

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

JUNE 18, 2020

Meadow View at Twin Creeks

Community Development District

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

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

June 11, 2020

Board of Supervisors
Meadow View at Twin Creeks
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District is scheduled for **Thursday, June 18, 2020 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the May 21, 2020 Meeting
- IV. Consideration of Resolution 2020-09, Ratifying the Sale of the Series 2020A-1/A-2 and 2020A-3 Bonds
- V. Acceptance of the Fiscal Year 2019 Audit
- VI. Discussion Regarding Updated Fiscal Year 2021 Approved Budget
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 1. Requisition Summary
 2. Consideration of Hughes Brothers Change Order No. 5 (Phase 3A), No. 7 (Phase 2) and No. 4 (Phase 2B)
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Operations Manager
- VIII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 11
 - E. Consideration of Funding Request No. 46
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting – July 16, 2020 at 10:00 a.m. at the offices of GMS
- XI. Adjournment

Enclosed under the third order of business is a copy of the minutes of the May 21, 2020 meeting for your review and approval.

The fourth order of business is consideration of resolution 2020-09, ratifying the sale of the Series 2020A-1/A-2 and 2020A-3 bonds. A copy of the resolution is enclosed for your review and approval.

The fifth order of business is acceptance of the Fiscal Year 2019 audit. A copy of the audit report is enclosed for your review.

The sixth order of business is discussion regarding updated Fiscal Year 2021 approved budget. A copy of the budget will be provided under separate cover.

Enclosed under financial reports is the balance sheet and income statement, assessment receipts schedule, check register, and funding request number 46. Construction funding request number 11 will be provided under separate cover.

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

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

Sincerely,

James Oliver

James Oliver

District Manager
Meadow View at Twin Creeks
Community Development District

AGENDA

Meadow View at Twin Creeks Community Development District Agenda

Thursday
June 18, 2020
10:00 a.m.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Call In # 1-888-757-2790 Code 380298
www.meadowviewattwincreeksdcd.com

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 - A. Balance Sheet and Income Statement

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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, May 21, 2020 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 with additional participation through Zoom communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-123 issued by Governor DeSantis pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

| | |
|------------------|--------------------------|
| Bruce Parker | Chairman |
| Blaz Kovacic | Vice Chairman (by phone) |
| Danielle Simpson | Supervisor (by phone) |
| Aaron Lyman | Supervisor |

Also present were:

| | |
|------------------|-------------------------------------|
| Jim Oliver | District Manager |
| Sarah Warren | District Counsel (via Zoom) |
| Scott Lockwood | District Engineer |
| Brian Stephens | Operations Manager (via Zoom) |
| Richard McGovern | Amenity Manager (by phone) |
| Ed Bulliet | MBS Capital Markets, LLC (by phone) |
| Andrew Meran | Heartwood 23, LLC (via Zoom) |
| Misty Taylor | Bryant Miller Olive (via Zoom) |

The following is a summary of the discussions and actions taken at the May 21, 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 April 23, 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 April 23, 2020 meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of Financing Related Matters**

Mr. Bulliet stated as everybody is aware, we've gotten the transaction together and posted the preliminary offering statement about a week and a half ago. This transaction was for the 2020A-1 bonds for annual assessments related to 79 units, and then we did a series 2020A-2 that was the B Bond component up to a loan evaluation of 60% on those 79 lots. Then we issued a Series 2020A-3 bonds that was on the 341 lots that are still owned by BBX in phase 2 and 3A, so with the sizing of the transaction it ends up that the A-1 bond was \$1,685,000, the A-2 bond was \$2,480,000 and the A-3 bond was \$4,410,000. The total par was \$8,575,000. The deal is structured to close with the money delivered on May 26th and the interest rates are at 4.25%, 4.75%, 5.25%, and 5.375%.

A. Supplemental Assessment Resolution 2020-05 (Series 2020A-1/A-2 Bonds)

Ms. Warren supplemental assessment resolution 2020-05 sets forth the specific pricing and associated assessments that will be levied on the 79 lots in phase 2B. This resolution adopts the supplemental engineer's report for the Series 2020 project and the final supplemental assessment methodology report.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor supplemental assessment resolution 2020-05 was approved subject to final verification of the legal description for the 2020A-1/A-2 assessment area (exhibit C).

B. Supplemental Assessment Resolution 2020-06 (Series 2020A-3 Bonds)

Ms. Warren stated supplemental assessment resolution 2020-06 is associated with the Series 2020A-3 bonds and the assessments that will be levied on the specific 341 lots within phases 2A, 2B and 3A. Again, it also adopts the supplemental engineer's report and final supplemental assessment methodology.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor supplemental assessment resolution 2020-06 was approved subject to final verification of the legal description for the 2020A-3 assessment area (exhibit C).

C. 2020 Amendment to Completion Agreement (2016 Bonds) between the Developer and the District

Ms. Warren stated this is an amendment to the original completion agreement that was put in place in 2016. It essentially just adds the 2020 bonds to the completion agreement and we also added a footnote indicating the phase one improvements are substantially complete and are expected to finally be complete once the District engineer has had a chance to review the final as-builts, which are expected within the next 90 days.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the 2020 amendment to the completion agreement was approved in substantial form subject to incorporation of final comments received from developer's counsel.

D. 2020 Amendment to Collateral Assignment and Assumption Agreement (2016 Bonds) between the Developer and the District

Ms. Warren stated this amendment essentially adds those 2020 bonds to the master collateral assignment and assumption agreement that was put in place in 2016. It provides for the collateral assignment of rights if there were a default in the payment of special assessments securing the 2020 bonds.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the 2020 amendment to the collateral assignment and assumption agreement was approved in substantial form subject to incorporation of final comments received from developer's counsel.

E. True-Up Agreement (2020A-1/A-2 Bonds / 2020A-1/A-2 Assessment Area) between the Developer and the District

Ms. Warren stated this true-up agreement is specific to the 2020A-1/A-2 bonds and associated assessment area, which is the 79 units in phase 2B. It essentially provides that in the event there were a replat of that assessment area and the unit numbers increased, or there was a change in the unit types and the assessments levied associated with any change would

not be sufficient for the District to meet the debt service obligations on the 2020A-1/A-2 bonds, the developer would make a true-up payment in that amount of the difference.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the true-up agreement for the 2020A-1/A-2 bonds / 2020A-1/A-2 assessment area was approved in substantial form subject to incorporation of final comments received from developer's counsel.

F. True-Up Agreement (2020A-3 Bonds / 2020A-3 Assessment Area) between the Developer and the District

Ms. Warren stated this is the exact same thing as the prior agreement, just with respect to the 2020A-3 bonds and 2020A-3 assessment area, which at this point is the 341 specific lots in phases 2A, 2B, and 3A.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the true-up agreement for the 2020A-3 bonds / 2020A-3 assessment area was approved in substantial form subject to incorporation of final comments received from developer's counsel.

G. Supplemental Declaration of Consent (2020 Assessments)

Ms. Warren stated this is a supplement to the master declaration of consent and it contemplates the 2020 bonds and the 2020 assessments levied with those bonds.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the supplemental declaration of consent was approved.

H. Supplemental Notice of Assessments (2020 Assessments)

Ms. Warren stated this is a supplement to the master notice of assessments and contemplates the 2020 assessments levied to secure these three series of bonds and will be recorded in the public records and puts the respective property owners on notice.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the supplemental notice of assessments was approved.

I. Consideration of Requisition 001

Mr. Lockwood stated requisition number one is for \$1.5 million and is a reimbursement requisition for Heartwood 23 of the series 2020A-1 bonds.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor requisition number one was approved.

Mr. Lockwood presented reimbursement requisition number two for \$2.5 million for requisitions number 123 through 172.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor requisition number two was approved.

Mr. Lockwood presented requisition number three, which is a refund to BBX of approximately \$4 million.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor requisition number three was approved.

The following item was taken out of order.

SEVENTH ORDER OF BUSINESS

Consideration of Supplemental Disclosure of Public Financing

Ms. Warren stated this is a supplement to the master disclosure of public finance that was put in place in 2015. It basically describes the type of improvements that will be funded with the 2020 bonds and it gives an overview of the assessments that are levied to secure repayment of the bonds.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the supplemental disclosure of public financing was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2020-07,
Approving the Proposed Budget for Fiscal
Year 2021 and Setting a Public Hearing
Date for Adoption**

Mr. Oliver stated I've worked with the Chairman and staff on this budget. It's going to change over the next 90 days. We'd like to set the public hearing for August 20, 2020 at 10:00 a.m. at this location. If it turns out there will be an increase in assessments, we will be sending mailed notice and would likely need to change the location, and we can do that with the appropriate resolution changing that. It is an increase in budget and what we've proposed for this first cut at the budget is to increase platted lots by 5%, so for example the 43' product would go from \$436 to \$458 net O&M assessment. We will continue to work to get the numbers right, wherever they may land.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2020-07, approving the proposed budget for Fiscal Year 2021 and setting a public hearing date for August 20, 2020 at 10:00 a.m. was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2020-08,
Designating a Date, Time and Place for a
Landowner's Meeting and Election**

Mr. Oliver stated every two years we have a landowner's election as we transition eventually to the general election process. All landowners have the opportunity to vote one vote per lot or one vote per acre or fraction of an acre. We've proposed to have that landowner's meeting November 5, 2020 at 10:00 a.m. at the offices of GMS.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2020-08, setting a landowner's election for November 5, 2020 at 10:00 a.m. was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Agreements with Clary &
Associates for Mapping and Permitting of
Re-Plats of the Townhomes and Phase 3A**

Mr. Kovacic stated during the permit process St. Johns County had additional comments, which necessitated us reevaluating and the best course of action is the re-platting of specific areas, including townhomes and phase 3A.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the agreements with Clary & Associates for mapping and permitting of the re-plats of the townhomes and phase 3A were ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Warren stated we're continuing to monitor all of the executive orders regarding re-opening at different public facilities and we will keep the Board apprised of anything that would be relevant.

B. District Engineer

1. Requisition Summary

A copy of the requisition summary including numbers 265-279 for approval was enclosed in the agenda package.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor requisition numbers 265-279 were approved.

2. Consideration of Work Authorization No. 21 for Connector Road from Townhomes to Beacon Lake Parkway Phase 2A Design Phase

Mr. Lockwood stated we will need the as-builts for the dirt that is out there, and Hughes Brothers will need to get that to us.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Work Authorization No. 21 was approved.

C. District Manager – Report on the Number of Registered Voters (368)

Mr. Oliver informed the Board there are 368 registered voters reported within the District boundaries and the general election process would begin with the 2022 election cycle.

D. Amenity Manager – Report

Mr. McGovern informed the Board staff has begun the process of re-opening the pool and gave a brief overview of his report, a copy of which was included in the agenda package.

Mr. Parker stated for the record, we didn't rush to do this. It took us a couple of weeks to gather legal information, what the medical community says, what insurers say and we've been very careful to try to get the homeowners their facility back in a safe manner and we will continue to do that as we open other sections of the amenity facility such as Charley's Grill, the gym, and the social room as the time is correct we will continue those same protocols and get them approved before we announce it.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor actions taken by District staff and chair to re-open the facilities consistent with the phase one re-opening plan were ratified.

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.

TENTH 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 99% collected.

C. Check Register

A copy of the check register totaling \$82,900.89 was included in the agenda package.

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

D. Consideration of Construction Funding Request No. 10

A copy of construction funding request number 10 in the amount of \$480,469.99 was included in the agenda package. The funding request will be revised to include requisition number 279.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor construction funding request number 10 was approved.

E. Ratification of Funding Request No. 44

A copy of funding request number 44 in the amount of \$76,292.80 was included in the agenda package.

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| On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor funding request number 44 was ratified. |
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F. Consideration of Funding Request No. 45

A copy of funding request number 45 in the amount of \$76,086.05 was included in the agenda package.

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| On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor funding request number 45 was approved. |
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ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 18, 2020 at 10:00 a.m. at the Offices of GMS

Mr. Oliver noted the meeting may be held in person or via Zoom.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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| On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the meeting was adjourned. |
|--|

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020A-1, SPECIAL ASSESSMENT BONDS, SERIES 2020A-2, AND SPECIAL ASSESSMENT BONDS, SERIES 2020A-3; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020A-1, SPECIAL ASSESSMENT BONDS, SERIES 2020A-2, AND SPECIAL ASSESSMENT BONDS, SERIES 2020A-3; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District ("District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2020A-1, Special Assessment Bonds, Series 2020A-2 and Special Assessment Bonds, Series 2020A-3 (together, "Bonds"); and

WHEREAS, the District closed on the sale of the Bonds on May 26, 2020; and

WHEREAS, as prerequisites to the issuance of the Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents ("Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Bonds.

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

SECTION 1. The sale, issuance, and closing of the Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of June, 2020.

ATTEST:

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

Secretary

By: _____
Its: _____

FIFTH ORDER OF BUSINESS

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 4, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 4, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,890,420.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,819,067, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$1,395,349, an increase of \$1,400,671 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, and the remainder is unassigned deficit fund balance in the capital projects fund and unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

| NET POSITION SEPTEMBER 30, | | |
|--|--------------|--------------|
| | 2019 | 2018 |
| Assets, excluding capital assets | \$ 3,734,405 | \$ 2,865,496 |
| Capital assets, net of depreciation | 42,014,383 | 21,621,086 |
| Total assets | 45,748,788 | 24,486,582 |
| Liabilities, excluding long-term liabilities | 3,163,313 | 3,430,229 |
| Long-term liabilities | 35,695,055 | 18,985,000 |
| Total liabilities | 38,858,368 | 22,415,229 |
| Net Position | | |
| Net investment in capital assets | 6,319,328 | 2,995,970 |
| Restricted | 1,131,863 | 1,562,548 |
| Unrestricted | (560,771) | (2,487,165) |
| Total net position | \$ 6,890,420 | \$ 2,071,353 |

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to prepayment revenues collected during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

| CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30, | | |
|--|--------------|--------------|
| | 2019 | 2018 |
| Revenues: | | |
| Program revenues | | |
| Charges for services | \$ 7,596,878 | \$ 4,917,838 |
| Operating grants and contributions | 492,656 | 178,308 |
| Capital grants and contributions | 24,484 | - |
| General revenues | | |
| Miscellaneous | 1,079 | 3,903 |
| Unrestricted investment earnings | 25 | 15,861 |
| Total revenues | 8,115,122 | 5,115,910 |
| Expenses: | | |
| General government | 166,778 | 137,986 |
| Maintenance and operations | 313,159 | 37,470 |
| Amenity center | 227,444 | 552 |
| Interest on long-term debt | 1,816,299 | 1,368,031 |
| Bond issue costs | 772,375 | - |
| Total expenses | 3,296,055 | 1,544,039 |
| Change in net position | 4,819,067 | 3,571,871 |
| Net position - beginning | 2,071,353 | (1,500,518) |
| Net position - ending | \$ 6,890,420 | \$ 2,071,353 |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$3,296,055. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and developer contributions. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. Program revenues increased during the current fiscal year as a result of an increase in prepaid assessments. In total, expenses increased in the current fiscal year as a result of bond issuance costs as well as increased maintenance and operations expenses and increased amenity center expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$42,014,383 invested in capital assets. No depreciation has been taken as the construction project is still in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$35,615,000 in Bonds outstanding and \$80,055 in capital leases outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the construction project continues. Additionally, subsequent to fiscal year end, the District issued \$8,575,000 of Series 2020 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 – May 1, 2051 and fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow View at Twin Creeks Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

| | <u>Governmental Activities</u> |
|----------------------------------|------------------------------------|
| ASSETS | |
| Cash | \$ 47,672 |
| Investments | 1,622,314 |
| Assessments receivable | 185,923 |
| Due from Developer | 104,800 |
| Deposits and prepaids | 3,499 |
| Restricted assets: | |
| Investments | 1,770,197 |
| Capital assets: | |
| Nondepreciable | 41,877,908 |
| Depreciable, net | <u>136,475</u> |
| Total assets | <u>45,748,788</u> |
| LIABILITIES | |
| Accounts payable | 90,206 |
| Contracts and retainage payable | 2,248,850 |
| Accrued interest payable | 824,257 |
| Non-current liabilities: | |
| Due within one year | 466,675 |
| Due in more than one year | <u>35,228,380</u> |
| Total liabilities | <u>38,858,368</u> |
| NET POSITION | |
| Net investment in capital assets | 6,319,328 |
| Restricted for debt service | 1,131,863 |
| Unrestricted | <u>(560,771)</u> |
| Total net position | <u><u>\$ 6,890,420</u></u> |

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

| <u>Functions/Programs</u> | Expenses | Program Revenues | | | Net (Expense) Revenue and Changes in Net Position |
|----------------------------------|------------|----------------------------|--|--|--|
| | | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities |
| Primary government: | | | | | |
| Governmental activities: | | | | | |
| General government | \$ 166,778 | \$ 166,778 | \$ - | \$ - | \$ - |
| Maintenance and operations | 313,159 | 78,324 | 484,694 | 24,484 | 274,343 |
| Amenity center | 227,444 | 56,886 | - | - | (170,558) |
| Interest on long-term debt | 1,816,299 | 7,294,890 | 7,962 | - | 5,486,553 |
| Bond issue costs □ | 772,375 | - | - | - | (772,375) |
| Total governmental activities | 3,296,055 | 7,596,878 | 492,656 | 24,484 | 4,817,963 |
| | | | | | |
| General revenues: | | | | | |
| Miscellaneous | | | | | 1,079 |
| Unrestricted investment earnings | | | | | 25 |
| Total general revenues | | | | | 1,104 |
| Change in net position | | | | | 4,819,067 |
| Net position - beginning | | | | | 2,071,353 |
| Net position - ending | | | | | \$ 6,890,420 |

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

| | Major Funds | | | Total |
|--------------------------------------|-------------------|---------------------|---------------------|-----------------------|
| | General | Debt Service | Capital Projects | Governmental Funds |
| ASSETS | | | | |
| Cash | \$ 47,672 | \$ - | \$ - | \$ 47,672 |
| Investments | 16,328 | 1,770,197 | 1,605,986 | 3,392,511 |
| Assessments receivable | - | 185,923 | - | 185,923 |
| Due from Developer | 104,800 | - | - | 104,800 |
| Deposits and prepaids | 3,499 | - | - | 3,499 |
| Total assets | <u>\$ 172,299</u> | <u>\$ 1,956,120</u> | <u>\$ 1,605,986</u> | <u>\$ 3,734,405</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 90,206 | \$ - | \$ - | \$ 90,206 |
| Contracts and retainage payable | - | - | 2,248,850 | 2,248,850 |
| Total liabilities | <u>90,206</u> | <u>-</u> | <u>2,248,850</u> | <u>2,339,056</u> |
| Fund balances: | | | | |
| Nonspendable: | | | | |
| Prepaids and deposits | 3,499 | - | - | 3,499 |
| Restricted for: | | | | |
| Debt service | - | 1,956,120 | - | 1,956,120 |
| Unassigned | 78,594 | - | (642,864) | (564,270) |
| Total fund balances | <u>82,093</u> | <u>1,956,120</u> | <u>(642,864)</u> | <u>1,395,349</u> |
| Total liabilities and fund balances | <u>\$ 172,299</u> | <u>\$ 1,956,120</u> | <u>\$ 1,605,986</u> | <u>\$ 3,734,405</u> |

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Fund balance - governmental funds \$ 1,395,349

Amounts reported for governmental activities in the statement of
net position are different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported as assets in the
governmental funds. The statement of net position includes
those capital assets, net of any accumulated depreciation, in
the net position of the government as a whole.

| | | |
|--------------------------|------------|------------|
| Cost of capital assets | 42,014,383 | |
| Accumulated depreciation | - | 42,014,383 |

Liabilities not due and payable from current available resources
are not reported as liabilities in the governmental fund
statements. All liabilities, both current and long-term, are
reported in the government-wide financial statements.

| | | |
|---|--------------|--------------|
| Accrued interest payable | (824,257) | |
| Capital lease | (80,055) | |
| Bonds payable | (35,615,000) | (36,519,312) |
| Net position of governmental activities | | \$ 6,890,420 |

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

| | Major Funds | | | Total Governmental Funds |
|--|-------------|-----------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| REVENUES | | | | |
| Assessments | \$ 301,988 | \$ 7,294,890 | \$ - | \$ 7,596,878 |
| Developer contributions | 528,437 | - | - | 528,437 |
| Interest | 25 | 7,962 | 24,484 | 32,471 |
| Miscellaneous revenues | 1,079 | - | - | 1,079 |
| Total revenues | 831,529 | 7,302,852 | 24,484 | 8,158,865 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 166,778 | - | - | 166,778 |
| Maintenance and operations | 313,159 | - | - | 313,159 |
| Amenity center | 227,444 | - | - | 227,444 |
| Debt Service: | | | | |
| Principal | 13,457 | 8,120,000 | - | 8,133,457 |
| Interest | 5,005 | 1,440,191 | - | 1,445,196 |
| Bond issue costs | - | - | 772,375 | 772,375 |
| Capital outlay | 93,512 | - | 20,299,785 | 20,393,297 |
| Total expenditures | 819,355 | 9,560,191 | 21,072,160 | 31,451,706 |
| Excess (deficiency) of revenues over (under) expenditures | 12,174 | (2,257,339) | (21,047,676) | (23,292,841) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Interfund transfer in | - | - | 1,452 | 1,452 |
| Interfund transfer (out) | - | (1,452) | - | (1,452) |
| Proceeds from bond issuance | - | 1,689,325 | 22,910,675 | 24,600,000 |
| Lease proceeds | 93,512 | - | - | 93,512 |
| Total other financing sources (uses) | 93,512 | 1,687,873 | 22,912,127 | 24,693,512 |
| Net change in fund balances | 105,686 | (569,466) | 1,864,451 | 1,400,671 |
| Fund balances - beginning | (23,593) | 2,525,586 | (2,507,315) | (5,322) |
| Fund balances - ending | \$ 82,093 | \$ 1,956,120 | \$ (642,864) | \$ 1,395,349 |

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

| | |
|--|---------------------|
| Net change in fund balances - total governmental funds | \$ 1,400,671 |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position. | 20,393,297 |
| Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements. | (43,743) |
| Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. | (24,600,000) |
| Governmental funds report capital leases as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. | (93,512) |
| Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | 8,133,457 |
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. | (371,103) |
| Change in net position of governmental activities | <u>\$ 4,819,067</u> |

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow View at Twin Creeks Community Development District ("District") was established by Ordinance 2016-11 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with Heartwood 23, LLC ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

The capital projects fund is used to account for the costs of major infrastructure acquired by the District and also to accumulate capital reserves for future maintenance costs and capital projects.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

| | Amortized cost | Credit Risk | Maturities |
|----------------------|---------------------|-------------|------------|
| US Bank Money Market | \$ 3,392,511 | N/A | N/A |
| | <u>\$ 3,392,511</u> | | |

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|---------------|------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Construction in progress | \$ 21,621,086 | \$ 20,256,822 | | \$ 41,877,908 |
| Total capital assets, not being depreciated | 21,621,086 | 20,256,822 | - | 41,877,908 |
| Capital assets, being depreciated | | | | |
| Equipment | - | 136,475 | - | 136,475 |
| Total capital assets, being depreciated | - | 136,475 | - | 136,475 |
| Less accumulated depreciation for: | | | | |
| Equipment | - | - | - | - |
| Total accumulated depreciation | - | - | - | - |
| Total capital assets, being depreciated, net | - | 136,475 | - | 136,475 |
| Governmental activities capital assets, net | \$ 21,621,086 | \$ 20,393,297 | \$ - | \$ 42,014,383 |

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$94,000,000. The infrastructure will include earthwork, stormwater management, roadways and transportation improvements, sewer and wastewater utilities, water supply, landscaping, irrigations, hardscaping, and recreation improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District or other governmental entities. Upon completion, the water, sewer, and reclaim utilities systems are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG TERM LIABILITIES

Series 2016A

On October 27, 2016 the District issued \$12,030,000 of Special Assessment Bonds, Series 2016A consisting of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2047 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$2,275,000 of the Series 2016A bonds. See Note 12 for calls made subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Series 2016B

On October 27, 2016 the District issued \$9,405,000 of Special Assessment Bonds, Series 2016B. The Bonds are due May 1, 2026 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid on May 1, 2026.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$3,400,000 of the Series 2016B bonds. See Note 12 for calls made subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Series 2018

On October 10, 2018 the District issued \$16,490,000 of Special Assessment Bonds, Series 2018 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.25% to 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2019

On February 25, 2019 the District issued \$8,110,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2049 and fixed interest rates ranging from 5.2% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Capital Lease

In October 2018 the District entered into a capital lease agreement for the acquisition of fitness equipment. The total acquisition cost of the property was \$134,895, of which the Developer advance funded a down payment in the amount of \$41,383 which was repaid to the Developer during the current fiscal year as detailed in Note 9. The remaining principal balance of \$93,512 was recognized as a capital lease obligation during the current fiscal year. The term of the lease is from February 7, 2019 to January 7, 2023 and is payable in monthly installments of \$2,308.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|----------------------|---------------------|----------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Bonds payable: | | | | | |
| Series 2016 | \$ 19,135,000 | \$ - | \$ 8,120,000 | \$ 11,015,000 | \$ 110,000 |
| Series 2018 | - | 16,490,000 | - | 16,490,000 | 230,000 |
| Series 2019 | - | 8,110,000 | - | 8,110,000 | 105,000 |
| Capital lease | - | 93,512 | 13,457 | 80,055 | 21,675 |
| Total | <u>\$ 19,135,000</u> | <u>\$ 24,693,512</u> | <u>\$ 8,133,457</u> | <u>\$ 35,695,055</u> | <u>\$ 466,675</u> |

At September 30, 2019, the future minimum lease payments on the capital lease obligations were as follows:

| Fiscal year | Amount |
|---|------------------|
| 2020 | \$ 27,691 |
| 2021 | 27,691 |
| 2022 | 27,691 |
| 2023 | 9,230 |
| Total minimum lease payments | 92,303 |
| Less: amounts representing interest | (12,248) |
| Present value of minimum lease payments | <u>\$ 80,055</u> |

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Governmental Activities | | |
|------------------------------|-------------------------|----------------------|----------------------|
| | Principal | Interest | Total |
| 2020 | \$ 445,000 | \$ 1,978,215 | \$ 2,423,215 |
| 2021 | 465,000 | 1,956,350 | 2,421,350 |
| 2022 | 490,000 | 1,933,478 | 2,423,478 |
| 2023 | 525,000 | 1,909,338 | 2,434,338 |
| 2024 | 540,000 | 1,883,438 | 2,423,438 |
| 2025-2029 | 7,745,000 | 8,287,275 | 16,032,275 |
| 2030-2034 | 4,160,000 | 6,663,580 | 10,823,580 |
| 2035-2039 | 5,440,000 | 5,392,870 | 10,832,870 |
| 2040-4044 | 7,200,000 | 3,690,180 | 10,890,180 |
| 2045-2049 | 8,605,000 | 1,440,055 | 10,045,055 |
| Total | <u>\$ 35,615,000</u> | <u>\$ 35,134,779</u> | <u>\$ 70,749,779</u> |

NOTE 7 – MANAGEMENT COMPANY

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

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – DEVELOPER TRANSACTIONS

Governmental Funds

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$528,437, which includes a receivable of \$104,800 at September 30, 2019.

