Ending 04/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTG)	3/5/20	SIKA Adhesive	28.14	K.B.
	3/5/20	Zinc Xchain (2)	1.20	K.B.
	3/5/20	Self Drilling Screws	7.90	K.B.
	3/5/20	3/16x2 1/2 Bolts 25pk	24.13	K.B.
	3/5/20	U Hook (2)	18.95	K.B.
	3/8/20	Gloss White Paint	34.48	B.S.
	3/12/20	32oz Sprayer	3.77	K.B.
	3/12/20	Rust & Stain Remover	10.90	K.B.
	3/12/20	Scour Pad 6pk	5.73	K.B.
	3/12/20	Long Cuff Gloves	6.88	K.B.
	3/12/20	Wing Nut (4)	5.43	K.B.
	3/12/20	Cap Screw (4)	17.25	K.B.
	3/12/20	Winged Screw (4)	10.26	K.B.
	3/12/20	Flat Washer (3)	4.07	K.B.
	3/12/20	Wood Handle	8.03	K.B.
	3/12/20	Deck Scrub	6.88	K.B.
	3/12/20	Button Cap Screw 1/4x1 (6)	16.56	K.B.
	3/12/20	Flat Washer 25pk	6.46	K.B.
	3/15/20	Pool Test Kit	11.37	T.W.
	3/16/20	2" Binder for Lifeguards	14.38	L.T.
	3/16/20	Plastic Clipboards 2pk (2) for Lifeguards	19.70	L.T.
			0.00	
TOTAL			<u>\$262.45</u>	

RMS

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MARCH 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/20	5	K.B.	Wiped down playground, all trash receptacles and water fountains, checked and changed all trash receptacles, restocked dog pot bags, fixed 2 signs leading out of the amenity center, fixed 12 flags at main entrance
3/4/20	2	A.J.	Replaced and checked all kids at play signs
3/5/20	7	K.B.	Wiped down playground, picnic tables, trash receptacles and water fountains, checked and changed all trash receptacles, checked and restocked trash and dog bags in dog park, pressure washed kitchen mats, installed children at play sign, put chains on TV, hung vacuums in storage room, glued plates down near boathouse gate
3/10/20	5	K.B.	Fixed cables behind TV in media room, fixed stones around fire pit, sanded and painted above door leading into kitchen, wiped down playground and picnic tables, checked and replaced all trash receptacle bags, checked and replaced dog park trash receptacles, fixed doors on towel hamper
3/11/20	1.5	K.B.	Prepped for spring break on pool feature
3/12/20	7	K.B.	Maintenance on pool and get pool ready for spring break
3/12/20	3	K.H.	Replaced old life rings, pressure washed splash feature, removed rust from nuts and bolts on the splash feature
3/13/20	2	K.H.	Pressure washed half pool furniture (tables, chairs, umbrellas, lounges)
3/17/20	7	K.B.	Wiped down picnic tables, checked and changed all trash receptacles, fixed stenner pump on feature pool side, wiped door handles, picked up debris in fields and parking lot
3/19/20	8	K.B.	Touched up paint on walls and signs, sprayed chlorine on pool nets, checked and changed all trash receptacles, removed debris around common areas, tightened gate hinges, took handles off tennis court nets
3/24/20	6	K.H.	Checked and changed all trash receptacles and dog pots, disinfected dog park fence, benches, playground fence, swings and playground equipment, unclogged and cleaned all dirty splash feature sprayers, bleached all splash feature nets, re-secured all loose netting on splash feature, removed rust on splash feature
3/26/20	8	R.W.	Sanitized playground, beaches, railings, beach furniture and door handles, pressure washed all outdoor carpets
3/30/20	1	K.H.	Sanitized and wiped playground equipment, swings, benches and trash receptacles, checked and changed all trash receptacles and dog pots
3/31/20	8	T.G.	Pressure washed splash ground furniture, patio furniture and front patio furniture, unclogged spray ground fountains, secured netting under and on spray ground feature
TOTAL	<u><u>68.5</u></u>		
MILES	<u><u>42</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

Invoice

DATE	INVOICE #
4/1/2020	12010

BILL TO:

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

SHIP TO:

Beacon Lake
Entry # 2 / Townhomes
April Maintenance

P.O. NUMBER	TERMS	HEP	SHIP	VIA	FOB	PROJECT
-------------	-------	-----	------	-----	-----	---------

4/1/2020

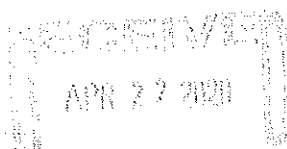
QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
----------	-----------	-------------	------------	--------

1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	9,011.47	9,011.47
---	-------------	---------------------------------------------------------------------------------	----------	----------

APRIL 2020

RECEIVED

APR 22 2020



13 @
1,320.538.45003

TOTAL \$9,011.47

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #10

May 17, 2020

Req.	PAYEE		
265	England Thims & Millier Inc Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 193690	\$	2,639.50
266	England Thims & Millier Inc Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194238	\$	330.00
267	England Thims & Millier Inc Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194233	\$	4,333.46
268	England Thims & Millier Inc Beacon Lake Phase 2B (WA#18) - Invoice 194237	\$	180.00
269	Ferguson Water Works Beacon Lake Phase 3A Sub - Direct Purchase (Apr 2020)	\$	23,115.00
270	Hughes Brothers Construction Inc Contractor Application for Payment #7 - Beacon Lake Phase 3A Parkway	\$	61,082.15
271	Hughes Brothers Construction Inc Contractor Application for Payment #7 - Beacon Lake Phase 2B	\$	42,298.76
272	Hughes Brothers Construction Inc Contractor Application for Payment #17 - Beacon Lake Phase 2	\$	58,499.35
273	Hughes Brothers Construction Inc Contractor Application for Payment #8 - Beacon Lake Phase 3A	\$	283,364.77
274	ECS Florida LLC Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 805084	\$	825.00
275	ECS Florida LLC Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 805073	\$	960.50
276	Hopping Green & Sams Professional Services related to project construction-Bill number 99995	\$	522.50
277	Hopping Green & Sams Professional Services related to project construction-Bill number 107042	\$	1,298.50
278	Environmental Resource Solutions, Inc Professional Services related to Beacon Lakes Phase 3B - Invoice 36890	\$	1,020.50
Total Funding Request		\$	480,469.99

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

2019 Bond Series

REQUISITION SUMMARY

May 21, 2020

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

	<u>TO BE APPROVED</u>			
5/21/2020	265	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194232	\$ 2,639.50
5/21/2020	266	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194238	\$ 330.00
5/21/2020	267	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194233	\$ 4,333.46
5/21/2020	268	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 194237	\$ 180.00
5/21/2020	269	Ferguson Water Works	Beacon Lake Phase 3A Sub - Direct Purchase (Apr 2020)	\$ 23,115.00
5/21/2020	270	Hughes Brothers Construction, Inc.	Contractor Application for Payment #7 - Beacon Lake Phase 3A Parkway	\$ 61,082.15
5/21/2020	271	Hughes Brothers Construction, Inc.	Contractor Application for Payment #7 - Beacon Lake Phase 2B	\$ 42,298.76
5/21/2020	272	Hughes Brothers Construction, Inc.	Contractor Application for Payment #17 - Beacon Lake Phase 2	\$ 58,499.35
5/21/2020	273	Hughes Brothers Construction, Inc.	Contractor Application for Payment #8 - Beacon Lake Phase 3A	\$ 283,364.77
5/21/2020	274	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 805084	\$ 825.00
5/21/2020	275	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 805073	\$ 960.50
5/21/2020	276	Hopping Green & Sams	Professional Services related to project construction-Bill number 99995	\$ 522.50
5/21/2020	277	Hopping Green & Sams	Professional Services related to project construction-Bill number 107042	\$ 1,298.50
5/21/2020	278	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 3B - Invoice 36890	\$ 1,020.50
			TOTAL REQUISITIONS TO BE APPROVED May 21, 2020	\$480,469.99

E.

Meadow View at Twin Creeks

Community Development District

Funding Request #44
April 15, 2020

PAYEE	GENERAL FUND FY 2020
1 Advance Awning & Design LLC 50% Deposit for Repalced Awning Inv #03042020 3/4/20	\$ 1,100.00
2 Beacon Electrical Contractors Inc Light Fixture Repairs Inv #200220 2/14/20	\$ 1,569.00
3 Compac Filtration Preventative Maint Program Inv #32285 3/02/20	\$ 6,245.44
4 East Coast Wells & Pumps Service Replace Submersible Pump Inv #35231 3/4/20	\$ 6,206.47
5 England Thims & Miller February Professional Services Inv #193509 03/05/20	\$ 6,275.00
6 Florida Natural Gas Feb Amenity Center Gas Inv #329360 3/10/20	\$ 17.27
7 Future Horizons, Inc February Aquatic Weed Control Inv #61934 2/28/20	\$ 900.00
8 Governmental Management Services, LLC March Management Fees Inv #55 3/1/20	\$ 5,242.72
9 Hopping Green & Sams January General Counsel Inv #202001 2/28/20	\$ 1,284.99
10 Municipal Asset Management Inc March Lease Payment Invoice #617650 301/20	\$ 2,307.62
11 Riverside Management Services Inc Facility and Management Services Feb 2020 Inv #53 2/1/2020 Facility and Management Services March 2020 Inv #54 3/1/2020 Facility Maintenance and Supplies Jan Inv #55 2/25/20	\$ 9,326.67 \$ 9,326.67 \$ 3,231.89
12 Sea Breeze Cleaning Supplies Inv #202002 2/25/20	\$ 303.73
13 St Augustine Record Notice of Meeting 2/20/20 Inv #103258076-02112020	\$ 80.78
14 Tommy Weeks Construction Door Repair Inv #02252020 2/25/20	\$ 625.00
15 Turner Pest Control March Pest Control Inv #648532 3/10/20	\$ 190.00
16 Wellbeats Inc Projector Inv #278281 9/13/19 Workout Plan Plus Inv #25117 3/1/20	\$ 250.00 \$ 2,988.00
17 Wells Fargo Credit Card February Purchases	\$ 1,789.21
18 Yellowstone Landscape February Monthly Lawn Maintenance Inv #JAX90767 2/29/20 Irrigation Repairs Inv #JAX92552 3/2/20 Plant Installation Inv #JAX92553 3/2/21	\$ 15,653.85 \$ 518.49 \$ 860.00
Total Funding Request	\$ 76,292.80

Please make check payable to:

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

Signature:

Chairman/Vice-Chairman

Signature:

Secretary/Asst. Secretary

ADVANCED AWNING & DESIGN, LLC

2155 CORPORATE SQUARE BLVD. BUILDING 100

www.Advanced-Awning.com

JACKSONVILLE, FL 32216

Estimating@Advanced-Awning.com

(904) 724-5567 - Fax (904) 724-1323

STATE LICENSE NO. CGC 1510068

DATE:	March 4, 2020	ESTIMATOR:	JACKIE SMITH
SUBMITTED TO:	RICHARD	PROJECT NAME:	BEACON LAKES AMENITY
ADDRESS:	850 BEACON LAKES PKWAY	LOCATION:	SAME
	ST. JOHNS, FL	CONTACT:	SAME
PHONE:	904-316-9279	EMAIL:	BEACONMANAGER@KMSNE.COM

WE PROPOSE hereby to furnish material and labor - complete in accordance with the following specifications:

RE-LACE (5) EXISTING SLOPED STYLE AWNINGS ON CLUBHOUSE

\$550.00 (1 med and 1 small done @ 2 hours

3 LARGE ONES @ 2 HOURS EACH

\$1650.00

TOTAL: 2200.00

= \$1100 = 50%

RECEIVED

MAR 20 2020

84 (A)

1,320.572.442

*3.5% FEE WILL APPLY FOR CREDIT CARD TRANSACTIONS

*QUOTED PRICES GOOD FOR 30 DAYS**

*Note: Any engineering, permitting, or additional required insurance (certificate of coverage attached) will be at an additional cost.

PAYMENT TERMS: Payments of Contract Price shall be made as follows: **50% DEPOSIT - BALANCE DUE UPON DELIVERY AND/OR INSTALLATION**

- CASH, CHECK, VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER ACCEPTED (a finance charge of 1.5% per month shall be applied to accounts not paid within 10 days after completion of all work invoiced) ALL WORK IS CUSTOM - MADE TO ORDER, THEREFORE DEPOSIT IS NON-REFUNDABLE.

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

ACCEPTANCE OF PROPOSAL: The above specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

BUYER/AUTHORIZED SIGNATURE

DATE OF ACCEPTANCE

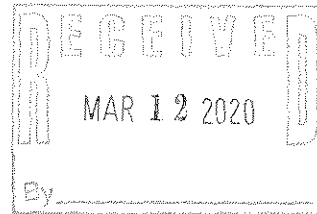
Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306
Jacksonville, Florida 32218
Phone: 904-338-5394
Fax: 904-751-6583

INVOICE #200220

Date: 2-14-20

To: Riverside Management Services, Inc.
9145 Narcoossee Road, Suite A206
Orlando, FL 32827



Attn: Brian Stephens
Phone:
Email: bstephans@riversidemngtsvc.com

WORK COMPLETED 2-14-20 @ Beacon Lakes Clubhouse:

Labor and materials for:

- Trouble shoot light fixtures.
- Install six new emergency light fixtures and ballasts.
- Install six new emergency ballast and five normal ballast.
- Install (12) new lamps to match existing fixture lamp color.

B. Stephens 3-6-20
Repairs + Replacements
001. 320.57200.44200
81

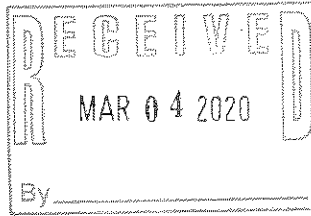
TOTAL INVOICE AMOUNT

\$ 1,569.00

All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a one-year warranty effective as of the date of this invoice.



2020 West Beaver Street
Jacksonville, FL 32209
Phone: 904-356-4003



Invoice

Date	Invoice Number
3/2/2020	32285

Bill To
Beacon Lake Amenity Group 475 West Town Place Suite 114 St. Augustine, FL 32092

Ship To
Beacon Lake Amenity Group 475 West Town Place Suite 114 St. Augustine, FL 32092

78 (A)

1,322,538.45007

WO/JOB Number
022120-3

Terms	PO Number	Project Name	SO Number	Quote Number	Due Date	Ship Via	Ship Date
Due Prior To Service Sched...		Beacon Lakes	022120-3	021020-2TA	3/2/2020		3/2/2020
Qty	Item	Description	Rate	Amount			
4	Item Service	Preventative Maintenance Program -Complete Equipment Clean-Up -Replace gauges/flow meters as needed -Replace Peristaltic Pump Tubings as needed -Grease Motors as needed -Complete Filter Degrease-Acid Wash Filters as needed -Evaluate and provide recommendations on all other mechanical equipment to ensure minimum downtime NOTE: (Price is per site visit per equipment pack and qty is divided in a 12 month period with 2 visits minimum) This job has two equipment packs so two trips for the year billing half for each one	2,945.96	11,783.84			
	Discount	Preferred Customer Discount	-5,538.40	-5,538.40			

<div>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.</div> <div>Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.</div>	Subtotal	USD 6,245.44
	Sales Tax (0.0%)	USD 0.00
	Additional Payments/Credits	USD 0.00
	Balance Due	USD 6,245.44

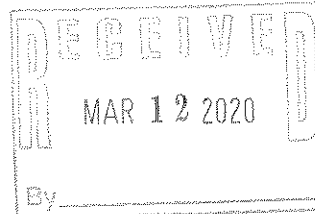
East Coast Wells & Pump Service
 PO Box 860179
 St. Augustine, FL 32086-0179
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
3/4/2020	35231

BILL TO:

Riverside Management
 9655 Florida Mining Blvd West
 Building 300 Suite 305
 Jacksonville, FL 32257



		P.O. NO	TERMS	REP	PERMIT #
			DUE UPON RECEIPT	DH/RM	
QUANTITY	DESCRIPTION	RATE		AMOUNT	
	SITE: BEACON LAKE QUOTED: - PULLED & REPLACED SUBMERSIBLE PUMP MATERIAL: 7.5 HP, 460V, 3-PHASE MOTOR WITH 7.5 HP/80 GPM LIQUID END (2) STICKS - 2" PIPE 42' - 10/3 WIRE <i>Blapt 3-6-20</i> <i>Pump Repairs</i> <i>001, 320, 53800, 45007</i> <i>76</i>	1,800.00		1,800.00	
		4,406.47		4,406.47	
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total		\$6,206.47	
*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		\$6,206.47	



GF

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

March 5, 2020

Project No: 17348.00000

Invoice No: 0193509

Project 17348.00000 2019/2020 General Consulting Services (WA#8)

Professional Services rendered through February 29, 2020

1-31-513-30
5

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	2/1/2020	1.00	178.00	178.00
Lockwood, Scott	2/15/2020	4.75	178.00	845.50
Lockwood, Scott	2/22/2020	9.75	178.00	1,735.50
Administrative Support				
Blair, Shelley	2/15/2020	1.00	81.00	81.00
Blair, Shelley	2/22/2020	2.50	81.00	202.50
Totals		19.00		3,042.50
Total Labor				3,042.50

Invoice Total this Period

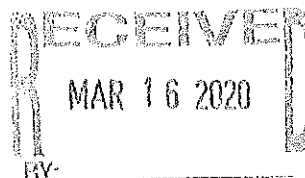
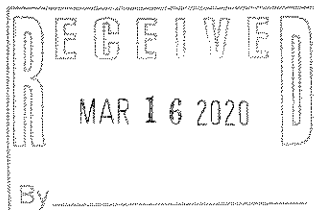
\$3,042.50

Outstanding Invoices

Number	Date	Balance
0193169	2/5/2020	3,232.50
Total		3,232.50

Total Now Due

\$6,275.00



England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32218 • Tel 904-642-8900 • Fax 904-648-8448
CA 00032584 LC 0000116

RECEIVED



Florida Natural Gas

P.O. Box 934726
Atlanta, GA 31193-4726

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

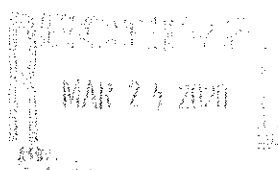
MAR 24 2020

Invoice

MDG2020 00000117 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: March 10, 2020
Invoice #: 329360ES
Due Date: April 02, 2020
Current Charges: \$17.27
Last Payment: \$61.58
Payment Date: March 09, 2020
Prior Balance Due: \$0.00
Total Amount Due: \$17.27



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	02/03/20 - 03/03/20	30.40	\$8.48
Fuel	02/03/20 - 03/03/20	0.87	\$0.24
Commodity Charges Sub Total:		31.27	\$8.72
Transportation			\$2.60
Transportation Charges Sub Total:			\$2.60
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$17.27
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$17.27

21
1.322, 512.45813

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.