Construction Funding

The Developer has funded certain construction costs during the current and prior fiscal years. In the current fiscal year the District paid the Developer \$2,886,792 of Series 2018 Bond proceeds for the cost of improvements. See Note 12 for subsequent Developer funding amounts received by the District.

NOTE 10 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 11 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2019, the District had open contracts for various construction projects. The contracts totaled approximately \$33.8 million, of which approximately \$3.3 million was uncompleted at September 30, 2019.

NOTE 12 – SUBSEQUENT EVENTS

Developer Construction Funding

Subsequent to fiscal year end, the Developer has provided advance funding for the costs of the construction project. The District repaid the Developer approximately \$8,117,589 in May 2020 with the proceeds from Series 2020 Bonds issued subsequent to fiscal year end.

Bond Issuance

Subsequent to fiscal year end, the District issued \$8,575,000 of Series 2020 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 – May 1, 2051 and fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$150,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

| | Budgeted Amounts <u>Original & Final</u> | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|--|--|-------------------|---|
| REVENUES | | | |
| Assessments | \$ 941,002 | \$ 301,988 | \$ (639,014) |
| Developer contributions | - | 528,437 | 528,437 |
| Interest | - | 25 | 25 |
| Miscellaneous income | - | 1,079 | 1,079 |
| Total revenues | <u>941,002</u> | <u>831,529</u> | <u>(109,473)</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 124,796 | 166,778 | (41,982) |
| Maintenance and operations | 277,216 | 313,159 | (35,943) |
| Amenity center | 538,990 | 227,444 | 311,546 |
| Debt Service: | | | |
| Principal | - | 13,457 | (13,457) |
| Interest | - | 5,005 | (5,005) |
| Capital outlay | - | 93,512 | (93,512) |
| Total expenditures | <u>941,002</u> | <u>819,355</u> | <u>121,647</u> |
| Excess (deficiency) of revenues over (under) expenditures | - | 12,174 | 12,174 |
| OTHER FINANCING SOURCES | | | |
| Lease proceeds | - | 93,512 | 93,512 |
| Total other financing sources | <u>-</u> | <u>93,512</u> | <u>93,512</u> |
| Net change in fund balance | <u>\$ -</u> | <u>105,686</u> | <u>\$ 105,686</u> |
| Fund balance - beginning | | <u>(23,593)</u> | |
| Fund balance - ending | | <u>\$ 82,093</u> | |

See notes to required supplementary information

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



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CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 4, 2020.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

June 4, 2020



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Meadow View at Twin Creeks Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 4, 2020



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 4, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 4, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 4, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

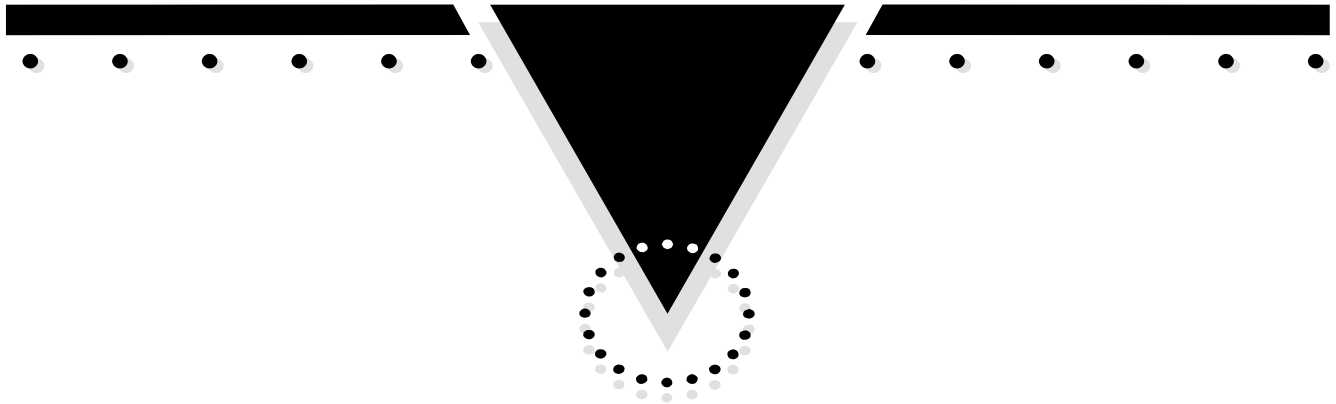
There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SIXTH ORDER OF BUSINESS



*Meadow View @ Twin Creeks
Community Development District*

Approved Budget

FY 2021

May 21, 2020



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 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/20</i> | <i>Approved Budget FY 2021</i> |
|------------------------------------|---------------------------------------|------------------------------------|--|--|--|
| <u>Revenues</u> | | | | | |
| Developer Contributions | \$716,009 | \$398,542 | \$161,461 | \$560,004 | \$507,303 |
| Assessments - Tax Roll | \$202,720 | \$200,623 | \$2,097 | \$202,720 | \$639,590 |
| Assessments - Direct | \$170,111 | \$127,852 | \$42,259 | \$170,111 | \$54,581 |
| Interest/Miscellaneous Income | \$0 | \$44 | \$25 | \$69 | \$50 |
| Facility Revenue | \$0 | \$1,250 | \$1,500 | \$2,750 | \$0 |
| Total Revenues | \$1,088,840 | \$728,312 | \$207,342 | \$935,654 | \$1,201,523 |
| <u>Expenditures</u> | | | | | |
| <u>Administrative</u> | | | | | |
| Engineering | \$20,000 | \$15,466 | \$22,500 | \$37,966 | \$20,000 |
| Attorney | \$30,000 | \$10,943 | \$19,057 | \$30,000 | \$30,000 |
| Annual Audit | \$3,800 | \$5,000 | \$800 | \$5,800 | \$5,900 |
| Arbitrage | \$1,800 | \$3,000 | \$0 | \$3,000 | \$2,400 |
| Assessment Roll | \$5,000 | \$5,000 | \$0 | \$5,000 | \$5,000 |
| Dissemination Agent | \$7,500 | \$5,000 | \$2,500 | \$7,500 | \$10,000 |
| Trustee Fee | \$20,000 | \$13,909 | \$0 | \$13,909 | \$20,000 |
| Management Fees | \$47,250 | \$31,500 | \$15,750 | \$47,250 | \$47,250 |
| Information Technology | \$2,000 | \$1,333 | \$667 | \$2,000 | \$2,000 |
| Website Compliance | \$1,200 | \$2,250 | \$0 | \$2,250 | \$1,200 |
| Telephone | \$500 | \$215 | \$160 | \$375 | \$500 |
| Postage | \$500 | \$483 | \$260 | \$743 | \$800 |
| Insurance | \$9,000 | \$5,750 | \$0 | \$5,750 | \$7,425 |
| Printing & Binding | \$4,000 | \$1,741 | \$1,748 | \$3,489 | \$4,000 |
| Legal Advertising | \$3,000 | \$924 | \$2,000 | \$2,924 | \$3,000 |
| Other Current Charges | \$2,500 | \$1,047 | \$200 | \$1,247 | \$1,500 |
| Office Supplies | \$500 | \$90 | \$175 | \$265 | \$300 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Administrative Expenditures | \$158,725 | \$103,826 | \$65,817 | \$169,643 | \$161,450 |
| <u>AMENITY CENTER</u> | | | | | |
| Utilities | | | | | |
| Telephone/Cable/Internet | \$9,200 | \$5,921 | \$2,920 | \$8,841 | \$9,200 |
| Electric | \$40,000 | \$20,935 | \$12,000 | \$32,935 | \$36,000 |
| Water/Irrigation | \$20,000 | \$10,646 | \$5,320 | \$15,966 | \$20,000 |
| Gas | \$1,500 | \$1,019 | \$416 | \$1,435 | \$1,500 |
| Trash Removal | \$6,000 | \$1,405 | \$720 | \$2,125 | \$3,000 |
| Security | | | | | |
| Security Monitoring | \$1,331 | \$1,244 | \$444 | \$1,688 | \$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 | \$40,000 | \$20,000 | \$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 | \$13,333 | \$6,667 | \$20,000 | \$25,000 |
| Pool Maintenance | \$30,000 | \$11,304 | \$5,460 | \$16,764 | \$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 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/20</i> | <i>Approved Budget FY 2021</i> |
|--|---------------------------------------|------------------------------------|--|--|--|
| <u>AMENITY CENTER CONT'</u> | | | | | |
| Janitorial | \$15,540 | \$10,539 | \$5,180 | \$15,719 | \$18,000 |
| Facility Maintenance | \$15,000 | \$6,305 | \$8,695 | \$15,000 | \$15,000 |
| Repairs & Maintenance | \$10,000 | \$23,484 | \$8,000 | \$31,484 | \$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 | \$18,461 | \$9,230 | \$27,691 | \$27,691 |
| Subscriptions | \$12,000 | \$2,988 | \$0 | \$2,988 | \$12,000 |
| Pest Control | \$2,280 | \$1,520 | \$760 | \$2,280 | \$2,280 |
| Supplies | \$2,000 | \$1,004 | \$996 | \$2,000 | \$2,000 |
| Towel/Linen Service | \$0 | \$481 | \$384 | \$865 | \$2,000 |
| Furniture, Fixtures & Equipment | \$0 | \$3,370 | \$0 | \$3,370 | \$5,000 |
| Special Events | \$30,000 | \$19,964 | \$10,036 | \$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 | \$346 | \$240 | \$586 | \$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 | \$244,336 | \$153,879 | \$398,215 | \$586,444 |
| <u>Grounds Maintenance</u> | | | | | |
| Hydrology Quality/Mitigation | \$6,400 | \$0 | \$0 | \$0 | \$6,400 |
| Electric | \$15,000 | \$5,792 | \$4,208 | \$10,000 | \$15,000 |
| Landscape Maintenance | \$187,846 | \$149,601 | \$98,661 | \$248,263 | \$292,593 |
| Landscape Contingency | \$25,000 | \$38,085 | \$0 | \$38,085 | \$25,000 |
| Lake Maintenance | \$10,800 | \$6,300 | \$4,500 | \$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 | \$13,112 | \$7,200 | \$20,312 | \$22,000 |
| Streetlight Repairs | \$5,000 | \$0 | \$0 | \$0 | \$5,000 |
| Irrigation Repairs | \$7,500 | \$5,703 | \$1,797 | \$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 | \$238,016 | \$129,780 | \$367,796 | \$453,629 |
| <u>TOTAL EXPENDITURES</u> | \$1,088,840 | \$586,178 | \$349,476 | \$935,654 | \$1,201,523 |
| <u>Excess Revenues/ Expenditures</u> | \$0 | \$142,134 | (\$142,134) | \$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 |
| | <u>\$ 1,667</u> | <u>\$ 20,000</u> |

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
Assessment Chart

Operation and Maintenance Assessment

Estimate Per Unit Assessment- Buildout Budget

| Product | Number of Planned Units | ERU Factor | Total ERU's | % ERU | Net Annual | Gross Annual | Net Per Unit | Gross Per Unit |
|-------------|----------------------------|------------|-------------|-------|------------|--------------|--------------|----------------|
| TH | 196 | 0.8 | 156.80 | 16% | \$154,854 | \$164,739 | \$790 | \$841 |
| 43' lots | 203 | 0.9 | 182.70 | 53% | \$509,301 | \$541,809 | \$2,509 | \$2,669 |
| 53' lots | 238 | 1 | 238.00 | 25% | \$235,047 | \$250,050 | \$988 | \$1,051 |
| 63' lots | 171 | 1.1 | 188.10 | 19% | \$185,766 | \$197,623 | \$1,086 | \$1,156 |
| 73' lots | 66 | 1.15 | 75.90 | 8% | \$74,958 | \$79,743 | \$1,136 | \$1,208 |
| 73' Premium | 103 | 1.2 | 123.60 | 13% | \$122,066 | \$129,858 | \$1,185 | \$1,261 |
| TBD | 499 | | | | | | | |
| Total | 1476 | | 965.10 | 135% | \$953,124 | \$1,363,821 | | |

FY20

| Product | Units | Net Per Unit | Gross Per Unit | Net Annual | Gross Annual |
|------------|-------|-----------------|-------------------|------------|--------------|
| TH | 0 | \$530 | \$564 | \$0 | \$0 |
| 43 | 86 | \$596 | \$635 | \$51,293 | \$54,567 |
| 53 | 111 | \$663 | \$705 | \$73,560 | \$78,255 |
| 63 | 65 | \$729 | \$776 | \$47,383 | \$50,408 |
| 73 | 40 | \$762 | \$811 | \$30,484 | \$32,430 |
| 73 Premium | 0 | \$795 | \$846 | \$0 | \$0 |
| TBD | 0 | \$108 | \$114 | \$0 | \$0 |
| Total | 302 | | | \$202,720 | \$215,660 |

Proposed FY21 Combination of Admin Cost and Ground and Amenity Cost

| Product | Platted Units | Net Per Unit | Gross Per Unit | Net Annual | Gross Annual |
|-------------------------------|---------------|-----------------|-------------------|------------|--------------|
| TH | 196 | \$530 | \$564 | \$103,914 | \$110,544 |
| 43 | 203 | \$596 | \$635 | \$121,079 | \$128,804 |
| 53 | 238 | \$663 | \$705 | \$157,727 | \$167,790 |
| 63 | 171 | \$729 | \$776 | \$124,657 | \$132,611 |
| 73 | 66 | \$762 | \$811 | \$50,300 | \$53,510 |
| 73 Premium | 103 | \$795 | \$846 | \$81,912 | \$87,138 |
| TBD Bulk Lands (Admin Only | 499 | \$109 | \$116 | \$54,581 | \$58,063 |
| Total | 1476 | | | \$694,170 | \$738,460 |

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 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/20</i> | <i>Approved 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 | \$288 | \$16 | \$304 | \$500 |
| <i>Carry Forward Surplus</i> | \$202,329 | 202,138 | \$0 | \$202,138 | \$202,293 |
| <i>TOTAL REVENUES</i> | \$646,705 | \$641,205 | \$4,614 | \$645,818 | \$646,169 |
| <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 | \$166,763 | \$0 | \$166,763 | \$ 164,287.50 |
| <i>Principal - 05/01</i> | \$110,000 | \$110,000 | \$0 | \$110,000 | \$ 115,000.00 |
| <i>TOTAL EXPENDITURES</i> | \$443,525 | \$443,525 | \$0 | \$443,525 | \$443,575 |
| <i>EXCESS REVENUES</i> | \$203,180 | \$197,680 | \$4,614 | \$202,293 | \$202,594 |

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 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/20</i> | <i>Approved Budget FY 2021</i> |
|------------------------------------|---------------------------------------|------------------------------------|--|--|--|
| Revenues | | | | | |
| <i>Special Assessments</i> | \$274,800 | \$137,400 | \$137,400 | \$274,800 | \$265,800 |
| <i>Prepayments</i> | \$0 | \$620,171 | \$0 | \$620,171 | \$0 |
| <i>Interest Income</i> | \$600 | \$160 | \$5 | \$165 | \$200 |
| <i>Carry Forward Surplus</i> | \$138,886 | 287,846 | \$0 | \$287,846 | \$762,457 |
| TOTAL REVENUES | \$414,286 | \$1,045,578 | \$137,405 | \$1,182,983 | \$1,028,457 |
| Expenditures | | | | | |
| <u>Series 2016 B</u> | | | | | |
| <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 | \$132,900 | \$0 | \$132,900 | \$132,900 |
| TOTAL EXPENDITURES | \$274,800 | \$420,375 | \$0 | \$420,375 | \$265,800 |
| Other Sources/(Uses) | | | | | |
| <i>Interfund Transfer In/(Out)</i> | \$0 | (\$151) | \$0 | (\$151) | \$0 |
| OTHER SOURCES AND USES | \$0 | (\$151) | \$0 | (\$151) | \$0 |
| EXCESS REVENUES | \$139,486 | \$625,052 | \$137,405 | \$762,457 | \$762,657 |

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

| <i>Description</i> | <i>Adopted Budget FY 2020</i> | <i>Actual Thru 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/20</i> | <i>Approved Budget FY 2021</i> |
|-------------------------------------|---------------------------------------|------------------------------------|--|--|--|
| Revenues | | | | | |
| Assessments | \$612,550 | \$397,108 | \$215,443 | \$612,550 | \$612,550 |
| Prepayment Revenue | \$0 | \$5,227 | \$0 | \$5,227 | \$0 |
| Interest Income | \$750 | \$230 | \$8 | \$238 | \$200 |
| Prepayments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Carry Forward Surplus | \$241,813 | 242,104 | \$0 | \$242,104 | \$247,268 |
| TOTAL REVENUES | \$855,113 | \$644,668 | \$215,451 | \$860,118 | \$860,018 |
| Expenditures | | | | | |
| Interest - 11/01 | \$241,425 | \$241,425 | \$0 | \$241,425 | \$ 238,663 |
| Interest - 05/01 | \$241,425 | \$241,425 | \$0 | \$241,425 | \$ 238,663 |
| Principal - 05/01 | \$130,000 | \$130,000 | \$0 | \$130,000 | \$ 135,000 |
| TOTAL EXPENDITURES | \$612,850 | \$612,850 | \$0 | \$612,850 | \$612,325 |
| Other Sources/(Uses) | | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL OTHER SOURCES AND USES | \$0 | \$0 | \$0 | \$0 | \$0 |
| EXCESS REVENUES | \$242,263 | \$31,818 | \$215,451 | \$247,268 | \$247,693 |

November 1, 2021 - Series 2018A-1

\$235,794

*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 |

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2018 A2

| <i>Description</i> | <i>Adopted Budget FY 2020</i> | <i>Actual Thru 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/20</i> | <i>Approved Budget FY 2021</i> |
|-------------------------------------|---------------------------------------|------------------------------------|--|--|--|
| Revenues | | | | | |
| Assessments | \$520,960 | \$339,674 | \$181,286 | \$520,960 | \$423,880 |
| Prepayment Revenue | \$0 | \$12,700 | \$0 | \$12,700 | \$0 |
| Interest Income | \$750 | \$334 | \$8 | \$342 | \$200 |
| Prepayments | \$0 | \$1,542,576 | \$0 | \$1,542,576 | \$0 |
| Carry Forward Surplus | \$211,313 | 211,704 | \$0 | \$211,704 | \$371,195 |
| TOTAL REVENUES | \$733,023 | \$2,106,989 | \$181,294 | \$2,288,283 | \$795,275 |
| Expenditures | | | | | |
| Interest - 11/01 | \$210,980 | \$210,980 | \$0 | \$210,980 | \$169,120 |
| Interest - 05/01 | \$210,980 | \$210,980 | \$0 | \$210,980 | \$169,120 |
| Principal - 05/01 | \$100,000 | \$100,000 | \$0 | \$100,000 | \$85,000 |
| Principal - 05/01 (Prepayment) | \$0 | \$1,395,000 | \$0 | \$1,395,000 | \$0 |
| TOTAL EXPENDITURES | \$521,960 | \$1,916,960 | \$0 | \$1,916,960 | \$423,240 |
| Other Sources/(Uses) | | | | | |
| Interfund Transfer In/(Out) | \$0 | (\$127) | \$0 | (\$127) | \$0 |
| TOTAL OTHER SOURCES AND USES | \$0 | (\$127) | \$0 | (\$127) | \$0 |
| EXCESS REVENUES | \$211,063 | \$189,901 | \$181,294 | \$371,195 | \$372,035 |

November 1, 2021 - Series 2018A-2

\$166,740

*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 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/20</i> | <i>Approved 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 | \$206 | \$42 | \$248 | \$200 |
| Carry Forward Surplus | \$232,540 | 232,657 | \$0 | \$232,657 | \$235,739 |
| TOTAL REVENUES | \$806,030 | \$605,306 | \$200,589 | \$805,895 | \$808,929 |
| Expenditures | | | | | |
| <u>Series 2019 A1</u> | | | | | |
| Interest - 11/01 | \$103,490 | \$103,490 | \$0 | \$103,490 | \$102,190 |
| Interest - 05/01 | \$103,490 | \$103,490 | \$0 | \$103,490 | \$102,190 |
| Principal - 05/01 | \$50,000 | \$50,000 | \$0 | \$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 | \$129,050 | \$0 | \$129,050 | \$127,455 |
| Principal - 05/01 | \$55,000 | \$55,000 | \$0 | \$55,000 | \$60,000 |
| TOTAL EXPENDITURES | \$570,080 | \$570,080 | \$0 | \$570,080 | \$569,290 |
| Other Sources/(Uses) | | | | | |
| Interfund Transfer In/(Out) | \$0 | (\$76) | \$0 | (\$76) | \$0 |
| TOTAL OTHER SOURCES AND USES | \$0 | (\$76) | \$0 | (\$76) | \$0 |
| EXCESS REVENUES | \$235,950 | \$35,150 | \$200,589 | \$235,739 | \$239,639 |
| 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 |

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2020 A1 A2 A3

| <i>Description</i> | <i>Adopted Budget FY 2020</i> | <i>Actual Thru 5/31/20</i> | <i>Projected Next 4 Months</i> | <i>Total Projected 9/30/19</i> | <i>Approved Budget FY 2021</i> |
|-------------------------------------|---------------------------------------|------------------------------------|--|--|--|
| Revenues | | | | | |
| Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Income | \$0 | \$0 | \$0 | \$0 | \$1,000 |
| Cary Forward Surplus | \$0 | - | \$0 | \$0 | \$654,756 |
| TOTAL REVENUES | \$0 | \$0 | \$0 | \$0 | \$655,756 |
| Expenditures | | | | | |
| <u>Series 2020 A1</u> | | | | | |
| Interest - 11/01 | \$0 | \$0 | \$0 | \$0 | \$37,612 |
| Interest - 05/01 | \$0 | \$0 | \$0 | \$0 | \$43,678 |
| Principal - 05/01 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <u>Series 2020 A2</u> | | | | | |
| Interest - 11/01 | \$0 | \$0 | \$0 | \$0 | \$57,393 |
| Interest - 05/01 | \$0 | \$0 | \$0 | \$0 | \$66,650 |
| Principal - 05/01 | \$0 | \$0 | \$0 | \$0 | \$0 |
| <u>Series 2020 A3</u> | | | | | |
| Interest - 11/01 | \$0 | \$0 | \$0 | \$0 | \$102,058 |
| Interest - 05/01 | \$0 | \$0 | \$0 | \$0 | \$118,519 |
| Principal - 05/01 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 | \$425,909 |
| Other Sources/(Uses) | | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Bond Proceeds | \$829,206 | \$829,206 | \$0 | \$829,206 | \$0 |
| TOTAL OTHER SOURCES AND USES | \$829,206 | \$829,206 | \$0 | \$829,206 | \$0 |
| EXCESS REVENUES | \$829,206 | \$829,206 | \$0 | \$829,206 | \$229,847 |

| | |
|-----------------------------------|-------------------------|
| November 1, 2021 - Series 2020A-1 | \$43,678 |
| November 1, 2021 - Series 2020A-2 | \$66,650 |
| November 1, 2021 - Series 2020A-3 | \$118,519 |
| Total | <u><u>\$228,847</u></u> |