Please detach and remit this portion with your payment

Billing Group #: 39005
Invoice Date: March 10, 2020
Invoice #: 329360ES
Due Date: April 02, 2020
Current Charges: \$17.27
Last Payment: \$61.58
Payment Date: March 09, 2020
Prior Balance Due: \$0.00
Total Amount Due: \$17.27
Amount Paid:

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

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.
Wire/ACH Payment To:
Bank: Wells Fargo Bank Atlanta GA
ABA #: 121000248
Acct Name: Florida Natural Gas
Account #: 2000036933330

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

100000 01 01 000117 000117 P



Florida Natural Gas

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

Page 2 of 2

Invoice #: 329360ES

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	02/03/20 - 03/03/20	30.40	\$0.2790	\$8.48
Fuel	02/03/20 - 03/03/20	0.87	\$0.2790	\$0.24
Totals:		31.27		\$8.72

Transportation Charges

Description	Units	Price	Cost
Transportation	30.40	\$0.0855	\$2.60
Totals:			\$2.60

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: \$17.27

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: 61934
Invoice Date: Feb 28, 2020
Page: 1

Duplicate

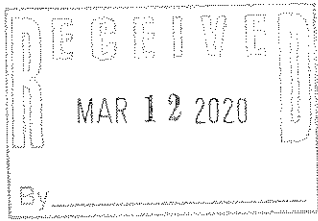
Bill To:

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

Ship to:

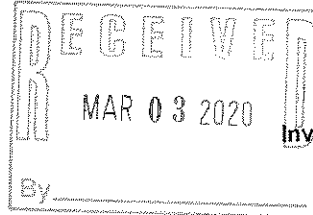
Meadow View at Twin Creeks CDD
c/o GMS
475 West Town Place, Ste 114
St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/29/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February, 2020 <i>B. Steph 3-4-20 LAKE MAINT 001.320.53800.45005 45</i> 	900.00	900.00
Subtotal				900.00
Sales Tax				
Total Invoice Amount				900.00
Payment/Credit Applied				
TOTAL				900.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 55

Invoice Date: 3/1/20

Due Date: 3/1/20

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 - March 2020 1,310.573,340		3,937.50	3,937.50
Information Technology - March 2020 251		166.67	166.67
Dissemination Agent Services - March 2020 316		625.00	625.00
Office Supplies 570		15.51	15.51
Postage 422		227.76	227.76
Copies 425		245.10	245.10
Telephone 410		25.18	25.18
1 (A)			
Total			\$5,242.72
Payments/Credits			\$0.00
Balance Due			\$5,242.72

Hopping Green & Sams

Attorneys and Counselors

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

3 (A)

1,310,573.315

STATEMENT

February 28, 2020

Meadow View at Twin Creeks Community Development

District

c/o GMS, LLC

475 West Town Place, Suite 114

St. Augustine, FL 32092

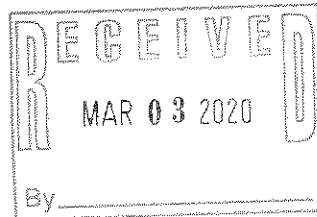
Bill Number 113076

Billed through 01/31/2020

General Counsel

MVTCDD 00001

JLE



FOR PROFESSIONAL SERVICES RENDERED

12/10/19	LMC	Prepare response to Notice to Owner letters to Central Florida Lift Stations; Duval Asphalt Products, Inc; and Preferred Materials, Inc - Concrete; prepare postage for same.	1.40 hrs
01/07/20	JLE	Research regarding Form 8 inquiry.	0.20 hrs
01/07/20	KEM	Prepare responses to notices to owner.	0.10 hrs
01/07/20	LMC	Finalize, transmit, and forward electronic copies of response to Notice to Owner letters.	0.80 hrs
01/10/20	KEM	Confer with DPBR regarding status of alcohol license.	0.10 hrs
01/10/20	LMC	Prepare response to Notice to Owner letters.	1.20 hrs
01/13/20	KEM	Confer with DPBR regarding status of alcohol license.	0.10 hrs
01/14/20	JLE	Review documents regarding alcohol license; follow-up regarding the same.	0.20 hrs
01/14/20	KEM	Confer with Mossing and Whetsel regarding fingerprinting for alcohol license.	0.20 hrs
01/16/20	JLE	Prepare for and attend Board meeting.	0.40 hrs
01/21/20	JLE	Confer with District Staff and Board Supervisor regarding performance bond; follow-up email regarding the same.	0.40 hrs
01/22/20	JLE	Conference call regarding performance bond; follow-up regarding the same.	0.40 hrs
01/23/20	JLE	Review forms of performance bond; conferences with Board Supervisor and Precious regarding the same; review final form; email regarding the same.	0.60 hrs
01/27/20	KEM	Review executed surety bond and indemnification agreement.	0.20 hrs
01/28/20	JLE	Email regarding fence easement item.	0.20 hrs
01/30/20	KEM	Confer with Mossing and Whetsel regarding fingerprinting for alcohol license.	0.10 hrs

=====

Total fees for this matter	\$1,269.00
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DISBURSEMENTS

Conference Calls	15.99
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Total disbursements for this matter	\$15.99
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MATTER SUMMARY

Earlywine, Jere L.	2.40 hrs	275 /hr	\$660.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	145 /hr	\$116.00
Clavenna, Lydia M. - Paralegal	3.40 hrs	145 /hr	\$493.00

TOTAL FEES	\$1,269.00
TOTAL DISBURSEMENTS	\$15.99

TOTAL CHARGES FOR THIS MATTER	\$1,284.99
--------------------------------------	-------------------

BILLING SUMMARY

Earlywine, Jere L.	2.40 hrs	275 /hr	\$660.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	145 /hr	\$116.00
Clavenna, Lydia M. - Paralegal	3.40 hrs	145 /hr	\$493.00

TOTAL FEES	\$1,269.00
TOTAL DISBURSEMENTS	\$15.99

TOTAL CHARGES FOR THIS BILL	\$1,284.99
------------------------------------	-------------------

Please include the bill number on your check.

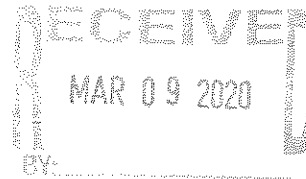
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617650
DATE: 3/1/2020

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



DUE DATE	RENTAL PERIOD
4/7/2020	

1-32-572-45915
14

PMT NUMBER	DESCRIPTION	AMOUNT
15	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
0617650	4/7/2020	\$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

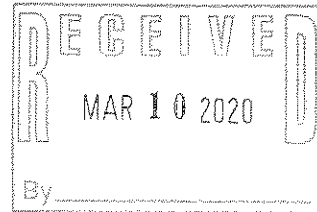
Riverside Management Services, Inc

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

Invoice

Date	Invoice #
2/1/2020	53

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - February 2020 320,572.45507	1,295.00	1,295.00
	Pool Maintenance Services - February 2020 320,572.45505	1,365.00	1,365.00
	Operations Management Services - February 2020 320,572.45504	1,666.67	1,666.67
	Facility Management - Meadow View - February 2020 320,572.4550	5,000.00	5,000.00
	20		
Total			\$9,326.67

RMW
2.6.20

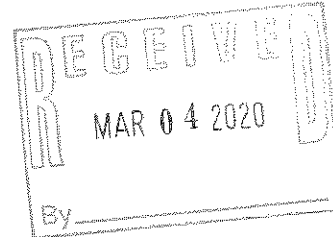
Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305

Invoice

Date	Invoice #
3/1/2020	54

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - March 2020 320, 572, 45507	1,295.00	1,295.00
	Pool Maintenance Services - March 2020 320, 572, 45505	1,365.00	1,365.00
	Contract Administration - March 2020 320, 572, 45504	1,666.67	1,666.67
	Facility Management - Meadow View - March 2020 320, 572, 4550	5,000.00	5,000.00
	20 ④		
		Total	\$9,326.67

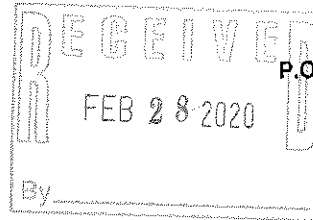
RMW
3/2/20

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

Invoice

Invoice #: 55
Invoice Date: 2/25/2020
Due Date: 2/25/2020
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2019		1,993.97	1,993.97
Maintenance Supplies		1,237.92	1,237.92
<div>20 (A)</div> <div>YB Hupt 2-26-20 Facility Maint. Amenity - \$3013.43 001.320.57200.45508 Grounds Maint. - \$218.46 001.320.53800.45006</div>			

Total \$3,231.89

Payments/Credits \$0.00

Balance Due \$3,231.89

RMS

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/20	4	K.H.	Removed debris on tennis courts, spot cleaned with pressure washer on pool deck and building, replaced hose end on handicapped chair on pool deck, picked up supplies
1/6/20	2	K.B.	Replaced 2 hoses in stenner pumps, fixed 4 chairs that had damage from wind
1/8/20	1	F.S.	Removed debris throughout the neighborhood
1/9/20	7	K.B.	Replaced light bulbs in restaurant area, used magic eraser to removed scuff marks from walls, fixed gated to dog parks, checked all windscreens on tennis court, pressure washed front of building
1/13/20	1.5	K.B.	Checked light in office, tried 3 new bulbs still not working, needs new ballast, checked water fountain to change filter, unable to find filter location, Danielle emailed Mike Smith
1/14/20	3.5	K.B.	Extra cleaning on pool - vacuumed, skimmed, scrubbed tile and checked pool chemicals
1/16/20	1	F.S.	Removed debris throughout the neighborhood
1/16/20	8	K.B.	Pressure washed half of the backside of building, including breeze way, patio and chairs at fireplace
1/21/20	6	R.W.	Pressure washed section on amenity center, underside of pool sunshades (3), 75 pieces of pool furniture
1/22/20	1	F.S.	Removed debris throughout the neighborhood
1/23/20	7.5	K.B.	Wiped down playground picnic tables, raked playground mulch, cleaned water fountain at playground, cleaned gate and 2 fences on each side leading to playground, cleaned window seals and bathroom doors, fixed 2 fan blades
1/27/20	3.5	K.B.	Sanded sign near park entrance, wiped walls of scuff marks, fixed 2 chairs that had loose screws on pool deck
1/29/20	1	F.S.	Removed debris throughout the neighborhood
1/30/20	7.5	K.B.	Pressure washed gazebo inside and out, changed lights in gazebo, pressure washed gazebo floor, put together lost and found chest
1/30/20	2	F.S.	Removed debris around all lakes

TOTAL	56.5
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MILES	37
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 02/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW	1/9/20	Stenner Pump Tube (2)	93.15	B.S.
AT TWIN CREEKS GDD	1/10/20	Jumbo Toilet Paper 12 Rolls/case	61.51	T.W.
(MVTC)	1/12/20	Cool White 10pk Light Bulbs 4'	36.90	K.B.
	1/17/20	Dog Waste Bags 10 rolls of 200	70.06	B.S.
	1/17/20	Urinal Screens Box of 10 (5)	136.78	B.S.
	1/22/20	Mason Line (2)	10.05	B.S.
	1/22/20	4" Heat Shrink Tubing	4.58	B.S.
	1/22/20	Solid Braid Rope 3/8"x1' (20)	10.81	B.S.
	1/28/20	Chlorine Feeder Pump for Lap Pool	808.07	B.S.
			0.00	
		TOTAL	<u>\$1,237.92</u>	



CUSTOMER COPY

ORDER DATE

02252020

CUSTOMER #

808500

SLM. #

74

PAGE

1

INVOICE NO.

1279263

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

TERMS

DUE AFTER 30 DAYS

TELEPHONE

602-373-7227

TRIP

210

STOP

5

SPECIAL INSTRUCTIONS

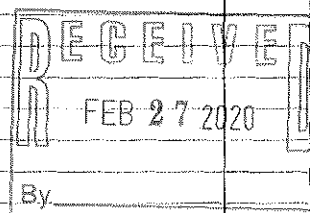
MEMO- 00 PO #-

34 (A)

1.320.582.442

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

QUANTITY	SHIPPED	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
1	1		CHEMICAL PINE SOL LEMON FRSH CONCENTRATE	3	144 OZ	T		30.94	30.94
1	1		TOWEL MULTIFOLD WHITE 9.25X9.5 #AMW250	16	250 CT	T		28.89	28.89
2	2		TISSUE TOILET JUMBO 2PLY 12" WIDE ROLL	6	2000 FT	T		38.53	77.06
1	1		CLEANER DISTINCT II GLASS WITH AMONIA	4	1 GAL	T		30.97	30.97
4	4		MOP COTTON HEAD SCREW TYPE 24OZ	1	EACH	T		6.75	27.00
1	1		CLEANER STAINLESS AQUA STEEL AEROSOL	12	16 OZ	T		38.55	38.55
2	2		SWIFFER DUSTER REFILL #70911	4	10 CT	T		29.52	59.04
1	1		LINER 38X58 1.5MIL BLACK #EC385B15K 60 G	10	10 CT	T		32.78	32.78
1	1		MOP BUCKET W/ WRINGER YELLOW 36 QT	1	1EACH	T		59.20	59.20
CATEGORY RECAP			COST	RETAIL	% PROF	CASES			
			384.43			14			
DELIVERY FEE									5.50



86.20
303.73
Please pay

CUSTOMER
SIGNATURE

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.

IN CASE SUIT IS INSTITUTED TO COLLECT THIS INVOICE OR ANY
PORTION THEREOF, BUYER AGREES TO PAY SUCH ADDITIONAL
SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEYS'THE VENUE FOR ANY MATTER RELATING TO
THIS INVOICE SHALL BE JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

ST = STATUS CODE

O = OUT

S = SUB

P = PARTIAL FILL

TX = TAX

SUB-
TOTAL

TAX

INVOICE
TOTAL

389.93

THE RATE OF 1 1/2% WILL BE CHARGED ON
AFTER 30 DAYS

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
02/02		Balance Forward							\$80.78
02/11 02/11	I03258076-02112020	BOS REG MTG 02/20/20	SA St Augustine Record	1.00 x 4.5000	4.5	1	\$8.98		\$40.41
02/11 02/11	I03258076-02112020	BOS REG MTG 02/20/20	SA St Aug Record Online	1.00 x 4.5000	4.5	1	\$8.97		\$40.37
PREVIOUS AMOUNT OWED:									\$80.78
NEW CHARGES THIS PERIOD:									\$80.78
CASH THIS PERIOD:									\$0.00
DEBIT ADJUSTMENTS THIS PERIOD:									\$0.00
CREDIT ADJUSTMENTS THIS PERIOD:									\$0.00
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									
1.31. 513. 48 2									
RECEIVED MAR 09 2020									

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		\$80.78	\$0.00	\$0.00	\$0.00		\$161.56	
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	
	02/03/2020 - 03/01/2020			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.

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											
		02/03/2020 - 03/01/2020				MEADOW VIEW AT TWIN CREEKS CDD											
COMPANY		23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT									
SA 7		\$161.56		\$0.00				NET 15 DAYS									
21		CURRENT NET AMOUNT		22	30 DAYS		60 DAYS		OVER 90 DAYS								
		\$80.78		\$80.78		\$0.00		\$0.00									
4		PAGE #		5	BILLING DATE		6	BILLED ACCOUNT NUMBER		7	ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER		
				03/01/2020				15651				15651				0000065953	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2538

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



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

Wed, Feb 13, 2019
7:48:03AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

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

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

Ad Number: 0003141867-01

Caller: COURTNEY HOGGE

Paytype: BILL

Start: 02/13/2019

Issues: 1

Stop: 02/13/2019

Placement: SA Legals

Rep: Melissa Rhinehart

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

Lines 54
Depth 4.50
Columns 1

Price \$80.78

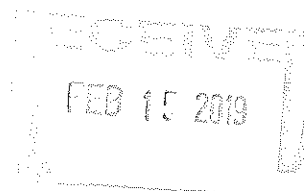
NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, February 21, 2019 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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

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

James Oliver
District Manager
0003141867 february 13, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651
AD# 0003141867-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **REG MTG 2/21/19** was published in said newspaper on **02/13/2019**.

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

**NOTICE OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, February 21, 2019 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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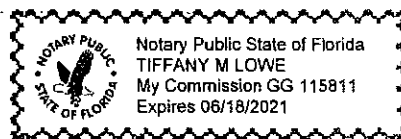
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James Oliver
District Manager
0003141867 february 13, 2019

Sworn to and subscribed before me this _____ day of **FEB 13 2019**

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

Tiffany M. Lowe
(Signature of Notary Public)



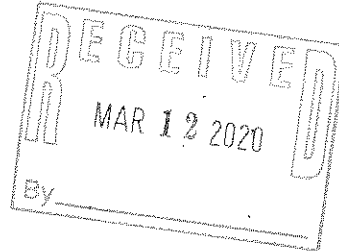
Brian Stephens

From: Tommy Weeks <tommyweeksconstruction@comcast.net>
Sent: Tuesday, February 25, 2020 2:34 PM
To: bstephens@riversidemgtsvc.com
Subject: Invoice for Meadow View at Twin Creeks CDD

Tommy Weeks Construction Services Inc
5333 Lamar Shaw Ct Jacksonville FL 32258
904-509-5111

INVOICE - Meadow View at Twin Creeks CDD

Attn Brian Stephens - 627-9271
Riverside Management Services
9655 Florida Mining Blvd B300 Ste 305
Jacksonville FL 32257



The following has been completed:
Replace 6 5/8" cedar jamb and rehang door.
Install 2x6's for backing to shore up both doors and fasten long screws in.
\$185.00 Material
\$440.00 Labor

\$625.00 Total Due

Thank you,
Tommy Weeks

B. Stephens 3-2-20
Repairs & Replacements
001,320.57200.44200
82



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
804-355-5300 • Fax: 804-353-1459 • Toll Free: 800-225-5395
www.turnerpest.com

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

Service Slip/Invoice

INVOICE: 6482532
DATE: 3/10/2020
ORDER: 6482532

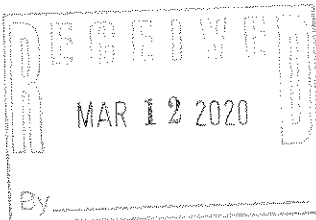
Bill To: [385188]
Meadow View at Twin Creeks CDD
Brian Stephens
475 W Town pl
Suite 114
Saint Augustine, FL 32092

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
3/10/2020	08:34 AM	MICE, RATS, ROACH, S		08:34 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/10/2020		09:47 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	190.00
		SUBTOTAL \$190.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$190.00

AMOUNT DUE \$190.00



B. Stephens
3-11-20
PEST CONTROL
001.320.57200.45917
46

TECHNICIAN SIGNATURE

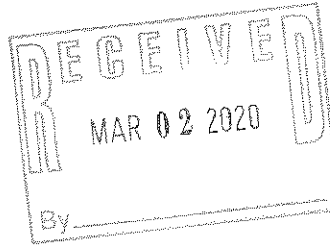
Diana
CUSTOMER SIGNATURE

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.