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-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 | \$ 1,685,000.00 | | | \$ 37,611.72 | \$ 37,611.72 |
| 5/1/21 | \$ 1,685,000.00 | | \$ - | \$ 43,678.13 | |
| 11/1/21 | \$ 1,685,000.00 | | | \$ 43,678.13 | \$ 87,356.25 |
| 5/1/22 | \$ 1,685,000.00 | | \$ 25,000.00 | \$ 43,678.13 | |
| 11/1/22 | \$ 1,660,000.00 | | | \$ 43,146.88 | \$ 111,825.00 |
| 5/1/23 | \$ 1,660,000.00 | | \$ 25,000.00 | \$ 43,146.88 | |
| 11/1/23 | \$ 1,635,000.00 | | | \$ 42,615.63 | \$ 110,762.50 |
| 5/1/24 | \$ 1,635,000.00 | | \$ 25,000.00 | \$ 42,615.63 | |
| 11/1/24 | \$ 1,610,000.00 | | | \$ 42,084.38 | \$ 109,700.00 |
| 5/1/25 | \$ 1,610,000.00 | | \$ 30,000.00 | \$ 42,084.38 | |
| 11/1/25 | \$ 1,580,000.00 | | | \$ 41,446.88 | \$ 113,531.25 |
| 5/1/26 | \$ 1,580,000.00 | | \$ 30,000.00 | \$ 41,446.88 | |
| 11/1/26 | \$ 1,550,000.00 | | | \$ 40,809.38 | \$ 112,256.25 |
| 5/1/27 | \$ 1,550,000.00 | | \$ 30,000.00 | \$ 40,809.38 | |
| 11/1/27 | \$ 1,520,000.00 | | | \$ 40,096.88 | \$ 110,906.25 |
| 5/1/28 | \$ 1,520,000.00 | | \$ 30,000.00 | \$ 40,096.88 | |
| 11/1/28 | \$ 1,490,000.00 | | | \$ 39,384.38 | \$ 109,481.25 |
| 5/1/29 | \$ 1,490,000.00 | | \$ 35,000.00 | \$ 39,384.38 | |
| 11/1/29 | \$ 1,455,000.00 | | | \$ 38,553.13 | \$ 112,937.50 |
| 5/1/30 | \$ 1,455,000.00 | | \$ 35,000.00 | \$ 38,553.13 | |
| 11/1/30 | \$ 1,420,000.00 | | | \$ 37,721.88 | \$ 111,275.00 |
| 5/1/31 | \$ 1,420,000.00 | | \$ 40,000.00 | \$ 37,721.88 | |
| 11/1/31 | \$ 1,380,000.00 | | | \$ 36,771.88 | \$ 114,493.75 |
| 5/1/32 | \$ 1,380,000.00 | | \$ 40,000.00 | \$ 36,771.88 | |
| 11/1/32 | \$ 1,340,000.00 | | | \$ 35,721.88 | \$ 112,493.75 |
| 5/1/33 | \$ 1,340,000.00 | | \$ 40,000.00 | \$ 35,721.88 | |
| 11/1/33 | \$ 1,300,000.00 | | | \$ 34,671.88 | \$ 110,393.75 |
| 5/1/34 | \$ 1,300,000.00 | | \$ 45,000.00 | \$ 34,671.88 | |
| 11/1/34 | \$ 1,255,000.00 | | | \$ 33,490.63 | \$ 113,162.50 |
| 5/1/35 | \$ 1,255,000.00 | | \$ 45,000.00 | \$ 33,490.63 | |
| 11/1/35 | \$ 1,210,000.00 | | | \$ 32,309.38 | \$ 110,800.00 |
| 5/1/36 | \$ 1,210,000.00 | | \$ 50,000.00 | \$ 32,309.38 | |
| 11/1/36 | \$ 1,160,000.00 | | | \$ 30,996.88 | \$ 113,306.25 |
| 5/1/37 | \$ 1,160,000.00 | | \$ 50,000.00 | \$ 30,996.88 | |
| 11/1/37 | \$ 1,110,000.00 | | | \$ 29,684.38 | \$ 110,681.25 |
| 5/1/38 | \$ 1,110,000.00 | | \$ 55,000.00 | \$ 29,684.38 | |
| 11/1/38 | \$ 1,055,000.00 | | | \$ 28,240.63 | \$ 112,925.00 |
| 5/1/39 | \$ 1,055,000.00 | | \$ 55,000.00 | \$ 28,240.63 | |
| 11/1/39 | \$ 1,000,000.00 | | | \$ 26,796.88 | \$ 110,037.50 |
| 5/1/40 | \$ 1,000,000.00 | | \$ 60,000.00 | \$ 26,796.88 | |

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-1 Special Assessment Bonds*

| <i>DATE</i> | <i>BALANCE</i> | <i>RATE</i> | <i>PRINCIPAL</i> | <i>INTEREST</i> | <i>TOTAL</i> |
|-------------|----------------|-------------|------------------------|------------------------|------------------------|
| 11/1/40 | \$ 940,000.00 | | | \$ 25,221.88 | \$ 112,018.75 |
| 5/1/41 | \$ 940,000.00 | | \$ 65,000.00 | \$ 25,221.88 | |
| 11/1/41 | \$ 875,000.00 | | | \$ 23,515.63 | \$ 113,737.50 |
| 5/1/42 | \$ 875,000.00 | | \$ 65,000.00 | \$ 23,515.63 | |
| 11/1/42 | \$ 810,000.00 | | | \$ 21,768.75 | \$ 110,284.38 |
| 5/1/43 | \$ 810,000.00 | | \$ 70,000.00 | \$ 21,768.75 | |
| 11/1/43 | \$ 740,000.00 | | | \$ 19,887.50 | \$ 111,656.25 |
| 5/1/44 | \$ 740,000.00 | | \$ 75,000.00 | \$ 19,887.50 | |
| 11/1/44 | \$ 665,000.00 | | | \$ 17,871.88 | \$ 112,759.38 |
| 5/1/45 | \$ 665,000.00 | | \$ 80,000.00 | \$ 17,871.88 | |
| 11/1/45 | \$ 585,000.00 | | | \$ 15,721.88 | \$ 113,593.75 |
| 5/1/46 | \$ 585,000.00 | | \$ 85,000.00 | \$ 15,721.88 | |
| 11/1/46 | \$ 500,000.00 | | | \$ 13,437.50 | \$ 114,159.38 |
| 5/1/47 | \$ 500,000.00 | | \$ 90,000.00 | \$ 13,437.50 | |
| 11/1/47 | \$ 410,000.00 | | | \$ 11,018.75 | \$ 114,456.25 |
| 5/1/48 | \$ 410,000.00 | | \$ 95,000.00 | \$ 11,018.75 | |
| 11/1/48 | \$ 315,000.00 | | | \$ 8,465.63 | \$ 114,484.38 |
| 5/1/49 | \$ 315,000.00 | | \$ 100,000.00 | \$ 8,465.63 | |
| 11/1/49 | \$ 215,000.00 | | | \$ 5,778.13 | \$ 114,243.75 |
| 5/1/50 | \$ 215,000.00 | | \$ 105,000.00 | \$ 5,778.13 | |
| 11/1/50 | \$ 110,000.00 | | | \$ 2,956.25 | \$ 113,734.38 |
| 5/1/51 | \$ 110,000.00 | | \$ 110,000.00 | \$ 2,956.25 | |
| | | | | | \$ 112,956.25 |
| | | | \$ 1,685,000.00 | \$ 1,809,021.10 | \$ 3,494,021.10 |

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-2 Special Assessment Bonds*

| <i>DATE</i> | <i>BALANCE</i> | <i>RATE</i> | <i>PRINCIPAL</i> | <i>INTEREST</i> | <i>TOTAL</i> |
|-------------|-----------------|-------------|------------------|-----------------|---------------|
| 11/1/20 | \$ 2,480,000.00 | 5.375% | | \$ 57,393.06 | \$ 57,393.06 |
| 5/1/21 | \$ 2,480,000.00 | 5.375% | \$ - | \$ 66,650.00 | |
| 11/1/21 | \$ 2,480,000.00 | 5.375% | | \$ 66,650.00 | \$ 133,300.00 |
| 5/1/22 | \$ 2,480,000.00 | 5.375% | \$ 35,000.00 | \$ 66,650.00 | |
| 11/1/22 | \$ 2,445,000.00 | 5.375% | | \$ 65,709.38 | \$ 167,359.38 |
| 5/1/23 | \$ 2,445,000.00 | 5.375% | \$ 35,000.00 | \$ 65,709.38 | |
| 11/1/23 | \$ 2,410,000.00 | 5.375% | | \$ 64,768.75 | \$ 165,478.13 |
| 5/1/24 | \$ 2,410,000.00 | 5.375% | \$ 40,000.00 | \$ 64,768.75 | |
| 11/1/24 | \$ 2,370,000.00 | 5.375% | | \$ 63,693.75 | \$ 168,462.50 |
| 5/1/25 | \$ 2,370,000.00 | 5.375% | \$ 40,000.00 | \$ 63,693.75 | |
| 11/1/25 | \$ 2,330,000.00 | 5.375% | | \$ 62,618.75 | \$ 166,312.50 |
| 5/1/26 | \$ 2,330,000.00 | 5.375% | \$ 45,000.00 | \$ 62,618.75 | |
| 11/1/26 | \$ 2,285,000.00 | 5.375% | | \$ 61,409.38 | \$ 169,028.13 |
| 5/1/27 | \$ 2,285,000.00 | 5.375% | \$ 45,000.00 | \$ 61,409.38 | |
| 11/1/27 | \$ 2,240,000.00 | 5.375% | | \$ 60,200.00 | \$ 166,609.38 |
| 5/1/28 | \$ 2,240,000.00 | 5.375% | \$ 45,000.00 | \$ 60,200.00 | |
| 11/1/28 | \$ 2,195,000.00 | 5.375% | | \$ 58,990.63 | \$ 164,190.63 |
| 5/1/29 | \$ 2,195,000.00 | 5.375% | \$ 50,000.00 | \$ 58,990.63 | |
| 11/1/29 | \$ 2,145,000.00 | 5.375% | | \$ 57,646.88 | \$ 166,637.50 |
| 5/1/30 | \$ 2,145,000.00 | 5.375% | \$ 55,000.00 | \$ 57,646.88 | |
| 11/1/30 | \$ 2,090,000.00 | 5.375% | | \$ 56,168.75 | \$ 168,815.63 |
| 5/1/31 | \$ 2,090,000.00 | 5.375% | \$ 55,000.00 | \$ 56,168.75 | |
| 11/1/31 | \$ 2,035,000.00 | 5.375% | | \$ 54,690.63 | \$ 165,859.38 |
| 5/1/32 | \$ 2,035,000.00 | 5.375% | \$ 60,000.00 | \$ 54,690.63 | |
| 11/1/32 | \$ 1,975,000.00 | 5.375% | | \$ 53,078.13 | \$ 167,768.75 |
| 5/1/33 | \$ 1,975,000.00 | 5.375% | \$ 60,000.00 | \$ 53,078.13 | |
| 11/1/33 | \$ 1,915,000.00 | 5.375% | | \$ 51,465.63 | \$ 164,543.75 |
| 5/1/34 | \$ 1,915,000.00 | 5.375% | \$ 65,000.00 | \$ 51,465.63 | |
| 11/1/34 | \$ 1,850,000.00 | 5.375% | | \$ 49,718.75 | \$ 166,184.38 |
| 5/1/35 | \$ 1,850,000.00 | 5.375% | \$ 70,000.00 | \$ 49,718.75 | |
| 11/1/35 | \$ 1,780,000.00 | 5.375% | | \$ 47,837.50 | \$ 167,556.25 |
| 5/1/36 | \$ 1,780,000.00 | 5.375% | \$ 70,000.00 | \$ 47,837.50 | |
| 11/1/36 | \$ 1,710,000.00 | 5.375% | | \$ 45,956.25 | \$ 163,793.75 |
| 5/1/37 | \$ 1,710,000.00 | 5.375% | \$ 75,000.00 | \$ 45,956.25 | |
| 11/1/37 | \$ 1,635,000.00 | 5.375% | | \$ 43,940.63 | \$ 164,896.88 |
| 5/1/38 | \$ 1,635,000.00 | 5.375% | \$ 80,000.00 | \$ 43,940.63 | |
| 11/1/38 | \$ 1,555,000.00 | 5.375% | | \$ 41,790.63 | \$ 165,731.25 |
| 5/1/39 | \$ 1,555,000.00 | 5.375% | \$ 85,000.00 | \$ 41,790.63 | |
| 11/1/39 | \$ 1,470,000.00 | 5.375% | | \$ 39,506.25 | \$ 166,296.88 |
| 5/1/40 | \$ 1,470,000.00 | 5.375% | \$ 90,000.00 | \$ 39,506.25 | |

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-2 Special Assessment Bonds*

| <i>DATE</i> | <i>BALANCE</i> | <i>RATE</i> | <i>PRINCIPAL</i> | <i>INTEREST</i> | <i>TOTAL</i> |
|-------------|-----------------|-------------|------------------------|------------------------|------------------------|
| 11/1/40 | \$ 1,380,000.00 | 5.375% | | \$ 37,087.50 | \$ 166,593.75 |
| 5/1/41 | \$ 1,380,000.00 | 5.375% | \$ 95,000.00 | \$ 37,087.50 | |
| 11/1/41 | \$ 1,285,000.00 | 5.375% | | \$ 34,534.38 | \$ 166,621.88 |
| 5/1/42 | \$ 1,285,000.00 | 5.375% | \$ 100,000.00 | \$ 34,534.38 | |
| 11/1/42 | \$ 1,185,000.00 | 5.375% | | \$ 31,846.88 | \$ 166,381.25 |
| 5/1/43 | \$ 1,185,000.00 | 5.375% | \$ 105,000.00 | \$ 31,846.88 | |
| 11/1/43 | \$ 1,080,000.00 | 5.375% | | \$ 29,025.00 | \$ 165,871.88 |
| 5/1/44 | \$ 1,080,000.00 | 5.375% | \$ 110,000.00 | \$ 29,025.00 | |
| 11/1/44 | \$ 970,000.00 | 5.375% | | \$ 26,068.75 | \$ 165,093.75 |
| 5/1/45 | \$ 970,000.00 | 5.375% | \$ 115,000.00 | \$ 26,068.75 | |
| 11/1/45 | \$ 855,000.00 | 5.375% | | \$ 22,978.13 | \$ 164,046.88 |
| 5/1/46 | \$ 855,000.00 | 5.375% | \$ 125,000.00 | \$ 22,978.13 | |
| 11/1/46 | \$ 730,000.00 | 5.375% | | \$ 19,618.75 | \$ 167,596.88 |
| 5/1/47 | \$ 730,000.00 | 5.375% | \$ 130,000.00 | \$ 19,618.75 | |
| 11/1/47 | \$ 600,000.00 | 5.375% | | \$ 16,125.00 | \$ 165,743.75 |
| 5/1/48 | \$ 600,000.00 | 5.375% | \$ 140,000.00 | \$ 16,125.00 | |
| 11/1/48 | \$ 460,000.00 | 5.375% | | \$ 12,362.50 | \$ 168,487.50 |
| 5/1/49 | \$ 460,000.00 | 5.375% | \$ 145,000.00 | \$ 12,362.50 | |
| 11/1/49 | \$ 315,000.00 | 5.375% | | \$ 8,465.63 | \$ 165,828.13 |
| 5/1/50 | \$ 315,000.00 | 5.375% | \$ 155,000.00 | \$ 8,465.63 | |
| 11/1/50 | \$ 160,000.00 | 5.375% | | \$ 4,300.00 | \$ 167,765.63 |
| 5/1/51 | \$ 160,000.00 | 5.375% | \$ 160,000.00 | \$ 4,300.00 | |
| | | | | | \$ 164,300.00 |
| | | | \$ 2,480,000.00 | \$ 2,700,549.31 | \$ 5,180,549.31 |

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-3 Special Assessment Bonds*

| <i>DATE</i> | <i>BALANCE</i> | <i>RATE</i> | <i>PRINCIPAL</i> | <i>INTEREST</i> | <i>TOTAL</i> |
|-------------|-----------------|-------------|------------------|-----------------|---------------|
| 11/1/20 | \$ 4,410,000.00 | 5.375% | | \$ 102,057.81 | \$ 102,057.81 |
| 5/1/21 | \$ 4,410,000.00 | 5.375% | \$ - | \$ 118,518.75 | |
| 11/1/21 | \$ 4,410,000.00 | 5.375% | | \$ 118,518.75 | \$ 237,037.50 |
| 5/1/22 | \$ 4,410,000.00 | 5.375% | \$ 60,000.00 | \$ 118,518.75 | |
| 11/1/22 | \$ 4,350,000.00 | 5.375% | | \$ 116,906.25 | \$ 295,425.00 |
| 5/1/23 | \$ 4,350,000.00 | 5.375% | \$ 65,000.00 | \$ 116,906.25 | |
| 11/1/23 | \$ 4,285,000.00 | 5.375% | | \$ 115,159.38 | \$ 297,065.63 |
| 5/1/24 | \$ 4,285,000.00 | 5.375% | \$ 65,000.00 | \$ 115,159.38 | |
| 11/1/24 | \$ 4,220,000.00 | 5.375% | | \$ 113,412.50 | \$ 293,571.88 |
| 5/1/25 | \$ 4,220,000.00 | 5.375% | \$ 70,000.00 | \$ 113,412.50 | |
| 11/1/25 | \$ 4,150,000.00 | 5.375% | | \$ 111,531.25 | \$ 294,943.75 |
| 5/1/26 | \$ 4,150,000.00 | 5.375% | \$ 75,000.00 | \$ 111,531.25 | |
| 11/1/26 | \$ 4,075,000.00 | 5.375% | | \$ 109,515.63 | \$ 296,046.88 |
| 5/1/27 | \$ 4,075,000.00 | 5.375% | \$ 80,000.00 | \$ 109,515.63 | |
| 11/1/27 | \$ 3,995,000.00 | 5.375% | | \$ 107,365.63 | \$ 296,881.25 |
| 5/1/28 | \$ 3,995,000.00 | 5.375% | \$ 85,000.00 | \$ 107,365.63 | |
| 11/1/28 | \$ 3,910,000.00 | 5.375% | | \$ 105,081.25 | \$ 297,446.88 |
| 5/1/29 | \$ 3,910,000.00 | 5.375% | \$ 90,000.00 | \$ 105,081.25 | |
| 11/1/29 | \$ 3,820,000.00 | 5.375% | | \$ 102,662.50 | \$ 297,743.75 |
| 5/1/30 | \$ 3,820,000.00 | 5.375% | \$ 95,000.00 | \$ 102,662.50 | |
| 11/1/30 | \$ 3,725,000.00 | 5.375% | | \$ 100,109.38 | \$ 297,771.88 |
| 5/1/31 | \$ 3,725,000.00 | 5.375% | \$ 100,000.00 | \$ 100,109.38 | |
| 11/1/31 | \$ 3,625,000.00 | 5.375% | | \$ 97,421.88 | \$ 297,531.25 |
| 5/1/32 | \$ 3,625,000.00 | 5.375% | \$ 105,000.00 | \$ 97,421.88 | |
| 11/1/32 | \$ 3,520,000.00 | 5.375% | | \$ 94,600.00 | \$ 297,021.88 |
| 5/1/33 | \$ 3,520,000.00 | 5.375% | \$ 110,000.00 | \$ 94,600.00 | |
| 11/1/33 | \$ 3,410,000.00 | 5.375% | | \$ 91,643.75 | \$ 296,243.75 |
| 5/1/34 | \$ 3,410,000.00 | 5.375% | \$ 115,000.00 | \$ 91,643.75 | |
| 11/1/34 | \$ 3,295,000.00 | 5.375% | | \$ 88,553.13 | \$ 295,196.88 |
| 5/1/35 | \$ 3,295,000.00 | 5.375% | \$ 120,000.00 | \$ 88,553.13 | |
| 11/1/35 | \$ 3,175,000.00 | 5.375% | | \$ 85,328.13 | \$ 293,881.25 |
| 5/1/36 | \$ 3,175,000.00 | 5.375% | \$ 130,000.00 | \$ 85,328.13 | |
| 11/1/36 | \$ 3,045,000.00 | 5.375% | | \$ 81,834.38 | \$ 297,162.50 |
| 5/1/37 | \$ 3,045,000.00 | 5.375% | \$ 135,000.00 | \$ 81,834.38 | |
| 11/1/37 | \$ 2,910,000.00 | 5.375% | | \$ 78,206.25 | \$ 295,040.63 |
| 5/1/38 | \$ 2,910,000.00 | 5.375% | \$ 145,000.00 | \$ 78,206.25 | |
| 11/1/38 | \$ 2,765,000.00 | 5.375% | | \$ 74,309.38 | \$ 297,515.63 |
| 5/1/39 | \$ 2,765,000.00 | 5.375% | \$ 150,000.00 | \$ 74,309.38 | |
| 11/1/39 | \$ 2,615,000.00 | 5.375% | | \$ 70,278.13 | \$ 294,587.50 |
| 5/1/40 | \$ 2,615,000.00 | 5.375% | \$ 160,000.00 | \$ 70,278.13 | |

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-3 Special Assessment Bonds*

| <i>DATE</i> | <i>BALANCE</i> | <i>RATE</i> | <i>PRINCIPAL</i> | <i>INTEREST</i> | <i>TOTAL</i> |
|-------------|-----------------|-------------|------------------------|------------------------|------------------------|
| 11/1/40 | \$ 2,455,000.00 | 5.375% | | \$ 65,978.13 | \$ 296,256.25 |
| 5/1/41 | \$ 2,455,000.00 | 5.375% | \$ 170,000.00 | \$ 65,978.13 | |
| 11/1/41 | \$ 2,285,000.00 | 5.375% | | \$ 61,409.38 | \$ 297,387.50 |
| 5/1/42 | \$ 2,285,000.00 | 5.375% | \$ 175,000.00 | \$ 61,409.38 | |
| 11/1/42 | \$ 2,110,000.00 | 5.375% | | \$ 56,706.25 | \$ 293,115.63 |
| 5/1/43 | \$ 2,110,000.00 | 5.375% | \$ 185,000.00 | \$ 56,706.25 | |
| 11/1/43 | \$ 1,925,000.00 | 5.375% | | \$ 51,734.38 | \$ 293,440.63 |
| 5/1/44 | \$ 1,925,000.00 | 5.375% | \$ 195,000.00 | \$ 51,734.38 | |
| 11/1/44 | \$ 1,730,000.00 | 5.375% | | \$ 46,493.75 | \$ 293,228.13 |
| 5/1/45 | \$ 1,730,000.00 | 5.375% | \$ 210,000.00 | \$ 46,493.75 | |
| 11/1/45 | \$ 1,520,000.00 | 5.375% | | \$ 40,850.00 | \$ 297,343.75 |
| 5/1/46 | \$ 1,520,000.00 | 5.375% | \$ 220,000.00 | \$ 40,850.00 | |
| 11/1/46 | \$ 1,300,000.00 | 5.375% | | \$ 34,937.50 | \$ 295,787.50 |
| 5/1/47 | \$ 1,300,000.00 | 5.375% | \$ 230,000.00 | \$ 34,937.50 | |
| 11/1/47 | \$ 1,070,000.00 | 5.375% | | \$ 28,756.25 | \$ 293,693.75 |
| 5/1/48 | \$ 1,070,000.00 | 5.375% | \$ 245,000.00 | \$ 28,756.25 | |
| 11/1/48 | \$ 825,000.00 | 5.375% | | \$ 22,171.88 | \$ 295,928.13 |
| 5/1/49 | \$ 825,000.00 | 5.375% | \$ 260,000.00 | \$ 22,171.88 | |
| 11/1/49 | \$ 565,000.00 | 5.375% | | \$ 15,184.38 | \$ 297,356.25 |
| 5/1/50 | \$ 565,000.00 | 5.375% | \$ 275,000.00 | \$ 15,184.38 | |
| 11/1/50 | \$ 290,000.00 | 5.375% | | \$ 7,793.75 | \$ 297,978.13 |
| 5/1/51 | \$ 290,000.00 | 5.375% | \$ 290,000.00 | \$ 7,793.75 | |
| | | | | | \$ 297,793.75 |
| | | | \$ 4,410,000.00 | \$ 4,809,482.81 | \$ 9,219,482.81 |

SEVENTH ORDER OF BUSINESS

B.