I 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

Invoice



Page 1/1
Invoice 278281
Date 9/13/2019

Wellbeats, Inc.
1660 South Hwy 100
Suite 590
St. Louis Park MN 55416

Bill To: Beacon Lake
GOVERNMENTAL MANANGEMENT SERVICES
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Ship To: Beacon Lake
Ernesto Torres
GOVERNMENTAL MANANGEMENT SERVICES
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Purchase Order No.		Customer ID		Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
		13316			BEST WAY		9/13/2019	241,438
Ordered	Shipped	B/O	Item Number	Description		Discount	Unit Price	Ext. Price
1	\$1.00	\$0.00	MISC	D968U PROJECTOR		\$0.00	\$250.00	250

1.320.572.44207

80 8

Subtotal	\$250.00
Misc	\$0.00
Tax	\$0.00
Freight	0.00000
Trade Discount	\$0.00
Total	\$250.00
Amount Received	\$0.00
Amount Due	\$250.00



Invoice

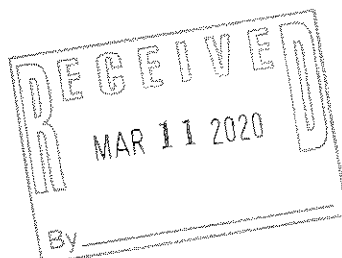
Page 1/1
EPIV00000025117
Date 3/1/2020

1660 South Hwy 100
Suite 590
St. Louis Park MN 55416

Bill To: Beacon Lake
GOVERNMENTAL MANAGEMENT SERVICES
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Ship To: Beacon Lake
Ernesto Torres
GOVERNMENTAL MANAGEMENT SERVICES
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Purchase Order No.		Customer ID		Salesperson ID		Shipping Method	Payment Terms	Req Ship Date	Master No.
		13316				BEST WAY	Net 30	3/1/2020	248,762
Ordered	Shipped	B/O	Item Number	Description			Discount	Unit Price	Ext. Price
12	12	0	WBC-PLUS	Plus (16 Channels, 7+ Workout Plans, 3 F			\$0.00	\$249.00	\$2,988.00



Subtotal	\$2,988.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$2,988.00
Amount Received	\$0.00
Amount Due	\$2,988.00

1-32-572-45916

30

	MV@TC CDD Credit Card Statement Information:			Name and Month:	McGeveran / Feb 2020
Receipt #	Date:	Vendor / Store etc.	Amount:	Code:	Notes:
1	2/3/2020	Amazon	\$90.95	1-320-57200-45508	Squeegee/Umbrella/Hammock Straps
2	2/4/2020	Home Depot	\$201.18	1-320-57200-49400	Wood for Easter Eggs
3	2/5/2020	Winn Dixie	\$5.09	1-320-57200-45507	Bleach for Cleaning
4	2/5/2020	Ayers Eggs	\$278.00	1-320-57200-49400	Easter Eggs
5	2/5/2020	Ayers Eggs	\$417.00	1-320-57200-49400	Easter Eggs
6	2/5/2020	Gate Gas	\$5.40	1-320-57200-45508	Gas for Pressure Washer
7	2/6/2020	The Home Depot	\$3.33	1-320-57200-45508	Wood for Television
8	2/7/2020	Starbucks	\$36.42	1-320-57200-49400	Prizes for Trivia
9	2/9/2020	Amazon	\$313.99	1-320-57200-44202	Towel Holder for Pool Deck
10	2/10/2020	Winn Dixie	\$14.81	1-320-57200-45507	Comet for Floor Scrub
11	2/13/2020	Amazon	\$10.99	1-320-57200-49400	Prize for Trivia
12	2/13/2020	Amazon	\$349.30	00-44207//1-320-572	TV Mounts
13	2/13/2020	Amazon	\$51.11	00-44207//1-320-573	Curl Bars
13	2/15/2020	WinnDixie	\$1.69	1-320-57200-49400	Dozen Eggs for Pasta Night
14	2/27/2020	Amazon	\$6.56	N/A	See Email Attached // Refund will be on next St
15	2/29/2020	Amazon	\$42.05	N/A	Refund will be on Next Statement
16	03/01	Amazon	\$9.95	1-320-57200-44202	Desk Calendar

\$1837.82



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 90767	2/29/2020
TERMS	PO NUMBER
Net 30	

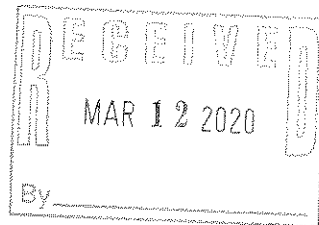
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2020

Invoice Amount: \$15,653.85

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



Invoice Total \$15,653.85

BT/upt 2-26-20
LANDSCAPE MAINT
001.320.5-3800.45003
40

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 92552	3/2/2020
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:

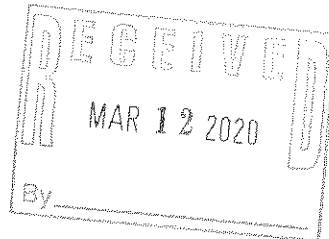
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: April 1, 2020

Invoice Amount: \$518.49

Description	Current Amount
Mainline and valve repair at entrance Irrigation Repairs	\$518.49



Invoice Total \$518.49

B. Shupe 3.2.20
IRRIGATION REPAIRS
001.320.53800145009
40

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 92553	3/2/2020
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:

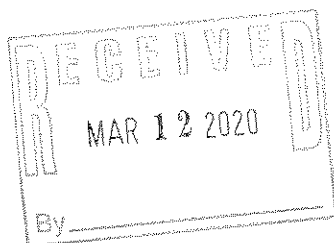
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: April 1, 2020

Invoice Amount: \$860.00

Description	Current Amount
Bermuda for Entrance Plant Installation	\$860.00



Invoice Total \$860.00

B. Apple 3.2.20
LANDSCAPE CONTINGENCY
001,320.53800,45004
40

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

F.

Meadow View at Twin Creeks

Community Development District

Funding Request #45

May 15, 2020

PAYEE	GENERAL FUND FY 2020
1 Advance Awning & Design LLC Balance Due for Replaced Awning Inv #03042020 3/4/20	\$ 1,100.00
2 Atlantic Security Replaced Card Reader Inv #147210 1/30/20 March Security Monitoring Inv #149167 2/17/20 April Security Monitoring Inv #152028 3/18/20	\$ 467.50 \$ 110.95 \$ 110.95
3 Disclosure Services LLC DS 2018A-2 Amort Schedule Prepayment Inv #202003 3/27/20	\$ 500.00
4 Florida Natural Gas March Amenity Center Gas Inv #333807ES 4/8/20	\$ 22.49
5 Governmental Management Services, LLC March Management Fees Inv #56 4/1/20	\$ 4,854.85
6 Hopping Green & Sams February General Counsel Inv #113460 3/23/20 March General Counsel Inv #114200 4/17/20	\$ 4,118.94 \$ 1,060.12
7 MunicipalAsset Management Inc April Lease Payment Invoice #617686 4/1/20	\$ 2,307.62
8 Poolsure March Pool Chemical Inv #131295591918 3/9/23/20 March Activity Pool Chemical Inv #131295591921 3/23/20 April Pool Chemical Inv #131295592368 4/15/20 April Activity Pool Chemical Inv #131295592369 4/15/20 May Pool Chemical Inv #131295592402 5/10/20	\$ 180.00 \$ 180.00 \$ 465.00 \$ 90.00 \$ 450.00
9 Riverside Management Services Inc Facility Maintenance and Supplies Feb Inv #57 3/23/20 Facility and Management Services April 2020 Inv #55 4/1/2020 March Repairs/Replacement & Gound Maintenance Inv #58 4/20/20	\$ 3,029.19 \$ 9,326.67 \$ 2,678.64
10 St Augustine Record Notice of Meeting 3/19/20 Inv #103265817-03102020	\$ 85.27
11 Turner Pest Control February Pest Control Inv #6419750 3/23/20	\$ 190.00
12 Vglobaltec Web Design ADA Compliance Inv #1318 7/29/19	\$ 2,250.00
13 Wayne Automatic Fire Sprinklers Inc Annual Sprinkler Inspection Inv #794528 2/10/20 Annual Alarm Inspection Inv #794528 2/10/21	\$ 200.00 \$ 200.00
14 West Orange Nurseries Inc April Landscape Maintenance Inv #12010 4/1/20	\$ 9,011.47
15 Yellowstone Landscape March Monthly Lawn Maintenance Inv #JAX972677 3/13/20 Irrigation Repairs Inv #JAX92552 3/2/20 Plant Installation Inv #JAX92553 3/2/21 April Monthly Lawn Maintenance Inv #JAX10069 4/1/20	\$ 15,653.85 \$ 518.49 \$ 860.00 \$ 15,653.85
16 Wells Fargo Credit Card March Purchases	\$ 410.20
Total Funding Request	\$ 76,086.05

Please make check payable to:

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

Signature: _____
 Chairman/Vice Chairman

Signature: _____
 Secretary/Asst. Secretary

ADVANCED AWNING & DESIGN, LLC

2155 CORPORATE SQUARE BLVD. BUILDING 100

www.Advanced-Awning.com

JACKSONVILLE, FL 32216

Estimating@Advanced-Awning.com

(904) 724-5567 - Fax (904) 724-1323

STATE LICENSE NO. CGC 1510068

DATE:	March 4, 2020	ESTIMATOR:	JACKIE SMITH
SUBMITTED TO:	RICHARD	PROJECT NAME:	BEACON LAKES AMENITY
ADDRESS:	850 BEACON LAKES PKWAY	LOCATION:	SAME
	ST. JOHNS, FL	CONTACT:	SAME
PHONE:	904-316-9279	EMAIL:	BEACONMANAGER@RMSNF.COM

WE PROPOSE hereby to furnish material and labor - complete in accordance with the following specifications:

RECEIVED

RE-LACE (5) EXISTING SLOPED STYLE AWNINGS ON CLUBHOUSE

APR 1 2020

\$550.00 (1 med and 1 small done @ 2 hours

3 LARGE ONES @ 2 HOURS EACH

\$1650.00

TOTAL: 2200.00

Balance due \$1,100.00

84 (A) 1,320, 572.442

*3.5% FEE WILL APPLY FOR CREDIT CARD TRANSACTIONS

*QUOTED PRICES GOOD FOR 30 DAYS**

*Note: Any engineering, permitting, or additional required insurance (certificate of coverage attached) will be at an additional cost.

PAYMENT TERMS: Payments of Contract Price shall be made as follows: **50% DEPOSIT - BALANCE DUE UPON DELIVERY AND/OR INSTALLATION** - CASH, CHECK, VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER ACCEPTED (a finance charge of 1.5% per month shall be applied to accounts not paid within 10 days after completion of all work invoiced) **ALL WORK IS CUSTOM - MADE TO ORDER, THEREFORE DEPOSIT IS NON-REFUNDABLE.**

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

ACCEPTANCE OF PROPOSAL: The above specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

BUYER/AUTHORIZED SIGNATURE

DATE OF ACCEPTANCE



RECEIVED

MAR 30 2020

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2020	\$467.50	01/30/2020

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

INVOICE NO. 147210

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 58028
Job Name:
Order No.:

Description

01/23/2020 Sheila Soley
paret in

2 gates are not working call Richard @ 316-9279
01/22/2020 - Brent Touchet:
Additional parts on job

Need reader for side gate front removed rear side up to match the gate

01/31/2020 - Brent Touchet:
The job is complete.

Replaced card reader front side gate due to vandalism and moved strike on rear gate due gate adjustment and test If you
have any further problems with your system please contact us.

Service - Security

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Atrium Mullion Prox - Black	1.00	\$210.00	\$210.00
Residential service	1.48 hrs	\$150.00	\$222.50
Sub-Total ex Tax			\$467.50
Tax			\$0.00
Total			\$467.50

1,320, 572, 4154

(A) 38



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2020	\$467.50	01/30/2020

INVOICE NO. 147210

"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	\$467.50
Tax	\$0.00
Total inc Tax	\$467.50
Amount Applied	\$0.00
Balance Due	\$467.50

How To Pay

INVOICE NO. 147210



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 02/20/2020

AMOUNT DUE:

\$467.50

Please Reference: 147210



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2020	\$467.50	01/30/2020

INVOICE NO. 147210

Asset Register - Structure			
Structure Equipment	Model Number	Serial #	Location
Access Point		788A20F3FB05	
Access Point		788A20F3FB66	



RECEIVED

APR 16 2020

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/09/2020	\$110.95	02/17/2020

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

INVOICE NO. 149167

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 03/01/2020 to 03/31/2020
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

38 (A)
1,320,572.457

Security Monitoring

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

INVOICE NO. 149167

NAME: Meadow View at Twin Creeks CCD DUE DATE: 03/09/2020 AMOUNT DUE: \$110.95

Please Reference: 149167



SMARTHOMES.BIZ
SMART HOME SPECIALISTS

RECEIVED

MAR 27 2020

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

04/08/2020

AMOUNT

\$110.95

INVOICE DATE

03/18/2020

INVOICE NO. 152028

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 04/01/2020 to 04/30/2020
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

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

1,320.572, 4571
38 (H)



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/08/2020	\$110.95	03/18/2020

INVOICE NO. 152028

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 04/08/2020

AMOUNT DUE: \$110.95

Please Reference: 152028



Mail

Detach this section and mail check to:

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
3/27/2020	7

Bill To
Meadowview at Twin Creek CDD C/O GMS

RECEIVED

MAR 31 2020

Terms	Due Date
Net 30	4/26/2020

Description	Amount
Amortization Schedule Series 2018A-2 5-1-20 Prepay \$1,395,000 <i>11 (A)</i> <i>1,810,573.316</i>	500.00
Total	
Payments/Credits	
Balance Due	

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Balance Due	\$500.00
-------------	----------

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

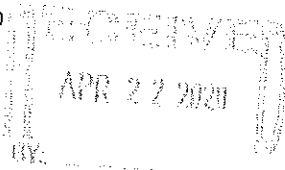
Phone: 877-436-4427 Fax: 844-393-9006

Email: customerservice@onlyfng.com

RECEIVED**Invoice**

APR 22 2020

MDG2020 00000112 00

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:	April 08, 2020
Invoice #:	333807ES
Due Date:	May 01, 2020
Current Charges:	\$22.49
Last Payment:	\$17.27
Payment Date:	March 30, 2020
Prior Balance Due:	\$0.00
Total Amount Due:	\$22.49



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	03/03/20 - 04/01/20	46.70	\$12.15
Fuel	03/03/20 - 04/01/20	1.40	\$0.36
Commodity Charges Sub Total:		48.10	\$12.51
Transportation			\$4.03
Transportation Charges Sub Total:			\$4.03
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$22.40
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$22.49

21 @
1,320.572 45913

mar gos

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.

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	April 08, 2020	Accounts Payable
Invoice #:	333807ES	475 W. Town Place #114
Due Date:	May 01, 2020	St Augustine, FL 32092-0000
Current Charges:	\$22.49	
Last Payment:	\$17.27	
Payment Date:	March 30, 2020	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$22.49	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:

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

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

RECEIVED

APR 2 2020

Invoice #: 56

Invoice Date: 4/1/20

Due Date: 4/1/20

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 - April 2020 1,310, 573, 340		3,937.50	3,937.50
Information Technology - April 2020 387		166.67	166.67
Dissemination Agent Services - April 2020 316		625.00	625.00
Office Supplies 570		0.36	0.36
Postage 420		82.64	82.64
Copies 425		19.20	19.20
Telephone 410		23.48	23.48
1 (A)			
Total			\$4,854.85
Payments/Credits			\$0.00
Balance Due			\$4,854.85

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

MAR 31 2020

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

===== STATEMENT =====

March 23, 2020

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

Bill Number 113460
Billed through 02/29/2020

8 A

1,310.513.315

General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

02/12/20	JLE	Confer with amenity staff and Simpson regarding alcohol policy; review amenity rules; follow-up regarding the same.	0.60 hrs
02/12/20	LMG	Research BYOB alcohol restrictions.	1.20 hrs
02/13/20	LMG	Research alcohol/BYOB restrictions; compile research regarding same.	1.70 hrs
02/14/20	LMG	Confer with Warren regarding BYOB regulations; research same.	0.80 hrs
02/18/20	SSW	Research BYOB policy considerations; confer with Gentry regarding same.	0.60 hrs
02/19/20	JLE	Prepare for and attend conference call regarding alcohol license and easement.	0.30 hrs
02/19/20	SSW	Review agenda package.	0.30 hrs
02/19/20	LMG	Confer with Warren regarding BYOB restrictions; confer with staff regarding alcohol license and drainage easement restrictions.	0.90 hrs
02/20/20	SSW	Prepare for and attend board meeting.	2.60 hrs
02/20/20	LMG	Analyze language regarding district drainage easements in plats and community declarations.	1.20 hrs
02/24/20	LMG	Research enforcement of drainage easement rights.	1.80 hrs
02/24/20	KEM	Review issued alcohol license; confer with Mossing and Whetsel regarding forms to complete.	0.20 hrs
02/25/20	LMG	Research remedies for reliance on government action.	2.10 hrs
02/27/20	SSW	Prepare comments to draft meeting minutes; confer with Hogge regarding same.	0.20 hrs

Total fees for this matter \$3,960.50

DISBURSEMENTS

Travel 135.23

=====

Travel - Meals	4.88
Conference Calls	18.33
Total disbursements for this matter	\$158.44

MATTER SUMMARY

Earlywine, Jere L.	0.90 hrs	275 /hr	\$247.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Gentry, Lauren M.	9.70 hrs	275 /hr	\$2,667.50
Warren, Sarah S.	3.70 hrs	275 /hr	\$1,017.50

TOTAL FEES	\$3,960.50
TOTAL DISBURSEMENTS	\$158.44

TOTAL CHARGES FOR THIS MATTER **\$4,118.94**

BILLING SUMMARY

Earlywine, Jere L.	0.90 hrs	275 /hr	\$247.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Gentry, Lauren M.	9.70 hrs	275 /hr	\$2,667.50
Warren, Sarah S.	3.70 hrs	275 /hr	\$1,017.50

TOTAL FEES	\$3,960.50
TOTAL DISBURSEMENTS	\$158.44

TOTAL CHARGES FOR THIS BILL **\$4,118.94**

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

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

APR 22 2020

3 (B)
1,810, 513, 815

===== STATEMENT =====

April 17, 2020

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

Bill Number 114200
Billed through 03/31/2020

General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

03/06/20	SSW	Follow-up regarding status of liquor license application; confer with district manager regarding upcoming board meeting and anticipated agenda items.	0.40 hrs
03/12/20	KEM	Prepare pool pump preventative maintenance services agreement.	0.40 hrs
03/13/20	SSW	Confer with Oliver and Hogge regarding agenda items for March meeting and potential cancellation of same.	0.40 hrs
03/18/20	SSW	Research questions regarding public meeting, sunshine law, and notice requirements and exemptions related to COVID-19 public health emergency.	0.20 hrs
03/20/20	KEM	Confer with developer regarding executed change orders.	0.10 hrs
03/21/20	KEM	Review executed change orders; record payment and performance bonds.	0.60 hrs
03/23/20	JJ	Review AG opinion on requiring point of access for CMT meetings.	0.10 hrs
03/23/20	KEM	Review recorded payment and performance bonds.	0.10 hrs
03/25/20	JLE	Email Mossing regarding master assessments.	0.20 hrs
03/30/20	KEM	Research and review adopted parking policies.	0.30 hrs
03/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.20 hrs

Total fees for this matter \$897.50

DISBURSEMENTS

Lexis Nexis	8.12
Recording Fees	154.50

Total disbursements for this matter \$162.62

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	275 /hr	\$27.50
Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	140 /hr	\$210.00

=====			
Eckert, Michael C.	1.20 hrs	275 /hr	\$330.00
Warren, Sarah S.	1.00 hrs	275 /hr	\$275.00
TOTAL FEES			\$897.50
TOTAL DISBURSEMENTS			\$162.62
TOTAL CHARGES FOR THIS MATTER			<u>\$1,060.12</u>

BILLING SUMMARY

Johnson, Jonathan T.	0.10 hrs	275 /hr	\$27.50
Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00
Ibarra, Katherine E. - Paralegal	1.50 hrs	140 /hr	\$210.00
Eckert, Michael C.	1.20 hrs	275 /hr	\$330.00
Warren, Sarah S.	1.00 hrs	275 /hr	\$275.00
TOTAL FEES			\$897.50
TOTAL DISBURSEMENTS			\$162.62
TOTAL CHARGES FOR THIS BILL			<u>\$1,060.12</u>

Please include the bill number with your payment.

JP

Municipal Asset Management, Inc.