Meadow View at Twin Creeks Community Development District

June 18, 2020

1. Consideration of Requisitions #280 – #296 (2019 Special Assessment Bonds)
2. Consideration of Change Order #5 – Beacon Lake Phase 3A Subdivision
3. Consideration of Change Order #7 – Beacon Lake Phase 2
4. Consideration of Change Order #4 – Beacon Lake Phase 2B

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

1.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

2019 Bond Series

REQUISITION SUMMARY

June 18, 2020

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

| | <u>TO BE APPROVED</u> | | | |
|-----------|-----------------------|------------------------------------|---|---------------------|
| 6/18/2020 | 280 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #8 - Beacon Lake Phase 3A Parkway | \$ 23,221.75 |
| 6/18/2020 | 281 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #18 - Beacon Lake Phase 2 | \$ 22,620.60 |
| 6/18/2020 | 282 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #8 - Beacon Lake Phase 2B | \$ 5,215.54 |
| 6/18/2020 | 283 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #9 - Beacon Lake Phase 3A | \$ 61,786.44 |
| 6/18/2020 | 284 | ETM | Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194489 | \$ 934.50 |
| 6/18/2020 | 285 | ETM | Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194491 | \$ 10,455.46 |
| 6/18/2020 | 286 | ETM | Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194497 | \$ 4,455.00 |
| 6/18/2020 | 287 | ETM | Beacon Lake Phase 2B (WA#18) - Invoice 194495 | \$ 2,036.00 |
| 6/18/2020 | 288 | Clary & Associates, Inc. | Beacon Lake Unit 2C-Set permanent control points - Invoice 2019-332-6 | \$ 3,100.00 |
| 6/18/2020 | 289 | Clary & Associates, Inc. | Beacon Lake Unit 2C-Set rear lot corners - Invoice 2019-332-5 | \$ 9,090.00 |
| 6/18/2020 | 290 | Clary & Associates, Inc. | Beacon Lake Unit 2C-Set front lot corners - Invoice 2019-332-4 | \$ 13,635.00 |
| 6/18/2020 | 291 | Environmental Resource Solutions, | Beacon Lake Phase 3B Environmental consulting services-Invoice 36935 | \$ 424.41 |
| 6/18/2020 | 292 | J2W Services, LLC | Beacon Lake miscellaneous erosion repairs-Invoice 1032 | \$ 49,808.00 |
| 6/18/2020 | 293 | Hughes Brothers Construction, Inc. | Beacon Lake Ph1 Extra Work - Invoice 2236A | \$ 6,635.79 |
| 6/18/2020 | 294 | Basham Lucas | Beacon Lake Lakefront Park - Invoice 8137 | \$ 5,600.00 |
| 6/18/2020 | 295 | West Orange Nurseries, Inc. | Beacon Lake Phase 2 Parkway - Application for Payment No. 3 | \$ 289,083.70 |
| 6/18/2020 | 296 | Basham Lucas | Beacon Lake - Invoice 8125 | \$ 8,675.00 |
| | | | TOTAL REQUISITIONS TO BE APPROVED JUNE 18, 2020 | \$516,777.19 |

2.

CHANGE ORDER

No. 2B-#4DATE OF ISSUANCE: June 10, 2020EFFECTIVE DATE: June 18, 2020OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 2BProject: Beacon Lake Phase 2BOWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

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

Description: See Hughes Brothers Construction, Inc. correspondence dated 6/08/20**Reason for Change:** See Hughes Brothers Construction, Inc. correspondence dated 6/08/20**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 6/08/20

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

| CHANGE IN CONTRACT PRICE: |
|---|
| Original Contract Price \$ <u>0.00</u> |
| Net Increase/ Decrease from previous Change Orders No. <u>0</u> to No. <u>3</u> \$ <u>1,058,918.86</u> |
| Contract Price prior to this Change Order: \$ <u>0.00</u> |
| Net Increase /Decrease of this Change Order: \$ <u>(188,335.00)</u> |
| Contract Price with all approved Change Orders: \$ <u>870,583.86</u> |

| CHANGE IN CONTRACT TIMES: |
|--|
| Original Contract Times: Substantial Completion: <u> </u> days Ready for final payment: <u> </u> days (days) |
| Net change from previous Change Orders No. <u>-0-</u> to No. <u>-3-</u> Substantial Completion: <u> </u> 0 Ready for final payment: <u> </u> 0 (days) |
| Contract Times prior to this Change Order: Substantial Completion: <u> </u> days Ready for final payment: <u> </u> days (days) |
| Net Increase this Change Order: Substantial Completion: <u> </u> 0 Ready for final payment: <u> </u> 0 (days) |
| Contract Times with all approved Change Orders: Substantial Completion: <u> </u> days Ready for final payment: <u> </u> days (days) |

RECOMMENDED:

APPROVED:

ACCEPTED:

By: _____
ENGINEER (Authorized Signature)By: _____
OWNER (Authorized Signature)By: _____
CONTRACTOR (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

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

CHANGE ORDER NO. 4
Beacon Lake Phase 2B

PROJECT: Beacon Lake Phase 2B
DATE: 6/8/2020
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



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

ATTN: James Perry, CPA

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|--|---|----------|------|------------|------------------------|
| PREVENTION OF EROSION AND WATER POLLUTION | | | | | |
| 150 | Floating Turbidity Barrier | -185.00 | LF | \$ 11.50 | \$ (2,127.50) |
| | SUBTOTAL PREVENTION OF EROSION AND WATER POLLUTION | | | | \$ (2,127.50) |
| SIGNAGE AND MARKINGS | | | | | |
| 660 | Reuse Warning Signs (locations to be determined) | -10.00 | EA | \$ 300.00 | \$ (3,000.00) |
| | SUBTOTAL SIGNAGE AND MARKINGS | | | | \$ (3,000.00) |
| ROADWAY UNDERDRAIN TYPES A & B | | | | | |
| 1140 | Type A Underdrain | -4880.00 | LF | \$ 22.00 | \$ (107,360.00) |
| 1160 | Underdrain Clean-Out | -15.00 | EA | \$ 620.00 | \$ (9,300.00) |
| | SUBTOTAL ROADWAY UNDERDRAIN TYPES A & B | | | | \$ (116,660.00) |
| IRRIGATION SLEEVES, CATV CONDUIT | | | | | |
| 2760 | 2" SCH 40 PVC materials and installation | -500.00 | LF | \$ 7.20 | \$ (3,600.00) |
| 2770 | 3" SCH 40 PVC materials and installation | -500.00 | LF | \$ 8.50 | \$ (4,250.00) |
| 2780 | 4" SCH 40 PVC materials and installation | -500.00 | LF | \$ 9.20 | \$ (4,600.00) |
| 2790 | 6" SCH 40 PVC materials and installation | -500.00 | LF | \$ 12.50 | \$ (6,250.00) |

CHANGE ORDER NO. 4

Beacon Lake Phase 2B

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|--------|--|----------|------|-------------|------------------------|
| 2800 | 8" SCH 40 PVC materials and installation | -500.00 | LF | \$ 15.00 | \$ (7,500.00) |
| 2830 | 3" SCH 40 PVC installation only | -500.00 | LF | \$ 7.00 | \$ (3,500.00) |
| 2840 | 4" SCH 40 PVC installation only | -500.00 | LF | \$ 7.00 | \$ (3,500.00) |
| 2850 | 6" SCH 40 PVC installation only | -500.00 | LF | \$ 8.00 | \$ (4,000.00) |
| 2860 | 8" SCH 40 PVC installation only | -500.00 | LF | \$ 9.00 | \$ (4,500.00) |
| 2870 | 2" SCH 40 PVC installation only | 1925.00 | LF | \$ 6.00 | \$ 11,550.00 |
| | SUBTOTAL IRRIGATION SLEEVES, CATV CONDUIT | | | | \$ (30,150.00) |
| | CHANGE ORDER 2 | | | | |
| New | Ferguson Direct Purchase Deduct Adjustment | 1.00 | LS | \$ 9,490.20 | \$ 9,490.20 |
| | SUBTOTAL CHANGE ORDER 2 | | | | \$ 9,490.20 |
| | CHANGE ORDER 3 | | | | |
| New | Asphaltic Concrete Paving (0.75" 9.5 2nd Lift) | -5275.00 | SY | \$ 6.90 | \$ (36,397.50) |
| | SUBTOTAL CHANGE ORDER 3 | | | | \$ (36,397.50) |
| | TOTAL CHANGE ORDER #4 | | | | \$ (188,335.00) |

Note: This CO is adjusting bid quantities to actual field installed quantities.

APPROVED BY:

Owner's Representative

Printed Name

Date

CHANGE ORDER

No. 7DATE OF ISSUANCE: June 10, 2020EFFECTIVE DATE: June 18, 2020OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 2Project: Beacon Lake Phase 2OWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

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

Description: See Hughes Brothers Construction, Inc. correspondence dated 6/08/20**Reason for Change:** See Hughes Brothers Construction, Inc. correspondence dated 6/08/20**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 6/08/20

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

| CHANGE IN CONTRACT PRICE: |
|---|
| Original Contract Price <u>\$ 10,005,624.42</u> |
| Net Increase/ Decrease from previous Change Orders No. <u>0</u> to No. <u>6</u> <u>\$ 2,309,863.53</u> |
| Contract Price prior to this Change Order: <u>\$ 12,315,487.95</u> |
| Net Increase/ Decrease of this Change Order: <u>\$ 32,688.09</u> |
| Contract Price with all approved Change Orders: <u>\$ 12,348,176.04</u> |

| CHANGE IN CONTRACT TIMES: |
|--|
| Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days) |
| Net change from previous Change Orders No. <u>-0-</u> to No. <u>-6-</u> Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days) |
| Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days) |
| Net Increase this Change Order: Substantial Completion: _____ 0 _____ Ready for final payment: _____ 0 _____ (days) |
| Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days) |

RECOMMENDED:

APPROVED:

ACCEPTED:

By: _____
ENGINEER (Authorized Signature)By: _____
OWNER (Authorized Signature)By: _____
CONTRACTOR (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

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

CHANGE ORDER NO. 7

Beacon Lake Phase 2

PROJECT: Beacon Lake Phase 2
DATE: 6/8/2020
CONTRACTOR: Hughes Brothers Construction, Inc.
 948 Walker Road
 Wildwood, FL 34785
 P: 352-399-6829
 F: 352-399-6830



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

ATTN: James Perry, CPA

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|--|---|----------|------|--------------|-----------------------|
| PREVENTION OF EROSION AND WATER POLLUTION | | | | | |
| 130 | Gravel and Wire Sediment Filter | -3.00 | EA | \$ 1,390.00 | \$ (4,170.00) |
| 150 | Floating Turbidity Barrier | -730.00 | LF | \$ 11.50 | \$ (8,395.00) |
| | SUBTOTAL PREVENTION OF EROSION AND WATER POLLUTION | | | | \$ (12,565.00) |
| DIRECT PURCHASE | | | | | |
| New | Ferguson Direct Purchase Deduct Adjustment | 1.00 | LS | \$ 25,831.12 | \$ 25,831.12 |
| New | Del Zotto Direct Purchase Deduct Adjustment | 1.00 | LS | \$ 9,217.17 | \$ 9,217.17 |
| New | County Materials Direct Purchase Deduct Adjustment | 1.00 | LS | \$ 10,204.80 | \$ 10,204.80 |
| | SUBTOTAL DIRECT PURCHASE | | | | \$ 45,253.09 |
| | TOTAL CHANGE ORDER #7 | | | | \$ 32,688.09 |

Note: This CO is adjusting bid quantities to actual installed quantities and adjusting the direct purchases to amounts actually invoiced.

APPROVED BY:

 Owner's Representative

 Printed Name

 Date

5CHANGE ORDER

No. 3A-#5DATE OF ISSUANCE: June 10, 2020EFFECTIVE DATE: June 18, 2020OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 3A - SubdivisionProject: Beacon Lake Phase 3A - SubdivisionOWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

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

Description: See Hughes Brothers Construction, Inc. correspondence dated 6/08/20**Reason for Change:** See Hughes Brothers Construction, Inc. correspondence dated 6/08/20**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 6/08/20

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

| CHANGE IN CONTRACT PRICE: |
|---|
| Original Contract Price <u>\$ 3,724,268.32</u> |
| Net Increase /Decrease from previous Change Orders No. <u>0</u> to No. <u>4</u> <u>\$ (1,143,366.09)</u> |
| Contract Price prior to this Change Order: <u>\$ 2,580,902.23</u> |
| Net Increase/ Decrease of this Change Order: <u>\$ 373,629.05</u> |
| Contract Price with all approved Change Orders: <u>\$ 2,954,531.28</u> |

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

RECOMMENDED:

APPROVED:

ACCEPTED:

By: _____
ENGINEER (Authorized Signature)By: _____
OWNER (Authorized Signature)By: _____
CONTRACTOR (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

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

KEEP TRACK OF CO \$ ONLY

CHANGE ORDER NO. 5
Beacon Lake Phase 3A Subdivision

PROJECT: Beacon Lake Phase 3A
DATE: 6/8/2020
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



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

ATTN: Jim Oliver

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|---------------------------|--------------------------------------|-----------|------|--------------|---------------------|
| GENERAL CONDITIONS | | | | | |
| New | Mobilization | 1.00 | LS | \$ 8,400.00 | \$ 8,400.00 |
| New | Survey & As-Builts | 1.00 | LS | \$ 16,800.00 | \$ 16,800.00 |
| New | NPDES Monitoring | 1.00 | LS | \$ 1,800.00 | \$ 1,800.00 |
| New | Construction Entrance | 1.00 | LS | \$ 2,700.00 | \$ 2,700.00 |
| New | Silt Fence | 2,970.00 | LF | \$ 1.20 | \$ 3,564.00 |
| | SUBTOTAL GENERAL CONDITIONS | | | | \$ 33,264.00 |
| EARTHWORK | | | | | |
| New | Site Excavation (Cut, Fill, Balance) | 2,793.00 | CY | \$ 3.55 | \$ 9,915.15 |
| New | Fine Grade Slopes & Swales | 2,635.00 | SY | \$ 4.30 | \$ 11,330.50 |
| New | Fine Grade Dist. Areas | 23,360.00 | SY | \$ 0.36 | \$ 8,409.60 |
| New | Fine Grade Landscape Berms | 1.00 | LS | \$ 3,705.00 | \$ 3,705.00 |
| | SUBTOTAL EARTHWORK | | | | \$ 33,360.25 |
| GRASSING | | | | | |
| New | Sod 2' Back of Curb & Slopes | 2,845.00 | SY | \$ 2.40 | \$ 6,828.00 |
| New | Seed & Mulch Dist. Areas | 23,360.00 | SY | \$ 0.25 | \$ 5,840.00 |
| | SUBTOTAL GRASSING | | | | \$ 12,668.00 |
| PARKING | | | | | |
| New | 12" Stabilized Subgrade | 3,895.00 | SY | \$ 7.70 | \$ 29,991.50 |
| New | 6" Limerock Base | 3,210.00 | SY | \$ 12.85 | \$ 41,248.50 |
| New | 1.25" SP-9.5 Asphalt | 2,195.00 | SY | \$ 10.05 | \$ 22,059.75 |
| New | 1.25" SP-9.5 Asphalt Court | 945.00 | SY | \$ 10.05 | \$ 9,497.25 |
| New | Type D Curb | 930.00 | LF | \$ 15.30 | \$ 14,229.00 |
| New | Miami Curb | 130.00 | LF | \$ 15.30 | \$ 1,989.00 |
| New | 18" Type F Curb | 122.00 | LF | \$ 21.60 | \$ 2,635.20 |
| New | Ribbon Curb | 65.00 | LF | \$ 19.20 | \$ 1,248.00 |
| New | Brick Pavers | 224.00 | SF | \$ 9.30 | \$ 2,083.20 |
| New | 4" Sidewalk | 2,785.00 | SF | \$ 4.70 | \$ 13,089.50 |

CHANGE ORDER NO. 5

Beacon Lake Phase 3A

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|--------|---|----------|------|-------------|----------------------|
| New | 6" Concrete Sidewalk w/ Stabilized Base | 4,780.00 | SF | \$ 8.45 | \$ 40,391.00 |
| New | Handicap Ramps | 10.00 | EA | \$ 1,195.00 | \$ 11,950.00 |
| New | Signage & Striping | 1.00 | LS | \$ 8,350.00 | \$ 8,350.00 |
| | SUBTOTAL PARKING | | | | \$ 198,761.90 |
| | STORM | | | | |
| New | 12" HDPE | 674.00 | LF | \$ 29.95 | \$ 20,186.30 |
| New | 15" HDPE | 180.00 | LF | \$ 37.20 | \$ 6,696.00 |
| New | 18" HDPE | 160.00 | LF | \$ 41.20 | \$ 6,592.00 |
| New | 24" HDPE | 220.00 | LF | \$ 53.85 | \$ 11,847.00 |
| New | Type E Inlet | 2.00 | EA | \$ 3,960.00 | \$ 7,920.00 |
| New | Type C Inlet | 6.00 | EA | \$ 2,970.00 | \$ 17,820.00 |
| New | Core & Connect | 3.00 | EA | \$ 2,810.00 | \$ 8,430.00 |
| New | Testing | 1,234.00 | LF | \$ 4.50 | \$ 5,553.00 |
| | SUBTOTAL STORM | | | | \$ 85,044.30 |
| | SEWER | | | | |
| New | 0/6 6" PVC Sewer | 112.00 | LF | \$ 28.80 | \$ 3,225.60 |
| New | 6" Clean-out | 2.00 | EA | \$ 525.00 | \$ 1,050.00 |
| New | Testing - Sewer | 1.00 | LS | \$ 1,800.00 | \$ 1,800.00 |
| | SUBTOTAL SEWER | | | | \$ 6,075.60 |
| | WATERMAIN | | | | |
| New | Connect to Existing | 1.00 | EA | \$ 915.00 | \$ 915.00 |
| New | 1" HDPE Watermain | 300.00 | LF | \$ 8.05 | \$ 2,415.00 |
| New | Fittings | 1.00 | LS | \$ 525.00 | \$ 525.00 |
| New | Testing - Water | 1.00 | LS | \$ 600.00 | \$ 600.00 |
| | SUBTOTAL WATERMAIN | | | | \$ 4,455.00 |
| | TOTAL CHANGE ORDER #5 | | | | \$ 373,629.05 |

Note: This CO includes addition of the community park sitework.

APPROVED BY:

 Owner's Representative

 Printed Name

 Date

D.

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

Memorandum

Date: June 18, 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.
- RMS is continuing to meet weekly with Yellowstone Landscaping.

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 Beacon Lake Flag has been replaced at the Amenity Center.
- All of the tennis court wind screens have been re secured.
- Pool furniture has been relocated to promote Social Distancing around the entire pool deck.
- The Splash Park has been re-opened for resident usage.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- Floor signage has been placed throughout the facility.
- 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 and will start on June 12 2020.
- RMS is meeting with Maintenance, Janitorial and Pool staff to ensure proper cleaning.
- All points of entry on the property have been secured 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.
- The Facility Manager has changed operating hours to Wednesday – Sunday 9am-5pm to cover busy weekends.
- We have secured Pastiche catering for Charlie's Grille and a tentative opening date has been set for July 4th weekend.
- The Band Be Easy will play at the Lake House from 12-3 Sunday July 5th.
- We will host a Welcome to Summer/July 4th Celebration at the Lake House July 5th.
- SouthEast Fitness will be out this month to do our Preventative Maintenance on the fitness equipment.
- Thigpen Heating and Air will be here July, 9th to do our Preventative Maintenance.
- Key Cards have been reactivated as of June 10th at 6pm for those residents who have signed a COVID -19 waiver.

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.
- The erosion control fence has been re secured on Strobe Court.

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.

EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District
Unaudited Financial Statements
as of
May 31, 2020

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

May 31, 2020

| | <u>General</u> | <u>Debt Service</u> | <u>Capital Project</u> | <u>Totals</u> |
|--|------------------|---------------------|------------------------|--------------------|
| <u>Assets:</u> | | | | |
| Cash | \$70,208 | --- | --- | \$70,208 |
| Investments: | | | | |
| Custody - US Bank | \$79,791 | --- | --- | \$79,791 |
| <u>Series 2016 A1</u> | | | | |
| Reserve | --- | \$133,743 | --- | \$133,743 |
| Revenue | --- | \$168,494 | --- | \$168,494 |
| <u>Series 2016 A2</u> | | | | |
| Revenue | --- | \$28,982 | --- | \$28,982 |
| Prepayment | --- | \$204 | --- | \$204 |
| Construction | --- | --- | \$356 | \$356 |
| <u>Series 2016 B</u> | | | | |
| Reserve | --- | \$132,900 | --- | \$132,900 |
| Interest | --- | \$4,529 | --- | \$4,529 |
| Revenue | --- | \$3 | --- | \$3 |
| Prepayment | --- | \$620,670 | --- | \$620,670 |
| Construction | --- | --- | \$3,463 | \$3,463 |
| <u>Series 2018 A1</u> | | | | |
| Reserve | --- | \$184,324 | --- | \$184,324 |
| Revenue | --- | \$30,922 | --- | \$30,922 |
| Construction | --- | --- | \$404 | \$404 |
| <u>Series 2018 A2</u> | | | | |
| Reserve | --- | \$156,288 | --- | \$156,288 |
| Revenue | --- | \$12,752 | --- | \$12,752 |
| Prepayment | --- | \$178,045 | --- | \$178,045 |
| <u>Series 2019 A1</u> | | | | |
| Reserve | --- | \$77,576 | --- | \$77,576 |
| Revenue | --- | \$13,795 | --- | \$13,795 |
| Construction | --- | --- | \$5,591 | \$5,591 |
| <u>Series 2019 A2</u> | | | | |
| Reserve | --- | \$94,689 | --- | \$94,689 |
| Revenue | --- | \$21,110 | --- | \$21,110 |
| Prepayment | --- | \$244 | --- | \$244 |
| <u>Series 2020 A1</u> | | | | |
| Reserve | --- | \$34,348 | --- | \$34,348 |
| Interest | --- | \$124,968 | --- | \$124,968 |
| Cost of Issuance | --- | --- | \$12,580 | \$12,580 |
| <u>Series 2020 A2</u> | | | | |
| Reserve | --- | \$50,708 | --- | \$50,708 |
| Interest | --- | \$190,693 | --- | \$190,693 |
| <u>Series 2020 A3</u> | | | | |
| Reserve | --- | \$89,393 | --- | \$89,393 |
| Interest | --- | \$339,095 | --- | \$339,095 |
| Cost of Issuance | --- | --- | \$13,320 | \$13,320 |
| Due From Developer | \$74,708 | --- | \$0 | \$74,708 |
| Electric Deposits | \$3,385 | --- | --- | \$3,385 |
| Prepaid Expenses | \$3,654 | --- | --- | \$3,654 |
| Total Assets | \$231,746 | \$2,688,477 | \$35,715 | \$2,955,938 |
| <u>Liabilities:</u> | | | | |
| Accounts Payable | \$7,645 | --- | --- | \$7,645 |
| Due to Developer | \$1,793 | --- | --- | \$1,793 |
| <u>Fund Balances:</u> | | | | |
| Nonspendable | \$7,039 | \$0 | \$0 | \$7,039 |
| Restricted for Capital Projects | --- | --- | \$35,715 | \$35,715 |
| Restricted for Debt Service | --- | \$2,688,477 | --- | \$2,688,477 |
| Unassigned | \$215,270 | --- | --- | \$215,270 |
| Total Liabilities & Fund Equity | \$231,746 | \$2,688,477 | \$35,715 | \$2,955,938 |