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

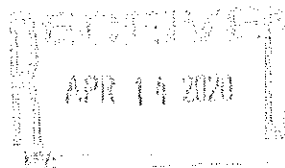
INVOICE

INVOICE NO: 0617686
DATE: 4/1/2020

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

RECEIVED

APR 15 2020



DUE DATE	RENTAL PERIOD
5/7/2020	

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

14 (A) 1,320,572.45915

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
0617686	5/7/2020	\$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 #3/23/2020
131295591918

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

Terms	Net 20
Due Date	4/12/2020
PO #	
Delivery Ticket #	Sales Order #1329963
Delivery Date	3/23/2020
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.

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	60	gal	3.00	180.00
<p><i>B. H. 3-27-20</i> <i>Pool Chemicals</i> <i>001, 320, 572, 001, 45506</i> <i>A 22</i></p> <p>RECEIVED</p> <p>MAR 27 2020</p>					

Total 180.00
Amount Due \$180.00

Remittance Slip

Customer
13BEA030
Invoice #
131295591918

Amount Due \$180.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295591918



Invoice

Date
Invoice #3/23/2020
1312955919211707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	4/12/2020
PO #	
Delivery Ticket #	Sales Order #1329962
Delivery Date	3/23/2020
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 32092Ship To
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

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

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	60	gal	3.00	180.00
<p><i>B. Hupl 3-27-20</i> <i>Pool Chemical</i> <i>001.320.57200.45506</i> <i>A 22</i> RECEIVED MAR 27 2020</p>					

Total 180.00
Amount Due \$180.00

Remittance Slip

Customer
13BEA030
Invoice #
131295591921

Amount Due \$180.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295591921



Invoice

Date
Invoice #4/15/2020
1312955923681707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

RECEIVED

APR 22 2020

Terms	Net 20
Due Date	5/5/2020
PO #	
Delivery Ticket #	Sales Order #1330176
Delivery Date	4/15/2020
Delivery Location	Meadow View at Twln Creeks CDD Pool
Customer #	13BEA030

Bill To

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

Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	250	gal	1.50	375.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<i>22 A</i> <i>1.322, 372.4505</i>					
APR 27 2020					

Total 465.00
Amount Due \$465.00

Remittance Slip

Customer
13BEA030
Invoice #
131295592368

Amount Due \$465.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295592368



Invoice

Date
Invoice #4/15/2020
1312955923691707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

RECEIVED

APR 22 2020

Terms	Net 20
Due Date	5/5/2020
PO #	
Delivery Ticket #	Sales Order #1330177
Delivery Date	4/15/2020
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.

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<p>22 (A) 1,322,572,45506</p> <p>RECEIVED APR 22 2020</p>					

Total 90.00
Amount Due \$90.00

Remittance Slip

Customer
13BEA030
Invoice #
131295592369

Amount Due \$90.00

Amount Paid _____

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

131295592369



Date
Invoice #

4/20/2020
131295592402

Terms	Net 20
Due Date	5/10/2020
PO #	
Delivery Ticket #	Sales Order #1330210
Delivery Date	4/20/2020
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
----------------	---------------------------------------------------------------------

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.50	450.00

22 (A)
1. 320. 572. 4506

Total	450.00
Amount Due	\$450.00

Remittance Slip

Customer
13BEA030

Invoice #
131295592402

Amount Due	\$450.00
Amount Paid	

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



131295592402

RECEIVED

MAR 27 2020

Invoice

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

Date	Invoice #
3/23/2020	57

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance February 1 - February 29, 2020	2,491.83	2,491.83
	Maintenance Supplies	537.36	537.36
	<i>Bkpt - 3-24-20</i>		
	<i>Repairs + Replacements - \$3029.19</i>		
	<i>001.320.57200.44200</i>		
	<i>20 (A)</i>		
		Total	\$3,029.19

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/5/20	3.5	K.B.	Pool preventative maintenance - cleaned probes, checked and unclogged all chemical tubes, checked float to make sure it was functioning properly
2/5/20	2	F.S.	Removed debris through out community
2/6/20	6	K.B.	Pressure washed Handicap chairs, lifeguard chairs, boathouse, benches and swings, swept fake grass behind amenity center
2/8/20	2	K.B.	Emergency Pool Cleaning on Saturday - vacuumed, skimmed, scrubbed tile and checked pool chemicals
2/11/20	5	K.B.	Inspected lights and equipment in gym and aerobics room, social hall, breezeway, main entrance, amenity entrances, boat house, pool deck, tennis courts and dog park, emptied and refilled dog bags and trash receptacles, wiped down benches and checked gates and hinges
2/13/20	7	K.B.	Installed 2 picnic tables, went through loose keys from key box, fixed flags that were missing zip ties around pool deck
2/14/20	1	F.S.	Additional janitorial work as per Danielle
2/17/20	2	F.S.	Additional janitorial work as per Danielle
2/18/20	4	K.H.	Painted sign poles
2/18/20	7.5	K.B.	Pressure washed front of building and mats, pressure washed back of building, rinsed off patio deck, fixed broken fan, pressure washed gates
2/20/20	7.5	K.B.	Assembled multiple pieces of furniture together, straightened stop sign at Carbide Court
2/25/20	5	K.B.	Raked beach to hide black barriers, straightened storage room up, straightened boat house up, checked and changed all trash receptacles, put covers on 6 trash receptacles, installed feet on 2 trash receptacles, put vent back on boathouse
2/25/20	7	A.J.	Setting posts for Children at Play signs
2/26/20	3.5	A.J.	Post sign on the grounds for kids at play, clean and touch up paint on new sign posts
2/27/20	7	K.B.	Put signs up around property, moved one post and beam at Convex, helped install 85" TV on new wall mount

TOTAL 70

MILES 94

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 03/08/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD	2/10/20	Ties for Tennis Screens 100pk	23.69	B.S.
(MVTG)	2/10/20	Florida Flag	35.77	B.S.
	2/11/20	4x4x8' Lumber (12)	100.33	B.S.
	2/12/20	Pocket Door Adjusters	8.57	B.S.
	2/17/20	White Paint 1qt	18.38	B.S.
	2/17/20	White Paint 1 gallon	37.93	B.S.
	2/17/20	4" Roller Cover 2pk	5.72	B.S.
	2/17/20	6" Roller Tray	2.15	B.S.
	2/17/20	4" Roller Handle	5.73	B.S.
	2/17/20	Combo Locks	57.82	K.B.
	2/17/20	Silver Bullet Hose	57.47	K.B.
	2/17/20	Pressure Washing Hose	68.93	K.B.
	2/15/20	9' Pool Umbrella	36.90	B.S.
	2/18/20	1" Chip Flat Brush (2)	2.25	K.H.
	2/18/20	6" Roller Tray	2.15	K.H.
	2/25/20	Concrete for Sign Posts (6)	25.53	B.S.
	2/25/20	Level	22.97	B.S.
	2/27/20	Spax Plag WH HCR PP 12 ct (3)	18.22	K.B.
	2/27/20	Safety Yellow Spray Paint	6.88	K.B.

TOTAL \$537.36

Riverside Management Services, Inc

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

Invoice

Date	Invoice #
4/1/2020	56

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

RECEIVED

APR 3 2020

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - April 2020 320, 572, 45507	1,295.00	1,295.00
	Pool Maintenance Services - April 2020 320, 572, 45505	1,365.00	1,365.00
	Contract Administration - April 2020 320, 572, 45504	1,666.67	1,666.67
	Facility Mahagement - Meadow View - April 2020 320, 572, 4550	5,000.00	5,000.00
	20 A		
		Total	\$9,326.67

RHW
4,1,20

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

Invoice

RECEIVED

APR 24 2020

Invoice #: 58
Invoice Date: 4/20/2020
Due Date: 4/20/2020
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1, 2020 - March 31, 2020		2,416.19	2,416.19
Maintenance Supplies		262.45	262.45
<i>Bkpt 4-23-20</i> <i>Repairs & Replacements - \$2589.95</i> <i>001.320.57200, 49200</i> <i>Grounds Maint. - \$88.69</i> <i>001.320.53600, 48006</i> <i>20 (A)</i>			

Total \$2,678.64

Payments/Credits \$0.00

Balance Due \$2,678.64

MAINTENANCE BILLABLE PURCHASES

Period Ending 04/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTG)	3/5/20	SIKA Adhesive	28.14	K.B.
	3/5/20	Zinc Xchain (2)	1.20	K.B.
	3/5/20	Self Drilling Screws	7.90	K.B.
	3/5/20	3/16x2 1/2 Bolts 25pk	24.13	K.B.
	3/5/20	U Hook (2)	18.95	K.B.
	3/8/20	Gloss White Paint	34.48	B.S.
	3/12/20	32oz Sprayer	3.77	K.B.
	3/12/20	Rust & Stain Remover	10.90	K.B.
	3/12/20	Scour Pad 6pk	5.73	K.B.
	3/12/20	Long Cuff Gloves	6.88	K.B.
	3/12/20	Wing Nut (4)	5.43	K.B.
	3/12/20	Cap Screw (4)	17.25	K.B.
	3/12/20	Winged Screw (4)	10.26	K.B.
	3/12/20	Flat Washer (3)	4.07	K.B.
	3/12/20	Wood Handle	8.03	K.B.
	3/12/20	Deck Scrub	6.88	K.B.
	3/12/20	Button Cap Screw 1/4x1 (6)	16.56	K.B.
	3/12/20	Flat Washer 25pk	6.46	K.B.
	3/15/20	Pool Test Kit	11.37	T.W.
	3/16/20	2" Binder for Lifeguards	14.38	L.T.
	3/16/20	Plastic Clipboards 2pk (2) for Lifeguards	19.70	L.T.
			0.00	
TOTAL			<u>\$262.45</u>	

RMS

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MARCH 2020**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/20	5	K.B.	Wiped down playground, all trash receptacles and water fountains, checked and changed all trash receptacles, restocked dog pot bags, fixed 2 signs leading out of the amenity center, fixed 12 flags at main entrance
3/4/20	2	A.J.	Replaced and checked all kids at play signs
3/5/20	7	K.B.	Wiped down playground, picnic tables, trash receptacles and water fountains, checked and changed all trash receptacles, checked and restocked trash and dog bags in dog park, pressure washed kitchen mats, installed children at play sign, put chains on TV, hung vacuums in storage room, glued plates down near boathouse gate
3/10/20	5	K.B.	Fixed cables behind TV in media room, fixed stones around fire pit, sanded and painted above door leading into kitchen, wiped down playground and picnic tables, checked and replaced all trash receptacle bags, checked and replaced dog park trash receptacles, fixed doors on towel hamper
3/11/20	1.5	K.B.	Prepped for spring break on pool feature
3/12/20	7	K.B.	Maintenance on pool and get pool ready for spring break
3/12/20	3	K.H.	Replaced old life rings, pressure washed splash feature, removed rust from nuts and bolts on the splash feature
3/13/20	2	K.H.	Pressure washed half pool furniture (tables, chairs, umbrellas, lounges)
3/17/20	7	K.B.	Wiped down picnic tables, checked and changed all trash receptacles, fixed stenner pump on feature pool side, wiped door handles, picked up debris in fields and parking lot
3/19/20	8	K.B.	Touched up paint on walls and signs, sprayed chlorine on pool nets, checked and changed all trash receptacles, removed debris around common areas, tightened gate hinges, took handles off tennis court nets
3/24/20	6	K.H.	Checked and changed all trash receptacles and dog pots, disinfected dog park fence, benches, playground fence, swings and playground equipment, unclogged and cleaned all dirty splash feature sprayers, bleached all splash feature nets, re-secured all loose netting on splash feature, removed rust on splash feature
3/26/20	8	R.W.	Sanitized playground, beaches, railings, beach furniture and door handles, pressure washed all outdoor carpets
3/30/20	1	K.H.	Sanitized and wiped playground equipment, swings, benches and trash receptacles, checked and changed all trash receptacles and dog pots
3/31/20	8	T.G.	Pressure washed splash ground furniture, patio furniture and front patio furniture, unclogged spray ground fountains, secured netting under and on spray ground feature
TOTAL	<u><u>68.5</u></u>		
MILES	<u><u>42</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/01		Balance Forward						\$161.56	
03/02	P127030	Payment - Lockbox 569						\$-80.78	
03/26	P130472	Payment - Lockbox 617						\$-80.78	
03/10 03/10	103265817-03102020	REG MTG BOS 3/19/20	SA St Augustine Record	1.00 x 4.7500	4.75	1	\$8.98	\$42.66	
03/10 03/10	103265817-03102020	REG MTG BOS 3/19/20	SA St Aug Record Online	1.00 x 4.7500	4.75	1	\$8.97	\$42.61	
PREVIOUS AMOUNT OWED:				\$161.56					
NEW CHARGES THIS PERIOD:				\$85.27					
CASH THIS PERIOD:				(\$161.56)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

2 (A)

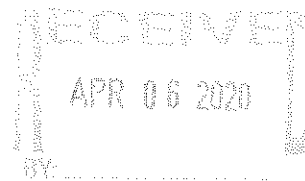
1, 810. 573. 480

RECEIVED

APR 06 2020

BY

2 (A)
 1, 810, 573, 480



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

SAI™

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$85.27		\$0.00	\$0.00	\$0.00	\$0.00		\$85.27
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
		03/02/2020 - 03/29/2020		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								
		03/02/2020 - 03/29/2020		MEADOW VIEW AT TWIN CREEKS CDD										
COMPANY		23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT						
SA 7		\$85.27		\$0.00		NET 15 DAYS								
21	CURRENT NET AMOUNT		22	30 DAYS		60 DAYS		OVER 90 DAYS						
		\$85.27		\$0.00		\$0.00		\$0.00						
4	PAGE #		5	BILLING DATE		6	BILLED ACCOUNT NUMBER		7	ADVERTISER/CLIENT NUMBER		24	STATEMENT NUMBER	
		03/29/2020		15651		15651		0000067861						

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



1252 - 8 6

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

Tue, Mar 10, 2020
8:49:30AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Acct: 15651
Phone: 9049405850
E-Mail:
Client: MEADOW VIEW AT TWIN CREEKS C

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

City: SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003265817-01
Start: 03/10/2020
Placement: SA Legals
Copy Line: NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The regular meetin

Caller: COURTNEY HOGGE
Issues: 1
Rep: Melissa Rhinehart

Paytype: BILL
Stop: 03/10/2020

Lines 55
Depth 4.75
Columns 1

Price \$85.27

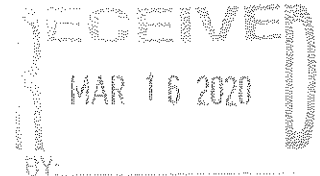
NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, 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. 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
0003265817 March 10, 2020



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# 0003265817-01
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 3/19/20** was published in said newspaper on **03/10/2020**.

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.

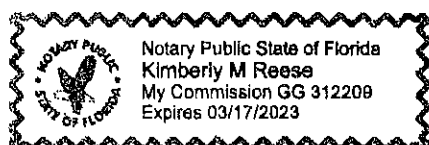
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this day of **MAR 10 2020**

by *Melissa 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

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James Oliver
District Manager
0003265817 March 10, 2020



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-353-1493 • 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: 6419750
DATE: 2/11/2020
ORDER: 6419750

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
2/11/2020	02:07 PM	MICE, RATS, ROACH, S		02:07 PM
Purchase Order	Terms	Back Order	Map Code	Time Out
	NET 30	3/10/2020		03:03 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	190.00
SUBTOTAL		\$190.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$190.00
PRIOR BAL		\$190.00
AMOUNT DUE		\$380.00

B. Stephens 3-16-20
Pest Control
001.320.57200.45917 46 (A)

[Signature]

TECHNICIAN SIGNATURE

[Signature]

Richard
CUSTOMER SIGNATURE

RECEIVED

MAR 27 2020

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 account expenses in the event of collection.

I hereby acknowledge the completion of all services rendered and agree to pay the cost of services as quoted above.

PLEASE PAY FROM THIS INVOICE

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

RECEIVED

APR 10 2020

BILL TO

Meadow View at Twin Creek
CDD
135 W. Central Blvd, Suite 320
Orlando, FL 32801
United States

INVOICE # 1318

DATE 07/29/2019

DUE DATE 07/29/2019

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/01/2019	Web Design:Website ADA Compliance - Type M Perform ADA Compliance check, update / rebuild current site with new ADA plugins, update html code for compliance, image tags etc. Convert 2 years worth of documents to RTF's. Document before and after for ADA errors as per WAVE Checker tool. (See proposal for details)	1	2,250.00	2,250.00

BALANCE DUE

\$2,250.00

SS (7)

1,310,573.353



INVOICE
794528
INVOICE DATE
02/10/20

MINUTES
MATTER.

RECEIVED

MAR 27 2020

SOLD TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

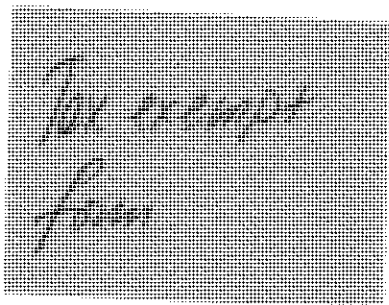
Saint Augustine, FL 32095

SHIP TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
418154	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 ANNUAL SPRINKLER INSPECTION 2/7/2020	\$250.00	\$250.00
1.00	NFPA 72 ANNUAL ALARM INSPECTION Taxable 2/7/2020	\$150.00	\$150.00



Amenity Facility
Maintenance

87 (A) 1,320.572.45508

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

A surcharge of 3% will be applied to credit card purchases.

Questions Regarding this invoice please contact:

Name: Joyce L Dyer
Phone: (904)268-3030
Email: jldyer@waynefire.com

SUBTOTAL:	\$400.00
SALES TAX:	\$9.75
TOTAL:	\$409.75

Remit To:

Wayne Automatic Fire Sprinklers, Inc.
222 Capitol Court
Ocoee, FL 34761



4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

Invoice

DATE	INVOICE #
4/1/2020	12010

BILL TO:

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

SHIP TO:

Beacon Lake
Entry # 2 / Townhomes
April Maintenance

P.O. NUMBER	TERMS	REP	SHIP	VIA	FOB	PROJECT
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4/1/2020

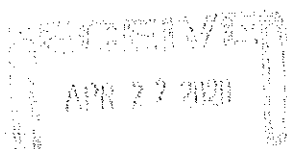
QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
----------	-----------	-------------	------------	--------

1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	9,011.47	9,011.47
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APRIL 2020

RECEIVED

APR 22 2020



13 @
1,320.538.45003

TOTAL \$9,011.47



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 97267	3/13/2020
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: April 12, 2020

Invoice Amount: \$15,653.85

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

Invoice Total **\$15,653.85**

B. Steph 3-18-20
LANDSCAPE MAINT.
001.320.53800.45003
40 (A)

RECEIVED

MAR 27 2020

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

RECEIVED

APR 8 2020



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 100695	4/1/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: May 1, 2020

Invoice Amount: \$15,653.85

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

Invoice Total \$15,653.85

B. Stephens 4-3-20
LANDSCAPE MAINT.
001.320.53800.45003
40 (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

MV@TC CDD Credit Card Statement Information:				Name and Month:	McGeveran / April 2020
Receipt #	Date:	Vendor / Store etc.	Amount:	Code:	Notes:
1	3/2/2020	Party City	\$104.24	1-320-57200-49400	Easter Decorations and Supplies
2	3/6/2020	Target	\$70.88	1-320-57200-49400	Trivia Night Prizes
3	3/13/2020	Michaels	\$65.14	1-320-57200-49400	Easter Egg Painting Decorations
4	3/18/2020	The Home Depot	\$13.10	1-320-57200-45507	Soap and Lyscol
5	3/19/2020	Amazon	\$58.84	1-320-57200-44208	Printer Paper
6	4/1/2020	Fields Appliance	\$98.00	1-320-57200-45508	Repair of the Kitchen Aid Stove Top

\$410.20