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending May 31, 2020

| | <i>Adopted Budget</i> | <i>Prorated Thru 05/31/20</i> | <i>Actual Thru 05/31/20</i> | <i>Variance</i> |
|------------------------------------|---------------------------|-----------------------------------|---------------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| Developer Contributions | \$716,009 | \$398,542 | \$398,542 | \$0 |
| Assessments - Tax Roll | \$202,720 | \$202,720 | \$200,623 | (\$2,097) |
| Assessments - Direct | \$170,111 | \$127,852 | \$127,852 | \$0 |
| Interest/Miscellaneous Income | \$0 | \$0 | \$44 | \$44 |
| Facility Revenue | \$0 | \$0 | \$1,250 | \$1,250 |
| TOTAL REVENUES | \$1,088,840 | \$729,114 | \$728,312 | (\$803) |
| <u>EXPENDITURES:</u> | | | | |
| <u>ADMINISTRATIVE:</u> | | | | |
| Engineering | \$20,000 | \$13,333 | \$15,466 | (\$2,132) |
| Attorney Fees | \$30,000 | \$20,000 | \$10,943 | \$9,057 |
| Annual Audit | \$3,800 | \$5,000 | \$5,000 | \$0 |
| Arbitrage (1) | \$1,800 | \$1,800 | \$3,000 | (\$1,200) |
| Assessment Roll | \$5,000 | \$5,000 | \$5,000 | \$0 |
| Dissemination | \$7,500 | \$5,000 | \$5,000 | \$0 |
| Trustee Fees | \$20,000 | \$13,909 | \$13,909 | \$0 |
| Management Fees | \$47,250 | \$31,500 | \$31,500 | \$0 |
| Information Technology | \$2,000 | \$1,333 | \$1,333 | (\$0) |
| Website Compliance | \$1,200 | \$800 | \$2,250 | (\$1,450) |
| Telephone | \$500 | \$333 | \$215 | \$118 |
| Postage | \$500 | \$333 | \$483 | (\$150) |
| Insurance | \$9,000 | \$9,000 | \$5,750 | \$3,250 |
| Printing and Binding | \$4,000 | \$2,667 | \$1,741 | \$926 |
| Legal Advertising | \$3,000 | \$2,000 | \$924 | \$1,076 |
| Other Current Charges | \$2,500 | \$1,667 | \$1,047 | \$620 |
| Office Supplies | \$500 | \$333 | \$90 | \$243 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| ADMINISTRATIVE EXPENDITURES | \$158,725 | \$114,184 | \$103,826 | \$10,358 |
| <u>AMENITY CENTER:</u> | | | | |
| Utilities | | | | |
| Telephone/Cable/Internet | \$9,200 | \$6,133 | \$5,921 | \$212 |
| Electric | \$40,000 | \$26,667 | \$20,935 | \$5,732 |
| Water/Irrigation | \$20,000 | \$13,333 | \$10,646 | \$2,687 |
| Gas | \$1,500 | \$1,000 | \$1,019 | (\$19) |
| Trash Removal | \$6,000 | \$4,000 | \$1,405 | \$2,595 |
| Security | | | | |
| Security Monitoring | \$1,331 | \$887 | \$1,244 | (\$357) |
| Access Cards | \$3,000 | \$2,000 | \$313 | \$1,688 |
| Contracted Security | \$20,000 | \$13,333 | \$0 | \$13,333 |
| Management Contracts | | | | |
| Facility Management | \$125,000 | \$83,333 | \$40,000 | \$43,333 |
| Pool Attendants | \$48,000 | \$32,000 | \$0 | \$32,000 |
| Canoe Launch Attendant | \$28,800 | \$19,200 | \$0 | \$19,200 |
| Snack Bar Attendant | \$16,640 | \$11,093 | \$0 | \$11,093 |
| Field Mgmt / Admin | \$25,000 | \$16,667 | \$13,333 | \$3,333 |
| Pool Maintenance | \$30,000 | \$20,000 | \$11,304 | \$8,697 |
| Pool Chemicals | \$15,000 | \$10,000 | \$5,235 | \$4,765 |

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending May 31, 2020

| | <i>Adopted Budget</i> | <i>Prorated Thru 05/31/20</i> | <i>Actual Thru 05/31/20</i> | <i>Variance</i> |
|---|---------------------------|-----------------------------------|---------------------------------|------------------|
| AMENITY CENTER CONTINUED | | | | |
| Janitorial | \$15,540 | \$10,360 | \$10,539 | (\$179) |
| Facility Maintenance | \$15,000 | \$10,000 | \$6,305 | \$3,695 |
| Repairs & Maintenance | \$10,000 | \$6,667 | \$23,484 | (\$16,818) |
| Capital Projects | \$12,000 | \$8,000 | \$1,206 | \$6,794 |
| Snack Bar Inventory- CGS | \$1,000 | \$1,000 | \$526 | \$474 |
| Food Service License | \$500 | \$492 | \$492 | \$0 |
| Rental and Leases | \$27,691 | \$18,461 | \$18,461 | (\$0) |
| Subscriptions | \$12,000 | \$8,000 | \$2,988 | \$5,012 |
| Pest Control | \$2,280 | \$1,520 | \$1,520 | \$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 | \$19,964 | \$19,964 | \$0 |
| Holiday Decorations | \$9,000 | \$6,000 | \$0 | \$6,000 |
| Fitness Center Repairs/Supplies | \$2,000 | \$1,333 | \$1,227 | \$107 |
| Office Supplies | \$2,000 | \$1,333 | \$346 | \$987 |
| ASCAP/BMI Licenses | \$1,000 | \$667 | \$0 | \$667 |
| Property Insurance | \$30,000 | \$30,000 | \$33,867 | (\$3,867) |
| Performance Guaranty Bonds | \$0 | \$0 | \$7,201 | (\$7,201) |
| AMENITY CENTER EXPENDITURES | \$561,482 | \$384,448 | \$244,336 | \$140,113 |
| GROUND MAINTENANCE EXPENDITURES | | | | |
| Hydrology Quality/Mitigation | \$6,400.00 | \$4,267 | \$0 | \$4,267 |
| Electric | \$15,000.00 | \$10,000 | \$5,792 | \$4,208 |
| Landscape Maintenance | \$187,846.00 | \$125,231 | \$149,601 | (\$24,371) |
| Landscape Contingency | \$25,000.00 | \$16,667 | \$38,085 | (\$21,419) |
| Lake Maintenance | \$10,800.00 | \$7,200 | \$6,300 | \$900 |
| Grounds Maintenance | \$12,000.00 | \$8,000 | \$1,824 | \$6,176 |
| Pump Repairs | \$5,000.00 | \$3,333 | \$12,612 | (\$9,279) |
| Streetlighting | \$22,000.00 | \$14,667 | \$13,112 | \$1,555 |
| Streetlight Repairs | \$5,000.00 | \$3,333 | \$0 | \$3,333 |
| Irrigation Repairs | \$7,500.00 | \$5,000 | \$5,703 | (\$703) |
| Miscellaneous | \$5,000.25 | \$3,334 | \$74 | \$3,260 |
| Contingency | \$67,086.25 | \$44,724 | \$4,913 | \$39,811 |
| GROUNDS MAINTENANCE EXPENDITURES | \$368,633 | \$245,755 | \$238,016 | \$7,739 |
| TOTAL EXPENDITURES | \$1,088,840 | \$744,388 | \$586,178 | \$158,209 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$142,134 | |
| FUND BALANCE - Beginning | \$0 | | \$80,175 | |
| FUND BALANCE - Ending | \$0 | | \$222,309 | |

(1) Includes fees for DS2016 FY17/FY18

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 | \$74,708 | \$0 | \$0 | \$0 | \$0 | \$398,542 |
| 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 | \$269 | \$0 | \$0 | \$0 | \$0 | \$127,852 |
| Interest/Miscellaneous Income | \$2 | \$2 | \$2 | \$7 | \$10 | \$14 | \$6 | \$1 | \$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 | \$74,977 | \$0 | \$0 | \$0 | \$0 | \$728,312 |
| <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 | \$2,823 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,943 |
| Annual Audit | \$500 | \$500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,000 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| Arbitrage | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,000 | \$0 | \$0 | \$0 | \$0 | \$3,000 |
| 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 | \$625 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| Trustee Fees | \$0 | \$0 | \$0 | \$11,431 | \$0 | \$2,478 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,909 |
| Management Fees | \$3,938 | \$3,938 | \$3,938 | \$3,938 | \$3,938 | \$3,938 | \$3,938 | \$3,938 | \$0 | \$0 | \$0 | \$0 | \$31,500 |
| Information Technology | \$167 | \$167 | \$167 | \$167 | \$167 | \$167 | \$167 | \$167 | \$0 | \$0 | \$0 | \$0 | \$1,333 |
| 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 | \$9 | \$0 | \$0 | \$0 | \$0 | \$483 |
| 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 | \$437 | \$0 | \$0 | \$0 | \$0 | \$1,741 |
| Legal Advertising | \$85 | \$85 | \$341 | \$81 | \$81 | \$85 | \$166 | \$0 | \$0 | \$0 | \$0 | \$0 | \$924 |
| Other Current Charges | \$113 | \$185 | \$142 | \$388 | \$138 | \$8 | \$34 | \$41 | \$0 | \$0 | \$0 | \$0 | \$1,047 |
| Office Supplies | \$13 | \$16 | \$16 | \$1 | \$19 | \$16 | \$0 | \$11 | \$0 | \$0 | \$0 | \$0 | \$90 |
| 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 | \$8,874 | \$7,877 | \$12,226 | \$0 | \$0 | \$0 | \$0 | \$103,826 |
| <u>Amenity Center</u> | | | | | | | | | | | | | |
| Telephone | \$727 | \$722 | \$722 | \$729 | \$729 | \$729 | \$835 | \$729 | \$0 | \$0 | \$0 | \$0 | \$5,921 |
| Electric | \$2,970 | \$2,721 | \$2,650 | \$2,769 | \$2,758 | \$2,877 | \$2,588 | \$1,603 | \$0 | \$0 | \$0 | \$0 | \$20,935 |
| Water/Irrigation | \$2,364 | \$648 | \$1,211 | \$918 | \$1,222 | \$1,602 | \$1,359 | \$1,322 | \$0 | \$0 | \$0 | \$0 | \$10,646 |
| Gas | \$214 | \$52 | \$242 | \$117 | \$17 | \$199 | \$99 | \$78 | \$0 | \$0 | \$0 | \$0 | \$1,019 |
| Trash Removal | \$114 | \$180 | \$180 | \$180 | \$172 | \$179 | \$178 | \$223 | \$0 | \$0 | \$0 | \$0 | \$1,405 |
| 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 | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$40,000 |
| 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 | \$1,667 | \$0 | \$0 | \$0 | \$0 | \$13,333 |
| Pool Maintenance | \$1,365 | \$1,365 | \$1,365 | \$1,365 | \$1,585 | \$1,365 | \$1,529 | \$1,365 | \$0 | \$0 | \$0 | \$0 | \$11,304 |
| 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 | \$1,295 | \$0 | \$0 | \$0 | \$0 | \$10,539 |
| Facility Maintenance | \$1,020 | \$1,143 | \$0 | \$3,413 | \$478 | \$100 | \$98 | \$53 | \$0 | \$0 | \$0 | \$0 | \$6,305 |

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 | \$3,181 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,484 |
| 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 | \$2,308 | \$0 | \$0 | \$0 | \$0 | \$18,461 |
| 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 | \$190 | \$0 | \$0 | \$0 | \$0 | \$1,520 |
| 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 | \$1,125 | \$0 | \$0 | \$0 | \$0 | \$19,964 |
| 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 | \$18 | \$0 | \$0 | \$0 | \$0 | \$346 |
| 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 | \$30,622 | \$16,974 | \$0 | \$0 | \$0 | \$0 | \$244,336 |
| 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 | \$853 | \$0 | \$0 | \$0 | \$0 | \$5,792 |
| Landscape Maintenance | \$22,001 | \$15,654 | \$15,654 | \$15,654 | \$15,654 | \$15,654 | \$24,665 | \$24,665 | \$0 | \$0 | \$0 | \$0 | \$149,601 |
| Landscape Contingency | \$0 | \$5,570 | \$14,600 | \$7,008 | \$3,700 | \$860 | \$6,348 | \$0 | \$0 | \$0 | \$0 | \$0 | \$38,085 |
| Lake Maintenance | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$900 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,300 |
| 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 | \$1,566 | \$0 | \$0 | \$0 | \$0 | \$13,112 |
| 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 | \$465 | \$297 | \$0 | \$0 | \$0 | \$0 | \$5,703 |
| 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 | \$22,465 | \$32,690 | \$34,897 | \$27,381 | \$0 | \$0 | \$0 | \$0 | \$238,016 |
| Total Expenses | \$110,173 | \$70,693 | \$73,556 | \$67,979 | \$64,788 | \$69,011 | \$73,396 | \$56,581 | \$0 | \$0 | \$0 | \$0 | \$586,178 |
| Excess Revenues (Expenditures) | (\$5,655) | (\$10,830) | \$127,537 | \$93,226 | (\$62,520) | (\$66,407) | \$48,387 | \$18,396 | \$0 | \$0 | \$0 | \$0 | \$142,134 |

*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 |
| 45 | 5/15/20 | | | \$0.00 | \$74,707.56 | (\$74,707.56) |
| TOTAL | | | \$852,271.58 | \$528,436.84 | \$398,542.30 | (\$74,707.56) |

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending May 31, 2020

| | <i>Adopted Budget</i> | <i>Prorated Thru 05/31/20</i> | <i>Actual Thru 05/31/20</i> | <i>Variance</i> |
|--|---------------------------|-----------------------------------|---------------------------------|------------------|
| <u>REVENUES:</u> | | | | |
| <i>Special Assessments - 2016 A1</i> | \$443,376 | \$443,376 | \$438,778 | (\$4,598) |
| <i>Interest Income</i> | \$1,000 | \$667 | \$288 | (\$379) |
| <i>TOTAL REVENUES</i> | \$444,376 | \$444,043 | \$439,066 | (\$4,976) |
| <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 | \$166,763 | \$166,763 | \$0 |
| <i>Principal Expense - 05/01</i> | \$110,000 | \$110,000 | \$110,000 | \$0 |
| <i>TOTAL EXPENDITURES</i> | \$443,525 | \$443,525 | \$443,525 | \$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 | | (\$4,459) | |
| <i>FUND BALANCE - Beginning</i> | \$202,329 | | \$335,882 | |
| <i>FUND BALANCE - Ending</i> | <u>\$203,180</u> | | <u>\$331,423</u> | |

Meadow View at Twin Creeks
Community Development District
Debt Service Fund Series 2016 B
Statement of Revenues & Expenditures
For the Period ending May 31, 2020

| | <i>Adopted</i> | <i>Prorated</i> | <i>Actual</i> | |
|--|------------------|------------------|------------------|--------------------|
| | <i>Budget</i> | <i>Thru</i> | <i>Thru</i> | <i>Variance</i> |
| | | <i>05/31/20</i> | <i>05/31/20</i> | |
| <u>REVENUES:</u> | | | | |
| <i>Special Assessments - 2016 B</i> | \$274,800 | \$137,400 | \$137,400 | \$0 |
| <i>Prepayments</i> | \$0 | \$0 | \$620,171 | \$620,171 |
| <i>Interest Income</i> | \$600 | \$400 | \$160 | (\$240) |
| <i>TOTAL REVENUES</i> | \$275,400 | \$137,800 | \$757,731 | \$619,931 |
| <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 | \$137,400 | \$132,900 | \$4,500 |
| <i>TOTAL EXPENDITURES</i> | \$274,800 | \$274,800 | \$420,375 | (\$145,575) |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| <i>Interfund Transfer In/(Out)</i> | \$0 | \$0 | (\$151) | (\$151) |
| <i>TOTAL OTHER SOURCES AND USES</i> | \$0 | \$0 | (\$151) | (\$151) |
| <i>EXCESS REVENUES (EXPENDITURES)</i> | \$600 | | \$337,205 | |
| <i>FUND BALANCE - Beginning</i> | \$138,886 | | \$420,896 | |
| <i>FUND BALANCE - Ending</i> | <u>\$139,486</u> | | <u>\$758,102</u> | |

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1

Statement of Revenues & Expenditures

For the Period ending May 31, 2020

| | <i>Adopted</i> | <i>Prorated</i> | <i>Actual</i> | |
|--|--------------------|------------------|--------------------|-----------------|
| | <i>Budget</i> | <i>Thru</i> | <i>Thru</i> | <i>Variance</i> |
| | | <i>05/31/20</i> | <i>05/31/20</i> | |
| <u>REVENUES:</u> | | | | |
| <i>Assessments Direct</i> | \$612,550 | \$397,108 | 397,108 | \$0 |
| <i>Prepayment Revenue</i> | \$0 | \$0 | 5,227 | \$5,227 |
| <i>Interest Income</i> | \$750 | \$500 | \$230 | (\$270) |
| <i>TOTAL REVENUES</i> | \$613,300 | \$397,608 | \$402,564 | \$4,956 |
| <u>EXPENDITURES:</u> | | | | |
| <i>Interest Expense - 11/01</i> | \$241,425 | \$241,425 | \$241,425 | \$0 |
| <i>Interest Expense - 05/01</i> | \$241,425 | \$241,425 | \$241,425 | \$0 |
| <i>Principal Expense - 05/01</i> | \$130,000 | \$130,000 | \$130,000 | \$0 |
| <i>TOTAL EXPENDITURES</i> | \$854,275 | \$612,850 | \$612,850 | \$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> | (\$240,975) | | (\$210,286) | |
| <i>FUND BALANCE - Beginning</i> | \$241,813 | | \$426,428 | |
| <i>FUND BALANCE - Ending</i> | <u>\$838</u> | | <u>\$216,142</u> | |

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A2

Statement of Revenues & Expenditures

For the Period ending May 31, 2020

| | <i>Adopted</i> | <i>Prorated</i> | <i>Actual</i> | |
|---------------------------------------|--------------------|------------------|--------------------|----------------------|
| | <i>Budget</i> | <i>Thru</i> | <i>Thru</i> | <i>Variance</i> |
| | | <i>05/31/20</i> | <i>05/31/20</i> | |
| <u>REVENUES:</u> | | | | |
| Assessments Direct | \$520,960 | \$339,674 | 339,674 | \$0 |
| Prepayment Revenue | \$0 | \$0 | 12,700 | \$12,700 |
| Interest Income | \$750 | \$500 | \$334 | (\$166) |
| Prepayments | \$0 | \$0 | \$1,542,576 | \$1,542,576 |
| TOTAL REVENUES | \$521,710 | \$340,174 | \$1,895,284 | \$1,555,110 |
| <u>EXPENDITURES:</u> | | | | |
| Interest Expense - 11/01 | \$210,980 | \$210,980 | \$210,980 | \$0 |
| Interest Expense - 05/01 | \$210,980 | \$210,980 | \$210,980 | \$0 |
| Principal Expense - 05/01 | \$100,000 | \$100,000 | \$100,000 | \$0 |
| Principal Expense - 5/01 (Prepayment) | \$0 | \$0 | \$1,395,000 | (\$1,395,000) |
| TOTAL EXPENDITURES | \$732,940 | \$521,960 | \$1,916,960 | (\$1,395,000) |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | (\$127) | (\$127) |
| TOTAL OTHER SOURCES AND USES | \$0 | \$0 | (\$127) | (\$127) |
| EXCESS REVENUES (EXPENDITURES) | (\$211,230) | | (\$21,803) | |
| FUND BALANCE - Beginning | \$211,313 | | \$367,992 | |
| FUND BALANCE - Ending | \$83 | | \$346,189 | |

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending May 31, 2020

| | <i>Adopted</i> | <i>Prorated</i> | <i>Actual</i> | |
|---------------------------------------|------------------|------------------|--------------------|-----------------|
| | <i>Budget</i> | <i>Thru</i> | <i>Thru</i> | <i>Variance</i> |
| | | <i>05/31/20</i> | <i>05/31/20</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 | \$333 | \$206 | (\$127) |
| TOTAL REVENUES | \$573,490 | \$372,777 | \$372,649 | (\$127) |
| <u>EXPENDITURES:</u> | | | | |
| <u>2019 A1</u> | | | | |
| Interest Expense - 11/01 | \$103,490 | \$103,490 | \$103,490 | \$0 |
| Interest Expense - 05/01 | \$103,490 | \$103,490 | \$103,490 | \$0 |
| Principal Expense - 05/01 | \$50,000 | \$50,000 | \$50,000 | \$0 |
| <u>2019 A2</u> | | | | |
| Interest Expense - 11/01 | \$129,050 | \$129,050 | \$129,050 | \$0 |
| Interest Expense - 05/01 | \$129,050 | \$129,050 | \$129,050 | \$0 |
| Principal Expense - 05/01 | \$55,000 | \$55,000 | \$55,000 | \$0 |
| TOTAL EXPENDITURES | \$570,080 | \$570,080 | \$570,080 | \$0 |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| Interfund Transfer In/(Out) | \$0 | \$0 | (\$77) | (\$77) |
| TOTAL OTHER SOURCES AND USES | \$0 | \$0 | (\$77) | (\$77) |
| EXCESS REVENUES (EXPENDITURES) | \$3,410 | | (\$197,508) | |
| FUND BALANCE - Beginning | \$232,540 | | \$404,922 | |
| FUND BALANCE - Ending | \$235,950 | | \$207,414 | |

Meadow View at Twin Creeks
Community Development District
Debt Service Fund Series 2020 A1/A2/A3
Statement of Revenues & Expenditures
For the Period ending May 31, 2020

| <i>Proposed</i> | <i>Prorated</i> | <i>Actual</i> | |
|-----------------|-----------------|-----------------|-----------------|
| <i>Budget</i> | <i>Thru</i> | <i>Thru</i> | <i>Variance</i> |
| | <i>05/31/20</i> | <i>05/31/20</i> | |

REVENUES:

| | | | | |
|-------------------------------------|-----------|-----|-----------|-----------|
| <i>Assessments - Direct 2020 A1</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Assessments - Direct 2020 A2</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Assessments - Direct 2020 A3</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Interest Income</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Bond Proceeds</i> | \$829,206 | \$0 | \$829,206 | \$829,206 |

TOTAL REVENUES

| | | | |
|-----------|-----|-----------|-----------|
| \$829,206 | \$0 | \$829,206 | \$829,206 |
|-----------|-----|-----------|-----------|

EXPENDITURES:

2019 A1

| | | | | |
|----------------------------------|-----|-----|-----|-----|
| <i>Interest Expense - 11/01</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Interest Expense - 05/01</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Principal Expense - 05/01</i> | \$0 | \$0 | \$0 | \$0 |

2019 A2

| | | | | |
|----------------------------------|-----|-----|-----|-----|
| <i>Interest Expense - 11/01</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Interest Expense - 05/01</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Principal Expense - 05/01</i> | \$0 | \$0 | \$0 | \$0 |

2019 A2

| | | | | |
|----------------------------------|-----|-----|-----|-----|
| <i>Interest Expense - 11/01</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Interest Expense - 05/01</i> | \$0 | \$0 | \$0 | \$0 |
| <i>Principal Expense - 05/01</i> | \$0 | \$0 | \$0 | \$0 |

TOTAL EXPENDITURES

| | | | |
|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|

OTHER SOURCES/(USES)

| | | | | |
|------------------------------------|-----|-----|-----|-----|
| <i>Interfund Transfer In/(Out)</i> | \$0 | \$0 | \$0 | \$0 |
|------------------------------------|-----|-----|-----|-----|

TOTAL OTHER SOURCES AND USES

| | | | |
|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|

EXCESS REVENUES (EXPENDITURES)

| | |
|-----------|-----------|
| \$829,206 | \$829,206 |
|-----------|-----------|

FUND BALANCE - Beginning

| | |
|-----|-----|
| \$0 | \$0 |
|-----|-----|

FUND BALANCE - Ending

| | |
|-----------|-----------|
| \$829,206 | \$829,206 |
|-----------|-----------|

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending May 31, 2020

| | Series 2016 A1/A2 | Series 2016 B | Series 2018 | Series 2019 |
|---------------------------------------|----------------------|------------------|----------------|--------------------|
| <u>REVENUES:</u> | | | | |
| Interest Income | \$0 | \$2 | 0.27 | \$775 |
| Developer Contributions | \$0 | \$0 | \$0 | \$8,421,056 |
| Bond Proceeds | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$0 | \$2 | 0.27 | \$8,421,831 |
| <u>EXPENDITURES:</u> | | | | |
| Capital Outlay | \$0 | (\$2,193) | \$0 | \$7,814,665 |
| Capital Outlay A1 | \$0 | \$0 | \$0 | \$0 |
| Capital Outlay A3 | \$0 | \$0 | \$0 | \$0 |
| Cost of Issuance A1 | \$0 | \$0 | \$0 | \$0 |
| Cost of Issuance A2 | \$0 | \$0 | \$0 | \$0 |
| Cost of Issuance A3 | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | (\$2,193) | \$0 | \$7,814,665 |
| <u>OTHER SOURCES/(USES)</u> | | | | |
| Interfund Transfer In (Out) | \$0 | \$151 | \$127 | \$77 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$151 | \$127 | \$77 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | \$2,346 | \$127 | \$607,242 |
| FUND BALANCE - Beginning | \$356 | \$1,118 | \$276 | (\$601,651) |
| FUND BALANCE - Ending | \$356 | \$3,463 | \$404 | \$5,591 |

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: | \$133,743.31 |
| 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) |
| Less: May 1, 2020 | (\$110,000) |
| Current Bonds Outstanding | \$6,325,000 |

| | |
|---|----------------------|
| 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: | \$132,900.00 |
| 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: | \$184,323.91 |
| Bonds outstanding - 11/19/2018 | \$8,955,000 |
| Less: May 1, 2020 | (\$130,000) |
| Current Bonds Outstanding | \$8,825,000 |

| | |
|--|---------------|
| 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 |
| Less: May 1, 2020 | (\$100,000) |
| Less: May 1, 2020 (Prepayment) | (\$1,395,000) |
| Current Bonds Outstanding | \$6,040,000 |

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

| 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: | \$77,576.21 |
| Bonds outstanding - 2/25/2019 | \$3,660,000 |
| Less: May 1, 2020 | (\$50,000) |
| Current Bonds Outstanding | \$3,610,000 |

| 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 |
| Less: May 1, 2020 | (\$55,000) |
| Current Bonds Outstanding | \$4,395,000 |

| Series 2020 A1 Special Assessment Bonds | |
|---|-------------|
| Interest Rate: | 4.25% |
| Maturity Date: | 5/1/26 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | \$34,348.13 |
| Reserve Balance: | \$0.00 |
| Bonds outstanding - 5/18/2020 | \$1,685,000 |
| Current Bonds Outstanding | \$1,685,000 |

| Series 2020 A2 Special Assessment Bonds | |
|---|-------------|
| Interest Rate: | 5.38% |
| Maturity Date: | 5/1/31 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | \$50,708.44 |
| Reserve Balance: | \$0.00 |
| Bonds outstanding - 5/18/2020 | \$2,480,000 |
| Current Bonds Outstanding | \$2,480,000 |

| Series 2020 A3 Special Assessment Bonds | |
|---|-------------|
| Interest Rate: | 5.38% |
| Maturity Date: | 5/1/51 |
| Reserve Fund Definition: | 30% of MADS |
| Reserve Fund Requirement: | \$89,393.44 |
| Reserve Balance: | \$0.00 |
| Bonds outstanding - 5/18/2020 | \$4,410,000 |
| Current Bonds Outstanding | \$4,410,000 |

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 2019- 2 DEBT SERVICE NET | FY20 O&M NET | TOTAL ASSESSED |
|-----------------------------|--------------|--|-------------------------------------|--|--|--|---------------------------------------|-------------------|---------------------|
| HEARTWOOD 23 LLC | 1,174 | - | 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 | 1,174 | - | 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 | 1,476 | 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 2019- 2 DEBT SERVICE RECEIVED | O&M RECEIVED | TOTAL RECEIVED |
|--------------------------|-------------------|--|---|--|--|--|---|-------------------|---------------------|
| 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 |
| DIRECT RECEIPTS | 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 | 438,778.30 | - | - | - | - | - | 200,623.13 | 639,401.43 |
| TOTAL RECEIPTS | 783,885.43 | 438,778.30 | 137,400.00 | 397,107.50 | 339,674.00 | 167,284.00 | 205,159.50 | 328,206.53 | 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 2019- 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 (1/1-1/30) | 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 | | 438,778.30 | - | - | - | - | - | 200,623.13 | 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% | 75.0% | 63.9% |
| PERCENT COLLECTED TAX ROLL | 99% | 0% | 0% | 0% | 0% | 0% | 99.0% | 99.0% |
| PERCENT COLLECTED TOTAL | 99% | 50% | 65% | 65% | 65% | 65% | 88.0% | 72.0% |

C.

*Meadow View at Twin Creeks
Community Development District*

Check Run Summary

5/1/20 - 5/31/20

| <i>Date</i> | <i>Check Numbers</i> | <i>Amount</i> |
|----------------------------------|------------------------------|-----------------------|
| <i>General Fund</i> | | |
| 5/7/20 | 669-673 | \$14,038.62 |
| 5/11/20 | 674-701 | \$1,160,421.28 |
| 5/14/20 | 702-705 | \$18,719.00 |
| 5/21/20 | 706-711 | \$17,725.49 |
| 5/28/20 | 712-718 | \$21,228.05 |
| <i>Total Checks</i> | | <u>\$1,232,132.44</u> |
| <i>Autopayments</i> | | |
| 5/7/20 | Republic Services | \$222.88 |
| 5/21/20 | St Johns County Utility Dept | \$1,322.25 |
| 5/21/20 | Comcast | \$728.52 |
| 5/28/20 | Wells Fargo Credit Card | \$70.79 |
| 5/27/20 | FPL | \$4,021.24 |
| 5/28/20 | TECO | \$77.91 |
| <i>Total Paid Electronically</i> | | <u>\$6,443.59</u> |
| <i>Total General Fund</i> | | <u>\$1,238,576.03</u> |

* Fedex Invoices will be available upon request

| | | | | | | | | | | | | | | | | | |
|-----------------|--|---|--|-----|--|------------------------------|--|--|--|--|--|-----|---------|------|---|--|--|
| AP300R | | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | | | | | | | | | | RUN | 6/10/20 | PAGE | 2 | | |
| *** CHECK DATES | | 05/01/2020 - 05/31/2020 | | *** | | 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 # |
|---------------|-------|-----------------------------------|--|---|--------|------------|----------------------------|
| 5/11/20 | 00005 | 4/20/20 | CFR#9 RE REQ#248 | 202005 300-13100-10100 INV#193695 | * | 1,995.00 | |
| | | | | | | | 1,995.00 000681 |
| ----- | | | | | | | |
| 5/11/20 | 00005 | 4/20/20 | CFR#9 RE REQ#249 | 202005 300-13100-10100 INV#193690 | * | 3,857.97 | |
| | | | | | | | 3,857.97 000682 |
| ----- | | | | | | | |
| 5/11/20 | 00005 | 4/20/20 | CFR#9 RE REQ#264 | 202005 300-13100-10100 INV#193691 | * | 13,054.25 | |
| | | | | | | | 13,054.25 000683 |
| ----- | | | | | | | |
| 5/11/20 | 00066 | 4/20/20 | CFR#9 RE REQ#250 | 202005 300-13100-10100 INV#36791 | * | 907.50 | |
| | | | | | | | 907.50 000684 |
| ----- | | | | | | | |
| 5/11/20 | 00067 | 4/20/20 | CFR#9 RE REQ#263 | 202005 300-13100-10100 INVOICE #TC01888 | * | 2,500.00 | |
| | | | | | | | 2,500.00 000685 |
| ----- | | | | | | | |
| 5/11/20 | 00058 | 4/20/20 | CFR#9 RE REQ#242 | 202005 300-13100-10100 DIR PURCH MAR2020 | * | 1,072.00 | |
| | | | | | | | 1,072.00 000686 |
| ----- | | | | | | | |
| 5/11/20 | 00058 | 4/20/20 | CFR#9 RE REQ#243 | 202005 300-13100-10100 DIR PURCH MAR2020 | * | 115.00 | |
| | | | | | | | 115.00 000687 |
| ----- | | | | | | | |
| 5/11/20 | 00049 | 4/20/20 | CFR#9 RE REQ#252 | 202005 300-13100-10100 INV#23405-6 | * | 215.00 | |
| | | | | | | | 215.00 000688 |
| ----- | | | | | | | |
| 5/11/20 | 00060 | 4/20/20 | CFR#9 RE REQ#240 | 202005 300-13100-10100 PAYMENT #5 | * | 93,941.50 | |
| | | | | | | | 93,941.50 000689 |
| ----- | | | | | | | |
| 5/11/20 | 00060 | 4/20/20 | CFR#9 RE REQ#241 | 202005 300-13100-10100 PAYMENT #6 | * | 425,712.66 | |
| | | | | | | | 425,712.66 000690 |
| ----- | | | | | | | |
| 5/11/20 | 00060 | 4/20/20 | CFR#9 RE REQ#244 | 202005 300-13100-10100 PAYMENT #6 | * | 42,284.38 | |
| | | | | | | | 42,284.38 000691 |
| ----- | | | | | | | |
| 5/11/20 | 00060 | 4/20/20 | CFR#9 RE REQ#261 | 202005 300-13100-10100 PAYMENT#6 | * | 49,957.65 | |
| | | | | | | | 49,957.65 000692 |
| ----- | | | | | | | |

MVTP MEADOW VIEW TP BPEREGRINO

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|---|----------------------------------|--------|------------|----------------------------|
| 5/11/20 | 00060 | 4/20/20 CFR#9 RE REQ#262 | 202005 300-13100-10100 PAYMENT #7 | HUGHES BROTHERS CONSTRUCTION INC | * | 83,392.78 | 83,392.78 000693 |
| 5/11/20 | 00073 | 4/20/20 CFR#9 RE REQ#255 | 202005 300-13100-10100 INV#4289 | KAD ELECTRIC COMPANY | * | 415.00 | 415.00 000694 |
| 5/11/20 | 00041 | 4/20/20 CFR#9 RE REQ#251 | 202005 300-13100-10100 INV#10193 | STERLING SPECIALTIES, INC. | * | 600.00 | 600.00 000695 |
| 5/11/20 | 00013 | 4/20/20 CFR#9 RE REQ#237 | 202005 300-13100-10100 PAYMENT #2 | WEST ORANGE NURSERIES, INC | * | 251,951.29 | 251,951.29 000696 |
| 5/11/20 | 00013 | 4/20/20 CFR#9 RE REQ#256 | 202005 300-13100-10100 INV#12004 | WEST ORANGE NURSERIES, INC | * | 2,970.00 | 2,970.00 000697 |
| 5/11/20 | 00013 | 4/20/20 CFR#9 RE REQ#257 | 202005 300-13100-10100 PAYMENT #2 | WEST ORANGE NURSERIES, INC | * | 49,973.63 | 49,973.63 000698 |
| 5/11/20 | 00013 | 4/20/20 CFR#9 RE REQ#258 | 202005 300-13100-10100 PAYMENT #1 | WEST ORANGE NURSERIES, INC | * | 78,750.00 | 78,750.00 000699 |
| 5/11/20 | 00013 | 4/20/20 CFR#9 RE REQ#259 | 202005 300-13100-10100 PAYMENT #4-RETAIN | WEST ORANGE NURSERIES, INC | * | 16,564.54 | 16,564.54 000700 |
| 5/11/20 | 00013 | 4/20/20 CFR#9 RE REQ#260 | 202005 300-13100-10100 INV#12002 | WEST ORANGE NURSERIES, INC | * | 19,450.00 | 19,450.00 000701 |
| 5/14/20 | 00001 | 5/01/20 57 | 202005 310-51300-34000 MAY MANAGEMENT FEES | | * | 3,937.50 | |
| | | 5/01/20 57 | 202005 310-51300-35100 MAY INFORM TECHNOLOGY | | * | 166.67 | |
| | | 5/01/20 57 | 202005 310-51300-31600 MAY DISSEMINATION SERVICE | | * | 625.00 | |
| | | 5/01/20 57 | 202005 310-51300-51000 OFFICE SUPPLIES | | * | 10.54 | |
| | | 5/01/20 57 | 202005 310-51300-42000 POSTAGE | | * | 9.00 | |

MVTP MEADOW VIEW TP BPEREGRINO

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|----------|---------------------------|
| | | 5/01/20 57 | 202005 310-51300-42500 | | * | 436.95 | |
| | | COPIES | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,185.66 000702 |
| 5/14/20 00020 | | 5/01/20 59 | 202005 320-57200-45507 | | * | 1,295.00 | |
| | | MAY JANITORIAL SERVICES | | | | | |
| | | 5/01/20 59 | 202005 320-57200-45505 | | * | 1,365.00 | |
| | | MAY POOL MAINTENANCE | | | | | |
| | | 5/01/20 59 | 202005 320-57200-45504 | | * | 1,666.67 | |
| | | MAY CONTRACT ADMIN | | | | | |
| | | 5/01/20 59 | 202005 320-57200-45500 | | * | 5,000.00 | |
| | | MAY FACILITY MANAGEMENT | | | | | |
| | | | | RIVERSIDE MANAGEMENT SERVICES | | | 9,326.67 000703 |
| 5/14/20 00002 | | 4/14/20 I0327413 | 202004 310-51300-48000 | | * | 166.04 | |
| | | NOTICE OF MEETING 4/23/20 | | | | | |
| | | | | ST AUGUSTINE RECORD | | | 166.04 000704 |
| 5/14/20 00009 | | 3/25/20 5688829 | 202003 310-51300-33000 | | * | 2,187.50 | |
| | | SE2019A1/A2 TRUSTEE FY20 | | | | | |
| | | 3/25/20 5688829 | 202003 300-15500-10000 | | * | 1,562.50 | |
| | | SE2019A1/A2 TRUSTEE FY21 | | | | | |
| | | 3/25/20 5688829 | 202003 310-51300-33000 | | * | 290.63 | |
| | | INCIDENTAL EXPENSES | | | | | |
| | | | | US BANK | | | 4,040.63 000705 |
| 5/21/20 00021 | | 5/12/20 338263ES | 202004 320-57200-45913 | | * | 6.40 | |
| | | APR GAS | | | | | |
| | | | | FLORIDA NATURAL GAS | | | 6.40 000706 |
| 5/21/20 00047 | | 5/08/20 19500 | 202005 310-51300-31200 | | * | 600.00 | |
| | | ARBTR SE2018 FYE10/31/19 | | | | | |
| | | | | GRAU AND ASSOCIATES | | | 600.00 000707 |
| 5/21/20 00047 | | 5/09/20 19509 | 202005 310-51300-31200 | | * | 1,800.00 | |
| | | ARBTR SE2016 FY19/18/19 | | | | | |
| | | | | GRAU AND ASSOCIATES | | | 1,800.00 000708 |
| 5/21/20 00047 | | 5/11/20 19603 | 202005 310-51300-35200 | | * | 4,000.00 | |
| | | AUDIT FYE 9/30/2019 | | | | | |
| | | | | GRAU AND ASSOCIATES | | | 4,000.00 000709 |
| 5/21/20 00014 | | 5/01/20 617729 | 202005 320-57200-45915 | | * | 2,307.62 | |
| | | MAY LEASE PAYMENT | | | | | |
| | | | | MUNICIPAL ASSET MANAGEMENT, INC | | | 2,307.62 000710 |
| | | | | | | | |
| | | | | MVTP MEADOW VIEW TP BPEREGRINO | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|--------------------|-------|-----------------------------------|--|----------------------------|--------|--------------|---------------------------|
| 5/21/20 | 00013 | 5/01/20 12016 | 202005 320-53800-45003 | MAY LANDSCAPE MAINTENANCE | * | 9,011.47 | |
| | | | | WEST ORANGE NURSERIES, INC | | | 9,011.47 000711 |
| 5/28/20 | 00045 | 3/31/20 62341 | 202003 320-53800-45005 | MAR LAKE MAINTENANCE | * | 900.00 | |
| | | | | FUTURE HORIZONS, INC. | | | 900.00 000712 |
| 5/28/20 | 00045 | 4/30/20 62714 | 202004 320-53800-45005 | APR LAKE MAINTENANCE | * | 900.00 | |
| | | | | FUTURE HORIZONS, INC. | | | 900.00 000713 |
| 5/28/20 | 00003 | 5/15/20 114692 | 202004 310-51300-31500 | APR GENERAL COUNSEL | * | 2,822.50 | |
| | | | | HOPPING GREEN & SAMS | | | 2,822.50 000714 |
| 5/28/20 | 00046 | 5/15/20 6619008 | 202005 320-57200-45917 | MAY PEST CONTROL | * | 190.00 | |
| | | | | TURNER PEST CONTROL | | | 190.00 000715 |
| 5/28/20 | 00040 | 5/01/20 JAX10998 | 202005 320-53800-45003 | MAY LANDSCAPE MAINTENANCE | * | 15,653.85 | |
| | | | | YELLOWSTONE LANDSCAPE | | | 15,653.85 000716 |
| 5/28/20 | 00040 | 5/05/20 JAX11046 | 202003 320-53800-45009 | MAR IRRIGATION REPAIRS | * | 465.00 | |
| | | | | YELLOWSTONE LANDSCAPE | | | 465.00 000717 |
| 5/28/20 | 00040 | 5/05/20 JAX11047 | 202005 320-53800-45009 | MAINLINE REPAIR AT PUMP | * | 296.70 | |
| | | | | YELLOWSTONE LANDSCAPE | | | 296.70 000718 |
| TOTAL FOR BANK A | | | | | | 1,232,132.44 | |
| TOTAL FOR REGISTER | | | | | | 1,232,132.44 | |

MVTP MEADOW VIEW TP BPHEREGRINO



Invoice

Date
Invoice #4/22/2020
131295592432

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

| | |
|-------------------|---|
| Terms | Net 20 |
| Due Date | 5/12/2020 |
| PO # | |
| Delivery Ticket # | Sales Order #1330239 |
| Delivery Date | 4/22/2020 |
| 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 |
|--|---------------------------|----------|-------|------|--------|
| 115-300 | Bleach Minibulk Delivered | 200 | gal | 1.50 | 300.00 |
| <div>RECEIVED MAY 04 2020 MAY 5 2020</div> | | | | | |

Total 300.00
Amount Due \$300.00

(A) 22 1,322,572 / 5506

Remittance Slip

Customer
13BEA030
Invoice #
131295592432

Amount Due \$300.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295592432

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND INVOICE



Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

| | |
|---|-----------|
| Mailing Address: | Code: 200 |
| Meadow View at Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 | |

RECEIVED

APR 30 2020

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

1. 820,570.500
80 P

Principal:

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

Obligee:

Florida Power & Light Company
303 Hastings Rd.
St. Augustine, FL 32084

| Bond Number- Term-Trans | Effective Date | Expiration Date | Statement |
|-------------------------|----------------|-----------------|-----------|
| LICX1193788-1-1 | 4/29/2020 | 4/29/2021 | APR 20 |

| Bond Amount | Type | Invoice Number |
|--------------|------------------------|----------------|
| \$387,022.41 | LICENSE & PERMIT BONDS | 184377-1-1 |

| Bond Description |
|---|
| Beacon Lake Phase 3A - Work Order #:8975644 |

| Kentucky Surcharge Amount | % | FL Hurricane Cat Fund | % |
|---------------------------|------|-----------------------|------|
| \$0.00 | 0.0% | \$0.00 | 0.0% |

| Premium | Plus Taxes | Total Customer Amount | Balance Due-SMA |
|------------|------------|-----------------------|-----------------|
| \$5,805.00 | \$0.00 | \$5,805.00 | \$5,805.00 |

Date Printed: 4/29/2020

Date Invoiced: 4/29/2020

Bond No. LICX1193788

Service Address (Location) Beacon Lake Phase 3A
Saint Augustine
Saint Johns

**SURETY BOND FOR PERFORMANCE
GUARANTY AGREEMENT**

File Copy

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Meadow View at Twin Creeks CDD, as Principal, and Lexon Insurance Company, a surety company authorized to do business in the State of Florida, as Surety are held and firmly bound to Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, its successors and assigns, in the amount of Three Hundred Eighty-Seven Thousand Twenty-Two and 41/100 (\$387,022.41), in lawful money of the United States of America for the payment of which the Principal and Surety, their heirs, executors, administrators, successors and assigns, are hereby jointly and severally bound. This amount may be reduced according to Article III of the performance guaranty agreement, a copy of which is attached hereto and made a part hereof.

WHEREAS, pursuant to its authorized General Rules and Regulations for Electric Service, Florida Power & Light Company requires the Principal to furnish a bond guaranteeing the satisfactory performance under the performance guaranty agreement.

NOW THEREFORE, the condition of this obligation is such that if the Principal shall promptly pay all amounts which may be due by Principal to Florida Power & Light Company under the above performance guaranty agreement in the Principal's name at any or all premises, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, that regardless of the number of years this bond shall continue or be continued in force and of the number of premiums which shall be payable or paid, the Surety shall not be liable thereunder for a larger amount, in the aggregate, than the amount of this bond, unless suit must be brought for enforcement of the within obligations in which case the Surety will also be liable for all costs in connection therewith and reasonable attorneys' fees, including costs of and attorneys' fees for appeals; and

PROVIDED FURTHER, that should the Surety so elect, this bond may be cancelled by the Surety as to subsequent liability by giving thirty (30) days notice in writing by certified mail-return receipt requested to Florida Power & Light Company at 303 Hastings Rd, Saint Augustine, FL 32084. The notice of cancellation shall not be effective unless it includes the Principal's name and "Master Account Number 8975644" written thereon.

Signed, sealed and dated this 29th day of April, 20 20.

Principal: Meadow View at Twin Creeks CDD
General Partner: _____
(If applicable)

Corporate Seal
of Principal

By: _____
Title: _____

NOTARY
SEAL/STAMP
(PRINCIPAL)

NOTARY CERTIFICATE-PRINCIPAL SIGNATURE

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____ by _____ as _____ for Principal who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires:

Notary Public
Print Name: _____

Lexon Insurance Company
Surety

Corporate Seal
of Surety

By: _____
(Designated in attached Power of Attorney. If not Florida resident, countersigned below.)

Print Name: Brook T. Smith

Countersigned By: N/A
(Florida resident agent)

Print Name: _____
Print Address: _____

NOTARY
SEAL/STAMP
(SURETY)

NOTARY CERTIFICATE - SURETY SIGNATURE

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29th day of April, 20 20 by Brook T. Smith as Attorney-in-Fact for Surety who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires: 10/26/2023

Notary Public
Print Name: Theresa Pickerrell

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND INVOICE



Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

Mailing Address: Code: 200

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

APR 30 2020

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

(A)
1,320,572.50
80

Principal:

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

Obligee:

Florida Power and Light Company
303 Hastings Rd.
St. Augustine, FL 32084

| Bond Number- Term-Trans | Effective Date | Expiration Date | Statement |
|-------------------------|----------------|-----------------|-----------|
| LICX1193789-1-1 | 4/29/2020 | 4/29/2021 | APR 20 |

| Bond Amount | Type | Invoice Number |
|-------------|------------------------|----------------|
| \$93,087.50 | LICENSE & PERMIT BONDS | 184379-1-1 |

| Bond Description |
|--|
| Beacon Lake Phase 2B - Work Order #: 8975632 |

| Kentucky Surcharge Amount | % | FL Hurricane Cat Fund | % |
|---------------------------|------|-----------------------|------|
| \$0.00 | 0.0% | \$0.00 | 0.0% |

| Premium | Plus Taxes | Total Customer Amount | Balance Due-SMA |
|------------|------------|-----------------------|-----------------|
| \$1,396.00 | \$0.00 | \$1,396.00 | \$1,396.00 |

Date Printed: 4/29/2020

Date Invoiced: 4/29/2020

Bond No. LICX1193789

Service Address (Location) Beacon Lake Phase 2B
Saint Augustine
Saint Johns

File Copy

**SURETY BOND FOR PERFORMANCE
GUARANTY AGREEMENT**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Meadow View at Twin Creeks CDD, as Principal, and Lexon Insurance Company, a surety company authorized to do business in the State of Florida, as Surety are held and firmly bound to Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, its successors and assigns, in the amount of Ninety-Three Thousand Eighty-Seven and 50/100 (\$93,087.50), in lawful money of the United States of America for the payment of which the Principal and Surety, their heirs, executors, administrators, successors and assigns, are hereby jointly and severally bound. This amount may be reduced according to Article III of the performance guaranty agreement, a copy of which is attached hereto and made a part hereof.

WHEREAS, pursuant to its authorized General Rules and Regulations for Electric Service, Florida Power & Light Company requires the Principal to furnish a bond guaranteeing the satisfactory performance under the performance guaranty agreement.

NOW THEREFORE, the condition of this obligation is such that if the Principal shall promptly pay all amounts which may be due by Principal to Florida Power & Light Company under the above performance guaranty agreement in the Principal's name at any or all premises, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, that regardless of the number of years this bond shall continue or be continued in force and of the number of premiums which shall be payable or paid, the Surety shall not be liable thereunder for a larger amount, in the aggregate, than the amount of this bond, unless suit must be brought for enforcement of the within obligations in which case the Surety will also be liable for all costs in connection therewith and reasonable attorneys' fees, including costs of and attorneys' fees for appeals; and

PROVIDED FURTHER, that should the Surety so elect, this bond may be cancelled by the Surety as to subsequent liability by giving thirty (30) days notice in writing by certified mail-return receipt requested to Florida Power & Light Company at 303 Hastings Rd, Saint Augustine, FL 32084. The notice of cancellation shall not be effective unless it includes the Principal's name and "Master Account Number 8975632" written thereon.

Signed, sealed and dated this 29th day of April, 20 20.

Principal: Meadow View at Twin Creeks CDD

General Partner:

(if applicable)

Corporate Seal
of Principal

By: _____
Title: _____

NOTARY
SEAL/STAMP
(PRINCIPAL)

NOTARY CERTIFICATE-PRINCIPAL SIGNATURE

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____ by _____ as _____ for Principal who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires:

Notary Public
Print Name: _____

Lexon Insurance Company
Surety

Corporate Seal
of Surety

By: _____
(Designated in attached Power of Attorney. If not Florida resident, countersigned below.)

Print Name: Brook T. Smith

Countersigned By: N/A
(Florida resident agent)

Print Name: _____
Print Address: _____

NOTARY
SEAL/STAMP
(SURETY)

NOTARY CERTIFICATE - SURETY SIGNATURE

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29th day of April, 20 20 by Brook T. Smith as Attorney-in-Fact for Surety who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires: 10/26/2023

Notary Public
Print Name: Theresa Pickrell



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-355-1499 • Toll Free: 800-325-5305
www.turnerpest.com

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

Service Slip/Invoice

INVOICE: 6549743
DATE: 4/14/2020
ORDER: 6549743

Bill To: [385188]

Meadow View at Twin Creeks CDD
Brian Stephens
475 W Town pl
Suite 114
Saint Augustine, FL 32092

RECEIVED

MAY 5 2020

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 |
|----------------|----------|----------------------|------------|----------|
| 4/14/2020 | 08:24 AM | MICE, RATS, ROACH, S | | 08:24 AM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 4/14/2020 | | 09:38 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. Stept 4-15-20
Pest Control
001.320.57200.45917
46 (A)

TECHNICIAN SIGNATURE

Rich
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



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

RECEIVED

MAY 5 2020

INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 106244 | 4/27/2020 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 27, 2020

Invoice Amount: \$6,347.62

| Description | Current Amount |
|---------------------|----------------|
| Spring Annuals 2020 | |
| Annual Installation | \$6,347.62 |

RECEIVED

MAY 5 2020

Invoice Total **\$6,347.62**

B. Stept 4-27-20
LANDSCAPE CONTINGENCY
001.320.53800.45004
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

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #9

April 20, 2020

| Reg. | PAYEE | | |
|------|--|----|------------|
| 237 | West Orange Nurseries Inc Beacon Lake Entry #2 & Townhomes - Application for Payment #2 | \$ | 251,951.29 |
| 238 | Clary & Associates Inc Beacon Lake Phase 4 - Additional Topo Inv #2020-133 | \$ | 4,050.00 |
| 239 | Clary & Associates Inc Beacon Lake TH - Plat affidavit, prepare maps & description - Invoice 2020-176 | \$ | 1,750.00 |
| 240 | Hughes Brothers Construction Inc Contractor Application for Payment #5 - Beacon Lake Phase 3A Parkway | \$ | 93,941.50 |
| 241 | Hughes Brothers Construction Inc Beacon Lake Phase 3A Payment #6 | \$ | 425,712.66 |
| 242 | Ferguson Water Works Beacon Lakes Phase P2 - Direct Purchase Mar 2020 | \$ | 1,072.00 |
| 243 | Ferguson Water Works Beacon Lakes Phase 3A Sub - Direct Purchase Mar 2020 | \$ | 115.00 |
| 244 | Hughes Brothers Construction Inc Beacon Lake Phase 2 Payment #16 | \$ | 42,284.38 |
| 245 | England Thims & Millier Inc Beacon Lake Phase 3A CEI Services WA#17 Mar20 Inv #193696 | \$ | 1,731.24 |
| 246 | England Thims & Millier Inc Beacon Lake Community Park and Garden -Design Phase WA#20 Feb20 Inv #193697 | \$ | 2,878.37 |
| 247 | England Thims & Millier Inc Beacon Lake Phase 3B (200 Lots Only) WA#15 Mar20 Inv #193694 | \$ | 2,010.52 |
| 248 | England Thims & Millier Inc Beacon Lake Phase 2B (WA#18) - Invoice 193695 | \$ | 1,995.00 |
| 249 | England Thims & Millier Inc Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 193690 | \$ | 3,857.97 |
| 250 | Environmental Resource Solutions, Inc Professional Services related to Beacon Lakes Phase 3B - Invoice 36791 | \$ | 907.50 |
| 251 | Sterling Specialties, Inc. Beacon Lake - Entrance and Exit gate at Kayak Launch- Invoice 10193 | \$ | 600.00 |
| 252 | Harbinger Beacon Lake Street signs - Invoice 23405-6 | \$ | 215.00 |
| 253 | ECS Florida LLC Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 802606 | \$ | 4,521.00 |
| 254 | Basham Lucas Beacon Lake - Invoice 8086 | \$ | 3,800.00 |
| 255 | KAD Electric Company Beacon Lakes Amenity Center - Invoice 4289 | \$ | 415.00 |

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #9

April 20, 2020

| Req. | PAYEE | | |
|------------------------------|--|-----------|---------------------|
| 256 | West Orange Nurseries Inc Landscaping to hide wells - Invoice 12004 | \$ | 2,970.00 |
| 257 | West Orange Nurseries Inc Beacon Lake Entry #2 & Townhomes - Application for Payment No. 2 | \$ | 49,973.63 |
| 258 | West Orange Nurseries Inc Beacon Lake Phase 2 Parkway - Application for Payment No. 1 | \$ | 78,750.00 |
| 259 | West Orange Nurseries Inc Beacon Lake Parks - Application for Payment No. 4-Retainage | \$ | 16,564.54 |
| 260 | West Orange Nurseries Inc Beacon Lake Phase 1 - Sod and Irrigation - Invoice 12002 | \$ | 19,450.00 |
| 261 | Hughes Brothers Construction Inc Contractor Application for Payment #6 - Beacon Lake Phase 3A Parkway (Reduced Retainage) | \$ | 49,957.65 |
| 262 | Hughes Brothers Construction Inc Contractor Application for Payment #7 - Beacon Lake Phase 3A (Reduced Retainage) | \$ | 83,392.78 |
| 263 | Environmental Services, Inc. Professional Services related to Protected Tree Inventory - Invoice TC01888 | \$ | 2,500.00 |
| 264 | England Thims & Millier Inc Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 193691 | \$ | 13,054.25 |
| Total Funding Request | | \$ | 1,160,421.28 |

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**RECEIVED**

MAY 7 2020

Bill To:

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

Invoice #: 57

Invoice Date: 5/1/20

Due Date: 5/1/20

Case:

P.O. Number:

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|------------|
| Management Fees - May 2020 1,310, 573, 840 | | 3,937.50 | 3,937.50 |
| Information Technology - May 2020 257 | | 166.67 | 166.67 |
| Dissemination Agent Services - May 2020 816 | | 625.00 | 625.00 |
| Office Supplies 570 | | 10.54 | 10.54 |
| Postage 420 | | 9.00 | 9.00 |
| Copies 425 | | 436.95 | 436.95 |
| 1 A | | | |
| Total | | | \$5,185.66 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$5,185.66 |

Riverside Management Services, Inc

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 5/1/2020 | 59 |

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

RECEIVED

MAY 08 2020

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

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

RHW
5,6.20

| 10 | 11 | 12 14 | 13 | 15 | 16 | 17 | 18 | 19 |
|---------------------------------|------------------------|----------------------------|-------------------------|---------------|-----------------|--------------|--------|----------|
| START STOP | NEWSPAPER REFERENCE | DESCRIPTION | PRODUCT | SAU SIZE | BILLED UNITS | TIMES RUN | RATE | AMOUNT |
| 03/29 | | Balance Forward | | | | | | \$85.27 |
| 04/30 | P133813 | Payment - Lockbox 665 | | | | | | \$-85.27 |
| 04/14 04/14 | I03274131-04142020 | NOTICE OF MEETING 04.23.20 | SA St Augustine Record | 1.00 x 9.2500 | 9.25 | 1 | \$8.98 | \$83.07 |
| 04/14 04/14 | I03274131-04142020 | NOTICE OF MEETING 04.23.20 | SA St Aug Record Online | 1.00 x 9.2500 | 9.25 | 1 | \$8.97 | \$82.97 |
| PREVIOUS AMOUNT OWED: | | | | \$85.27 | | | | |
| NEW CHARGES THIS PERIOD: | | | | \$166.04 | | | | |
| CASH THIS PERIOD: | | | | (\$85.27) | | | | |
| DEBIT ADJUSTMENTS THIS PERIOD: | | | | \$0.00 | | | | |
| CREDIT ADJUSTMENTS THIS PERIOD: | | | | \$0.00 | | | | |
| We appreciate your business. | | | | | | | | |
| 2 ① 1,310.573,480 | | | | | | | | |
| RECEIVED MAY 11 2020 | | | | | | | | |

2 @
1,310,573,480

RECEIVED
MAY 11 2020

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

S&A™

| | | | | | | | | |
|-----------------------------------|--------------------|-------------------------|---------|-----------------------|--------------|--------------------------|----|--------------------------------|
| 21 | CURRENT NET AMOUNT | 22 | 30 DAYS | 60 DAYS | OVER 90 DAYS | * UNAPPLIED AMOUNT | 23 | TOTAL AMOUNT DUE |
| | \$166.04 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$166.04 |
| 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 |
| | | 03/30/2020 - 05/03/2020 | | 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 | | | | | | | | | | | | | |
| | | 03/30/2020 - 05/03/2020 | | MEADOW VIEW AT TWIN CREEKS CDD | | | | | | | | | | | | | | | |
| COMPANY | | 23 | | TOTAL AMOUNT DUE | | * UNAPPLIED AMOUNT | | 3 | | TERMS OF PAYMENT | | | | | | | | | |
| SA 7 | | | | \$166.04 | | \$0.00 | | NET 15 DAYS | | | | | | | | | | | |
| 21 | | CURRENT NET AMOUNT | | 22 | | 30 DAYS | | 60 DAYS | | OVER 90 DAYS | | | | | | | | | |
| | | \$166.04 | | | | \$0.00 | | \$0.00 | | \$0.00 | | | | | | | | | |
| 4 | | PAGE # | | 5 | | BILLING DATE | | 6 | | BILLED ACCOUNT NUMBER | | 7 | | ADVERTISER/CLIENT NUMBER | | 24 | | STATEMENT NUMBER | |
| | | | | | | 05/03/2020 | | | | 15651 | | | | 15651 | | | | 0000069565 | |

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2163

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, Apr 14, 2020
9:17:25AM

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

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: 0003274131-01
Start: 04/14/2020

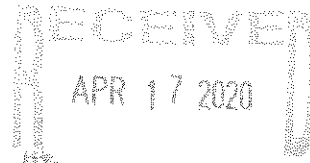
Caller: Courtney Hogge
Issues: 1

Paytype: BILL
Stop: 04/14/2020

Placement: SA Legals

Rep: Melissa Rhinehart

Copy Line: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DUR



The St. Augustine Record

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

| | |
|---------|----------|
| Lines | 109 |
| Depth | 9.25 |
| Columns | 1 |
| Price | \$166.04 |

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC MEETING
HELD DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, April 23, 2020 at 10:00 a.m., at the office of Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, where the Board may consider any business that may properly come before it ("Meeting"). Alternatively, the Meeting may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-22 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Anyone wishing to access and participate in the meeting should refer to the District's website www.meadowviewattwincreeksfld.com, or contact the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (888) 940-6550 or juliver@gmsnf.com or er@gmsnf.com ("District Manager's Office") to obtain access information.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors, which may be held in person or utilizing ZOOM media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are **strongly encouraged** to submit questions and comments to the District Manager at least 24 hours in advance at (888) 940-6550 or juliver@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions 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 such Meeting. A copy of the agenda may be obtained by contacting the District Manager's Office at the phone number or email address provided above.

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

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

As indicated above, this meeting may be conducted by media communications technology. In such event, anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting, should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance for

Tue, Apr 14, 2020
9:17:25AM

Legal Ad Invoice

The St. Augustine Record

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

For more information, please contact us for further recommendations.

James Oliver
District Manager
0000274101 April 14, 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# 0003274131-01

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 NOTICE OF MEETING 04.23.20 was published in said newspaper on 04/14/2020.

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.

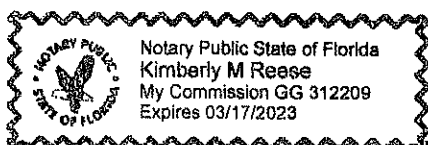
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of APR 14 2020

by W. J. Rhinehart who is personally known to
me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC MEETING
HELD DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-19

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While it is necessary to hold the above referenced meeting of the District's Board of Supervisors, which may be held in person or utilizing ZOOM media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at least 24-hours in advance at (904) 940-5850 or joliver@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions 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 such Meeting. A copy of the agenda may be obtained by contacting the District Manager's Office at the phone number or email address provided above.

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

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James Oliver
District Manager
0003274131 April 14, 2020



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5688829
Invoice Date: 03/25/2020
Account Number: 261058000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

MEADOWVIEW AT TWIN CREEKS CDD SERIES
2019A1/A2

| | | | | | | |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Accounts Included | 261058000 | 261058001 | 261058002 | 261058003 | 261058004 | 261058005 |
| In This Relationship: | 261058006 | 261058007 | 261058008 | 261058009 | 261058010 | |

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

| Detail of Current Charges | Volume | Rate | Portion of Year | Total Fees |
|--|----------|----------|-----------------|-------------------|
| 04200 Trustee | 1.00 | 3,750.00 | 100.00% | \$3,750.00 |
| Subtotal Administration Fees - In Advance 03/01/2020 - 02/28/2021 | | | | \$3,750.00 |
| Incidental Expenses | 3,750.00 | 0.0775 | | \$290.63 |
| Subtotal Incidental Expenses | | | | \$290.63 |
| TOTAL AMOUNT DUE | | | | \$4,040.63 |

FY20 $\Rightarrow 3750 \times 7/12 = 2187.5$ 1,310,573.330⁹ (A)
FY21 $\Rightarrow 3750 \times 5/12 = 1562.5$ 1,200,155.100



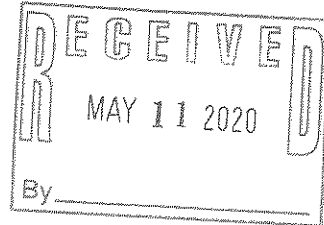


Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

2/3

Invoice Number: 5688829
Account Number: 261058000
Invoice Date: 03/25/2020
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

MEADOW VIEW AT TWIN CREEKS CDD
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE SUITE 114
ST AUGUSTINE FL 32092



MEADOWVIEW AT TWIN CREEKS CDD SERIES 2019A1/A2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS CDD SERIES
2019A1/A2

| | |
|----------------------|----------------|
| Invoice Number: | 5688829 |
| Account Number: | 261058000 |
| Current Due: | \$4,040.63 |
| Direct Inquiries To: | STACEY JOHNSON |
| Phone: | 407-835-3805 |

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261058000
Invoice # 5688829
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



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

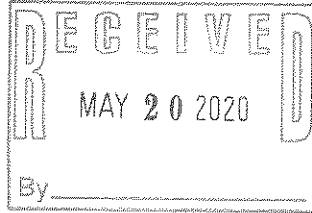
Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

MDG2020 00000310 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: | May 12, 2020 |
| Invoice #: | 338263ES |
| Due Date: | June 04, 2020 |
| Current Charges: | \$6.40 |
| Last Payment: | \$22.49 |
| Payment Date: | April 27, 2020 |
| Prior Balance Due: | \$0.00 |
| Total Amount Due: | \$6.40 |

| Description | Term | Therm | Cost |
|--|---------------------|-------------|---------------|
| INSIDE FERC FGT Z3 | 04/01/20 - 05/04/20 | 1.20 | \$0.33 |
| Fuel | 04/01/20 - 05/04/20 | 0.04 | \$0.01 |
| Commodity Charges Sub Total: | | 1.24 | \$0.34 |
| Transportation | | | \$0.11 |
| Transportation Charges Sub Total: | | | \$0.11 |
| Customer Charge | | | \$5.95 |
| Miscellaneous Charges Sub Total: | | | \$5.95 |
| Pre-Tax Sub Total: | | | \$6.40 |
| Sales Taxes | | | \$0.00 |
| Taxes Sub Total: | | | \$0.00 |
| Total Current Charges: | | | \$6.40 |

21 (A) 1,320.572, 415813

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: | May 12, 2020 | Accounts Payable |
| Invoice #: | 338263ES | 475 W. Town Place #114 |
| Due Date: | June 04, 2020 | St Augustine, FL 32092-0000 |
| Current Charges: | \$6.40 | |
| Last Payment: | \$22.49 | |
| Payment Date: | April 27, 2020 | |
| Prior Balance Due: | \$0.00 | |
| Total Amount Due: | \$6.40 | |
| Amount Paid: | | |

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

Wire/ACH Payment To:

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

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



Florida Natural Gas

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

Page 2 of 2

Invoice #: 338263ES

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 | 04/01/20 - 05/04/20 | 1.20 | \$0.2750 | \$0.33 |
| Fuel | 04/01/20 - 05/04/20 | 0.04 | \$0.2750 | \$0.01 |
| Totals: | | 1.24 | | \$0.34 |
| Transportation Charges | | | | |
| Description | | Units | Price | Cost |
| Transportation | | 1.20 | \$0.0886 | \$0.11 |
| Totals: | | | | \$0.11 |
| 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: | | | | \$6.40 |

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

RECEIVED

Meadow View at Twin Creeks Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

MAY 14 2020

Invoice No. 19500
Date 05/08/2020

SERVICE

AMOUNT

Arbitrage Series 2018 FYE 10/31/2019

\$ 600.00

Current Amount Due

\$ 600.00

47A

1,310,573.212

| | | | | | |
|--------|---------|---------|----------|----------|---------|
| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
| 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 600.00 |

Payment due upon receipt.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Meadow View at Twin Creeks Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

RECEIVED

MAY 14 2020

Invoice No. 19509
Date 05/09/2020

SERVICE

AMOUNT

Arbitrage Series 2016 FYE 10/31/2019, 10/31/2018
and 10/31/2019

\$ 1,800.00

Current Amount Due

\$ 1,800.00

47A
1,810,573.312

| | | | | | |
|----------|---------|---------|----------|----------|----------|
| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
| 2,400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,400.00 |

Payment due upon receipt.

Grau and Associates

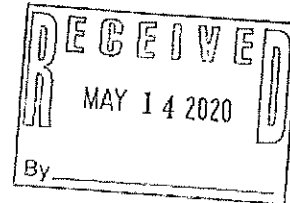
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Meadow View at Twin Creeks Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 19603
Date 05/11/2020



SERVICE

AMOUNT

Audit FYE 09/30/2019

\$ 4,000.00

Current Amount Due

\$ 4,000.00

47 (A)
1,810,573.352

RECEIVED

MAY 15 2020

| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|----------|---------|---------|----------|----------|----------|
| 6,400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,400.00 |

Payment due upon receipt.

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617729
DATE: 5/1/2020

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

| DUE DATE | RENTAL PERIOD |
|----------|---------------|
| 6/7/2020 | |

RECEIVED
MAY 13 2020

| PMT NUMBER | DESCRIPTION | AMOUNT |
|------------|---|----------|
| 17 | 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 1,320,572,459/5

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 |
|-----------|----------|------------|-----------------|
| 0617729 | 6/7/2020 | \$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



4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

RECEIVED

MAY 13 2020

Invoice

| DATE | INVOICE # |
|----------|-----------|
| 5/1/2020 | 12016 |

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
May Maintenance

| P.O. NUMBER | TERMS | REP | SHIP | VIA | F.O.B. | PROJECT |
|-------------|-------|-----|------|-----|--------|---------|
|-------------|-------|-----|------|-----|--------|---------|

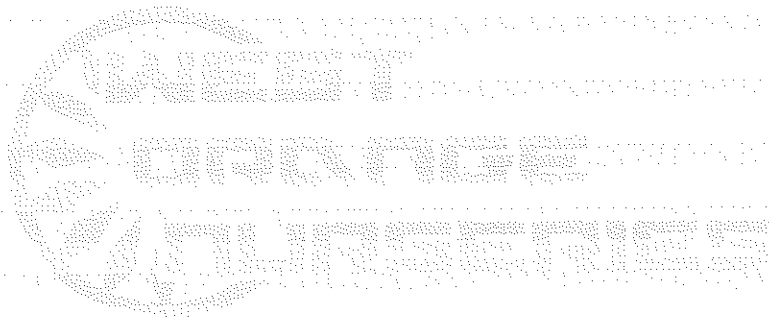
5/1/2020

| QUANTITY | ITEM CODE | DESCRIPTION | PRICE EACH | AMOUNT |
|----------|-------------|---|------------|----------|
| 1 | Maintenance | Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property | 9,011.47 | 9,011.47 |

MAY 2020

(13)

1,320,538.45008 @



TOTAL

\$9,011.47

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

RECEIVED

MAY 21 2020

INVOICE

Invoice Number: 62341
 Invoice Date: Mar 31, 2020
 Page: 1

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

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

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

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Beacon02 | Per Contract | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | | 4/30/20 |

| Quantity | Item | Description | Unit Price | Amount |
|---|----------------------|--|------------|--------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services performed in March, 2020 | 900.00 | 900.00 |
| <i>BH</i> <i>5-14-20</i> <i>LAKE MAINT 45 (A)</i> <i>001.320.53800.45005</i> | | | | |

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

RECEIVED

MAY 21 2020

INVOICE

Invoice Number: 62714
 Invoice Date: Apr 30, 2020
 Page: 1

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

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

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

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Beacon02 | Per Contract | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | | 5/30/20 |

| Quantity | Item | Description | Unit Price | Amount |
|------------------------|----------------------|--|------------|---------------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services performed In April, 2020 <i>B. H. 5-14-20 LAKE MAINT. 45 (A) 001.320.53800 45005</i> | 900.00 | 900.00 |
| Subtotal | | | | 900.00 |
| Sales Tax | | | | |
| Freight | | | | |
| Total Invoice Amount | | | | 900.00 |
| Payment/Credit Applied | | | | |
| TOTAL | | | | 900.00 |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED

MAY 26 2020

===== STATEMENT =====

May 15, 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 114692
Billed through 04/30/2020

General Counsel

MVTCDD 00001 JLE

3 (A)
1,810.573.845

FOR PROFESSIONAL SERVICES RENDERED

| | | | |
|----------|-----|--|----------|
| 04/01/20 | JJ | Follow up on preparation of protocol for conducting and noticing virtual meetings; review and edit materials regarding same. | 0.10 hrs |
| 04/01/20 | SSW | Research and attend various city and county commission virtual meetings; prepare and circulate correspondence regarding procedures for conducting virtual meetings and providing opportunity for public participation. | 0.20 hrs |
| 04/07/20 | JJ | Confer with Warren regarding board meeting coming up. | 0.30 hrs |
| 04/09/20 | JJ | Review draft agenda and follow up regarding quorum issues. | 0.40 hrs |
| 04/09/20 | SSW | Confer with Oliver and Taylor regarding quorum for upcoming board meeting. | 0.20 hrs |
| 04/10/20 | JJ | Review follow up correspondence regarding board meeting. | 0.30 hrs |
| 04/10/20 | SSW | Prepare meeting notice providing for in person or virtual quorum; confer with Hogge regarding publication of same. | 0.70 hrs |
| 04/20/20 | JLK | Research and review executive orders regarding recreation and amenity facilities. | 2.00 hrs |
| 04/20/20 | SSW | Confer with Hogge regarding agenda items; prepare same and prepare for board meeting. | 0.50 hrs |
| 04/20/20 | KEM | Review status of outstanding district items. | 0.10 hrs |
| 04/21/20 | SSW | Review agenda package; follow-up with Oliver regarding pending business items. | 0.40 hrs |
| 04/23/20 | JJ | Review agenda package, prepare for and attend board meeting by phone; post meeting wrap-up. | 1.80 hrs |
| 04/23/20 | SSW | Prepare for and attend board meeting; conduct meeting follow-up. | 1.50 hrs |
| 04/28/20 | JJ | Review board meeting minutes. | 0.30 hrs |
| 04/30/20 | JMW | Respond to auditor request. | 0.20 hrs |
| 04/30/20 | SSW | Confer with Parker regarding potential amenity re-opening; research same. | 0.60 hrs |
| 04/30/20 | APA | Prepare attorney response to auditor letter fiscal year end 2019. | 1.40 hrs |

=====

| | |
|----------------------------|------------|
| Total fees for this matter | \$2,822.50 |
|----------------------------|------------|

MATTER SUMMARY

| | | | |
|----------------------------------|----------|---------|------------|
| Papp, Annie M. - Paralegal | 1.40 hrs | 140 /hr | \$196.00 |
| Johnson, Jonathan T. | 3.20 hrs | 275 /hr | \$880.00 |
| Kilinski, Jennifer L. | 2.00 hrs | 275 /hr | \$550.00 |
| Walters, Jason M. | 0.20 hrs | 275 /hr | \$55.00 |
| Ibarra, Katherine E. - Paralegal | 0.10 hrs | 140 /hr | \$14.00 |
| Warren, Sarah S. | 4.10 hrs | 275 /hr | \$1,127.50 |

| | |
|------------|------------|
| TOTAL FEES | \$2,822.50 |
|------------|------------|

| | |
|--------------------------------------|-------------------|
| TOTAL CHARGES FOR THIS MATTER | \$2,822.50 |
|--------------------------------------|-------------------|

BILLING SUMMARY

| | | | |
|----------------------------------|----------|---------|------------|
| Papp, Annie M. - Paralegal | 1.40 hrs | 140 /hr | \$196.00 |
| Johnson, Jonathan T. | 3.20 hrs | 275 /hr | \$880.00 |
| Kilinski, Jennifer L. | 2.00 hrs | 275 /hr | \$550.00 |
| Walters, Jason M. | 0.20 hrs | 275 /hr | \$55.00 |
| Ibarra, Katherine E. - Paralegal | 0.10 hrs | 140 /hr | \$14.00 |
| Warren, Sarah S. | 4.10 hrs | 275 /hr | \$1,127.50 |

| | |
|------------|------------|
| TOTAL FEES | \$2,822.50 |
|------------|------------|

| | |
|------------------------------------|-------------------|
| TOTAL CHARGES FOR THIS BILL | \$2,822.50 |
|------------------------------------|-------------------|

Please include the bill number with your payment.



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

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

Service Slip/Invoice

INVOICE: 6619008
DATE: 5/15/2020
ORDER: 6619008

Bill To: [385188]

Meadow View at Twin Creeks CDD
Brian Stephens
475 W Town pl
Suite 114
Saint Augustine, FL 32092

RECEIVED

MAY 21 2020

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 |
|----------------|----------|----------------------|------------|----------|
| 5/15/2020 | 10:24 AM | MICE, RATS, ROACH, S | | 10:24 AM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 5/15/2020 | | 11:39 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 5-15-20
Pest Control 46 (A)
001.320.57200.45917

TECHNICIAN SIGNATURE

Richard
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



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 109988 | 5/1/2020 |
| 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: May 31, 2020

Invoice Amount: \$15,653.85

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance May 2020 | \$15,653.85 |

RECEIVED

MAY 21 2020

Invoice Total \$15,653.85

B. Hight 5-5-20
LANDSCAPE MAINT 40 @
001.320.53800, 45003

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

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



INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 110469 | 5/5/2020 |
| TERMS | PONUMBER |
| 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: June 4, 2020

Invoice Amount: \$465.00

| Description | Amount |
|--|----------|
| March irrigation repairs Locate and troubleshoot decoder failure. No charge for decoders (manufacturer warranty). Irrigation Repairs | \$465.00 |

RECEIVED

MAY 21 2020

Invoice Total **\$465.00**

Bkpt 5-6-20
IRRIGATION REPAIRS
001.320.53800.45009

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



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 110470 | 5/5/2020 |
| TERMS | PHONE 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: June 4, 2020

Invoice Amount: \$296.70

| Description | Current Amount |
|---|----------------|
| Mainline repair at pump Irrigation Repairs | \$296.70 |

RECEIVED

MAY 21 2020

Invoice Total \$296.70

B/Hupt 5-6-20
IRRIGATION REPAIRS
001.320.53800.45009

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

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #11

June 16, 2020

Req. PAYEE

| | | | |
|-----|--|----|------------|
| 280 | Hughes Brothers Construction Inc Contractor Application for Payment #8 - Beacon Lake Phase 3A Parkway | \$ | 23,221.75 |
| 281 | Hughes Brothers Construction Inc Contractor Application for Payment #18 - Beacon Lake Phase 2 | \$ | 22,620.60 |
| 282 | Hughes Brothers Construction Inc Contractor Application for Payment #8 - Beacon Lake Phase 2B | \$ | 5,215.54 |
| 283 | Hughes Brothers Construction Inc Contractor Application for Payment #9 - Beacon Lake Phase 3A | \$ | 61,786.44 |
| 284 | England Thims & Millier Inc Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194489 | \$ | 934.50 |
| 285 | England Thims & Millier Inc Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194491 | \$ | 10,455.46 |
| 286 | England Thims & Millier Inc Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194497 | \$ | 4,455.00 |
| 287 | England Thims & Millier Inc Beacon Lake Phase 2B (WA#18) - Invoice 194495 | \$ | 2,036.00 |
| 288 | Clary & Associates, Inc Beacon Lake Unit 2C-Set permanent controls points - Invoice 2019-332-6 | \$ | 3,100.00 |
| 289 | Clary & Associates, Inc Beacon Lake Unit 2C-Set rear lot corners - Invoice 2019-332-5 | \$ | 9,090.00 |
| 290 | Clary & Associates, Inc Beacon Lake Unit 2C-Set front lot corners - Invoice 2019-332-4 | \$ | 13,635.00 |
| 291 | Environmental Resource Solutions, Inc Professional Services related to Beacon Lakes Phase 3B - Invoice 36935 | \$ | 424.41 |
| 292 | J2W Services, LLC Beacon Lake Miscellaneous Erosion Repairs - Invoice 1032 | \$ | 49,808.00 |
| 293 | Hughes Brothers Construction Inc Beacon Lake Ph1 Extra Work - Invoice 2236A | \$ | 6,635.79 |
| 294 | Basham Lucas Beacon Lake Lakefront Park Invoice 2236A | \$ | 5,600.00 |
| 295 | West Orange Nurseries Inc Beacon Lake Phase 2 Parkway - Application for Payment No. 3 | \$ | 289,083.70 |

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #11

June 16, 2020

Req. PAYEE

| | | | |
|------------|--------------------------|----|----------|
| 296 | Basham Lucas | | |
| | Beacon Lake Invoice 8125 | \$ | 8,675.00 |

| | | |
|------------------------------|-----------|-------------------|
| Total Funding Request | \$ | 516,777.19 |
|------------------------------|-----------|-------------------|

| | | |
|--|----|------------|
| Less: ECS Florida LLC Duplicate Payment Refund | \$ | (1,793.00) |
|--|----|------------|

| | | |
|---------------------------------------|-----------|-------------------|
| Total Adjusted Funding Request | \$ | 514,984.19 |
|---------------------------------------|-----------|-------------------|

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

June 18, 2020

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

| | <u>TO BE APPROVED</u> | | | |
|-----------|------------------------------|------------------------------------|---|---------------------|
| 6/18/2020 | 280 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #8 - Beacon Lake Phase 3A Parkway | \$ 23,221.75 |
| 6/18/2020 | 281 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #18 - Beacon Lake Phase 2 | \$ 22,620.60 |
| 6/18/2020 | 282 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #8 - Beacon Lake Phase 2B | \$ 5,215.54 |
| 6/18/2020 | 283 | Hughes Brothers Construction, Inc. | Contractor Application for Payment #9 - Beacon Lake Phase 3A | \$ 61,786.44 |
| 6/18/2020 | 284 | ETM | Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194489 | \$ 934.50 |
| 6/18/2020 | 285 | ETM | Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194491 | \$ 10,455.46 |
| 6/18/2020 | 286 | ETM | Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194497 | \$ 4,455.00 |
| 6/18/2020 | 287 | ETM | Beacon Lake Phase 2B (WA#18) - Invoice 194495 | \$ 2,036.00 |
| 6/18/2020 | 288 | Clary & Associates, Inc. | Beacon Lake Unit 2C-Set permanent control points - Invoice 2019-332-6 | \$ 3,100.00 |
| 6/18/2020 | 289 | Clary & Associates, Inc. | Beacon Lake Unit 2C-Set rear lot corners - Invoice 2019-332-5 | \$ 9,090.00 |
| 6/18/2020 | 290 | Clary & Associates, Inc. | Beacon Lake Unit 2C-Set front lot corners - Invoice 2019-332-4 | \$ 13,635.00 |
| 6/18/2020 | 291 | Environmental Resource Solutions, | Beacon Lake Phase 3B Environmental consulting services-Invoice 36935 | \$ 424.41 |
| 6/18/2020 | 292 | J2W Services, LLC | Beacon Lake miscellaneous erosion repairs-Invoice 1032 | \$ 49,808.00 |
| 6/18/2020 | 293 | Hughes Brothers Construction, Inc. | Beacon Lake Ph1 Extra Work - Invoice 2236A | \$ 6,635.79 |
| 6/18/2020 | 294 | Basham Lucas | Beacon Lake Lakefront Park - Invoice 8137 | \$ 5,600.00 |
| 6/18/2020 | 295 | West Orange Nurseries, Inc. | Beacon Lake Phase 2 Parkway - Application for Payment No. 3 | \$ 289,083.70 |
| 6/18/2020 | 296 | Basham Lucas | Beacon Lake - Invoice 8125 | \$ 8,675.00 |
| | | | TOTAL REQUISITIONS TO BE APPROVED JUNE 18, 2020 | \$516,777.19 |

E.

Meadow View at Twin Creeks

Community Development District

Funding Request #46

June 10, 2020

| PAYEE | GENERAL FUND FY 2020 |
|---|---|
| 1 Florida Natural Gas April Amenity Center Gas Inv #338263ES 5/12/20 | \$ 6.40 |
| 2 Future Horizons, Inc March Aquatic Weed Control Inv #62341 3/31/20 April Aquatic Weed Control Inv #62714 3/31/21 | \$ 900.00 \$ 900.00 |
| 3 Governmental Management Services, LLC May Management Fees Inv #57 5/1/20 | \$ 5,185.66 |
| 4 Grau and Associates Arbitrage DS2018 FYE 10/31/19 Inv #19500 5/8/20 Arbitrage DS2016 FYE 17/18/19 Inv #19509 5/9/20 Audit FYE 9/30/19 Inv #19603 5/11/20 | \$ 600.00 \$ 1,800.00 \$ 4,000.00 |
| 5 Hopping Green & Sams April General Counsel Inv #114692 5/15/20 | \$ 2,822.50 |
| 6 Municipal Asset Management Inc May Lease Payment Invoice #617729 5/1/20 | \$ 2,307.62 |
| 7 Poolsure April Activity Pool Chemical Inv #131295592432 4/22/20 | \$ 300.00 |
| 8 Riverside Management Services Inc Facility and Management Services May 2020 Inv #59 5/1/2020 | \$ 9,326.67 |
| 9 Smith-Manus FPL License/Permit Bond Apr 20 Inv #184377-1 4/29/20 FPL License/Permit Bond Apr 20 Inv #184379-1 4/29/20 | \$ 5,805.00 \$ 1,396.00 |
| 10 St Augustine Record Notice of Meeting 4/239/20 Inv #I03274131-04142020 | \$ 166.04 |
| 11 Turner Pest Control April Pest Control Inv #6549743 4/14/20 May Pest Control Inv #6619008 5/15/21 | \$ 190.00 \$ 190.00 |
| 12 US Bank SE2019AA/A2 Trustee fees Inv #5688829 3/25/20 | \$ 4,040.63 |
| 13 West Orange Nurseries Inc May Landscape Maintenance Inv #12016 5/1/20 | \$ 9,011.47 |
| 14 Yellowstone Landscape Spring Annual Installation Inv #JAX10624 4/27/20 May Monthly Lawn Maintenance Inv #JAX10998 5/1/20 Mar Irrigation Repairs Inv #JAX11046 5/5/20 Mainline Repair Inv #JAX11047 5/5/20 | \$ 6,347.62 \$ 15,653.85 \$ 465.00 \$ 296.70 |
| 15 Wells Fargo Credit Card April Purchases Less: Duplicate Payment from FR #45 | \$ 70.79 \$ (1,378.49) |
| Total Funding Request | \$ 70,903.46 |

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

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

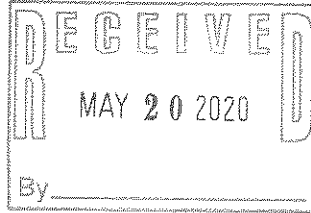
Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

MDG2020 00000310 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: | May 12, 2020 |
| Invoice #: | 338263ES |
| Due Date: | June 04, 2020 |
| Current Charges: | \$6.40 |
| Last Payment: | \$22.49 |
| Payment Date: | April 27, 2020 |
| Prior Balance Due: | \$0.00 |
| Total Amount Due: | \$6.40 |

| Description | Term | Therm | Cost |
|--|---------------------|-------------|---------------|
| INSIDE FERC FGT Z3 | 04/01/20 - 05/04/20 | 1.20 | \$0.33 |
| Fuel | 04/01/20 - 05/04/20 | 0.04 | \$0.01 |
| Commodity Charges Sub Total: | | 1.24 | \$0.34 |
| Transportation | | | \$0.11 |
| Transportation Charges Sub Total: | | | \$0.11 |
| Customer Charge | | | \$5.95 |
| Miscellaneous Charges Sub Total: | | | \$5.95 |
| Pre-Tax Sub Total: | | | \$6.40 |
| Sales Taxes | | | \$0.00 |
| Taxes Sub Total: | | | \$0.00 |
| Total Current Charges: | | | \$6.40 |

21 (A) 1,320.572, 415813

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: | May 12, 2020 | Accounts Payable |
| Invoice #: | 338263ES | 475 W. Town Place #114 |
| Due Date: | June 04, 2020 | St Augustine, FL 32092-0000 |
| Current Charges: | \$6.40 | |
| Last Payment: | \$22.49 | |
| Payment Date: | April 27, 2020 | |
| Prior Balance Due: | \$0.00 | |
| Total Amount Due: | \$6.40 | |
| Amount Paid: | | |

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

Wire/ACH Payment To:

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

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



Florida Natural Gas

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

Page 2 of 2

Invoice #: 338263ES

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 | 04/01/20 - 05/04/20 | 1.20 | \$0.2750 | \$0.33 |
| Fuel | 04/01/20 - 05/04/20 | 0.04 | \$0.2750 | \$0.01 |
| Totals: | | 1.24 | | \$0.34 |
| Transportation Charges | | | | |
| Description | | Units | Price | Cost |
| Transportation | | 1.20 | \$0.0886 | \$0.11 |
| Totals: | | | | \$0.11 |
| 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: | | | | \$6.40 |

Future Horizons, Inc.
403 North First Street
P O Box 1115
Hastings, FL 32145-1115

RECEIVED

MAY 21 2020

INVOICE

Invoice Number: 62341
Invoice Date: Mar 31, 2020
Page: 1

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

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

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

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Beacon02 | Per Contract | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | | 4/30/20 |

| Quantity | Item | Description | Unit Price | Amount |
|------------------------|----------------------|--|------------|---------------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services performed in March, 2020 <i>BH Supt 5-14-20 LAKE MAINT 45 (A) 001.320.53800.45005</i> | 900.00 | 900.00 |
| Subtotal | | | | 900.00 |
| Sales Tax | | | | |
| Freight | | | | |
| Total Invoice Amount | | | | 900.00 |
| Payment/Credit Applied | | | | |
| TOTAL | | | | 900.00 |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

RECEIVED

MAY 21 2020

INVOICE

Invoice Number: 62714
 Invoice Date: Apr 30, 2020
 Page: 1

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

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

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

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Beacon02 | Per Contract | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | | 5/30/20 |

| Quantity | Item | Description | Unit Price | Amount |
|------------------------|----------------------|---|------------|---------------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services performed In April, 2020 <i>B. H. 5-14-20 LAKE MAINT. 45(A) 001.320.53800 45005</i> | 900.00 | 900.00 |
| Subtotal | | | | 900.00 |
| Sales Tax | | | | |
| Freight | | | | |
| Total Invoice Amount | | | | 900.00 |
| Payment/Credit Applied | | | | |
| TOTAL | | | | 900.00 |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

RECEIVED

MAY 7 2020

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

Invoice #: 57

Invoice Date: 5/1/20

Due Date: 5/1/20

Case:

P.O. Number:

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|------------|
| Management Fees - May 2020 1,310, 573, 840 | | 3,937.50 | 3,937.50 |
| Information Technology - May 2020 257 | | 166.67 | 166.67 |
| Dissemination Agent Services - May 2020 816 | | 625.00 | 625.00 |
| Office Supplies 570 | | 10.54 | 10.54 |
| Postage 420 | | 9.00 | 9.00 |
| Copies 425 | | 436.95 | 436.95 |
| 1 A | | | |
| Total | | | \$5,185.66 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$5,185.66 |

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

RECEIVED

Meadow View at Twin Creeks Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

MAY 14 2020

Invoice No. 19500
Date 05/08/2020

SERVICE

AMOUNT

Arbitrage Series 2018 FYE 10/31/2019

\$ 600.00

Current Amount Due

\$ 600.00

47A

1,310,573.212

| | | | | | |
|--------|---------|---------|----------|----------|---------|
| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
| 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 600.00 |

Payment due upon receipt.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Meadow View at Twin Creeks Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

RECEIVED

MAY 14 2020

Invoice No. 19509
Date 05/09/2020

SERVICE

AMOUNT

Arbitrage Series 2016 FYE 10/31/2019, 10/31/2018
and 10/31/2019

\$ 1,800.00

Current Amount Due

\$ 1,800.00

47A
1,810,573.312

| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|----------|---------|---------|----------|----------|----------|
| 2,400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,400.00 |

Payment due upon receipt.

Grau and Associates

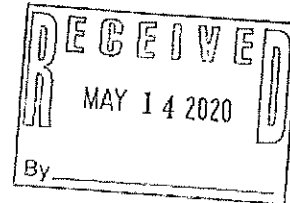
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Meadow View at Twin Creeks Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 19603
Date 05/11/2020



SERVICE

AMOUNT

Audit FYE 09/30/2019

\$ 4,000.00

Current Amount Due

\$ 4,000.00

47 (A)
1,810,573.352

RECEIVED

MAY 15 2020

| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|----------|---------|---------|----------|----------|----------|
| 6,400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,400.00 |

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED

MAY 26 2020

===== STATEMENT =====

May 15, 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 114692
Billed through 04/30/2020

General Counsel

MVTCDD 00001 JLE

3 (A)
1,810.573.845

FOR PROFESSIONAL SERVICES RENDERED

| | | | |
|----------|-----|--|----------|
| 04/01/20 | JJ | Follow up on preparation of protocol for conducting and noticing virtual meetings; review and edit materials regarding same. | 0.10 hrs |
| 04/01/20 | SSW | Research and attend various city and county commission virtual meetings; prepare and circulate correspondence regarding procedures for conducting virtual meetings and providing opportunity for public participation. | 0.20 hrs |
| 04/07/20 | JJ | Confer with Warren regarding board meeting coming up. | 0.30 hrs |
| 04/09/20 | JJ | Review draft agenda and follow up regarding quorum issues. | 0.40 hrs |
| 04/09/20 | SSW | Confer with Oliver and Taylor regarding quorum for upcoming board meeting. | 0.20 hrs |
| 04/10/20 | JJ | Review follow up correspondence regarding board meeting. | 0.30 hrs |
| 04/10/20 | SSW | Prepare meeting notice providing for in person or virtual quorum; confer with Hogge regarding publication of same. | 0.70 hrs |
| 04/20/20 | JLK | Research and review executive orders regarding recreation and amenity facilities. | 2.00 hrs |
| 04/20/20 | SSW | Confer with Hogge regarding agenda items; prepare same and prepare for board meeting. | 0.50 hrs |
| 04/20/20 | KEM | Review status of outstanding district items. | 0.10 hrs |
| 04/21/20 | SSW | Review agenda package; follow-up with Oliver regarding pending business items. | 0.40 hrs |
| 04/23/20 | JJ | Review agenda package, prepare for and attend board meeting by phone; post meeting wrap-up. | 1.80 hrs |
| 04/23/20 | SSW | Prepare for and attend board meeting; conduct meeting follow-up. | 1.50 hrs |
| 04/28/20 | JJ | Review board meeting minutes. | 0.30 hrs |
| 04/30/20 | JMW | Respond to auditor request. | 0.20 hrs |
| 04/30/20 | SSW | Confer with Parker regarding potential amenity re-opening; research same. | 0.60 hrs |
| 04/30/20 | APA | Prepare attorney response to auditor letter fiscal year end 2019. | 1.40 hrs |

=====

| | |
|----------------------------|------------|
| Total fees for this matter | \$2,822.50 |
|----------------------------|------------|

MATTER SUMMARY

| | | | |
|----------------------------------|----------|---------|------------|
| Papp, Annie M. - Paralegal | 1.40 hrs | 140 /hr | \$196.00 |
| Johnson, Jonathan T. | 3.20 hrs | 275 /hr | \$880.00 |
| Kilinski, Jennifer L. | 2.00 hrs | 275 /hr | \$550.00 |
| Walters, Jason M. | 0.20 hrs | 275 /hr | \$55.00 |
| Ibarra, Katherine E. - Paralegal | 0.10 hrs | 140 /hr | \$14.00 |
| Warren, Sarah S. | 4.10 hrs | 275 /hr | \$1,127.50 |

| | |
|------------|------------|
| TOTAL FEES | \$2,822.50 |
|------------|------------|

| | |
|--------------------------------------|-------------------|
| TOTAL CHARGES FOR THIS MATTER | \$2,822.50 |
|--------------------------------------|-------------------|

BILLING SUMMARY

| | | | |
|----------------------------------|----------|---------|------------|
| Papp, Annie M. - Paralegal | 1.40 hrs | 140 /hr | \$196.00 |
| Johnson, Jonathan T. | 3.20 hrs | 275 /hr | \$880.00 |
| Kilinski, Jennifer L. | 2.00 hrs | 275 /hr | \$550.00 |
| Walters, Jason M. | 0.20 hrs | 275 /hr | \$55.00 |
| Ibarra, Katherine E. - Paralegal | 0.10 hrs | 140 /hr | \$14.00 |
| Warren, Sarah S. | 4.10 hrs | 275 /hr | \$1,127.50 |

| | |
|------------|------------|
| TOTAL FEES | \$2,822.50 |
|------------|------------|

| | |
|------------------------------------|-------------------|
| TOTAL CHARGES FOR THIS BILL | \$2,822.50 |
|------------------------------------|-------------------|

Please include the bill number with your payment.

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617729
DATE: 5/1/2020

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

| DUE DATE | RENTAL PERIOD |
|----------|---------------|
| 6/7/2020 | |

RECEIVED
MAY 13 2020

| PMT NUMBER | DESCRIPTION | AMOUNT |
|------------|---|----------|
| 17 | 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 1,320,572,459/5

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 |
|-----------|----------|------------|-----------------|
| 0617729 | 6/7/2020 | \$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 #4/22/2020
131295592432

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

| | |
|-------------------|---|
| Terms | Net 20 |
| Due Date | 5/12/2020 |
| PO # | |
| Delivery Ticket # | Sales Order #1330239 |
| Delivery Date | 4/22/2020 |
| 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 |
|--|---------------------------|----------|-------|------|--------|
| 115-300 | Bleach Minibulk Delivered | 200 | gal | 1.50 | 300.00 |
| <div>RECEIVED MAY 04 2020 MAY 5 2020</div> | | | | | |

Total 300.00
Amount Due \$300.00

(A) 22 1,322,572 / 5506

Remittance Slip

Customer
13BEA030
Invoice #
131295592432

Amount Due \$300.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295592432

Riverside Management Services, Inc

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 5/1/2020 | 59 |

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

RECEIVED

MAY 08 2020

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

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

RHW
5,6.20

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND INVOICE



Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

| | |
|---|-----------|
| Mailing Address: | Code: 200 |
| Meadow View at Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 | |

RECEIVED

APR 30 2020

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

1. 820,570.500
80 @

Principal:

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

Obligee:

Florida Power & Light Company
303 Hastings Rd.
St. Augustine, FL 32084

| Bond Number- Term-Trans | Effective Date | Expiration Date | Statement |
|-------------------------|----------------|-----------------|-----------|
| LICX1193788-1-1 | 4/29/2020 | 4/29/2021 | APR 20 |

| Bond Amount | Type | Invoice Number |
|--------------|------------------------|----------------|
| \$387,022.41 | LICENSE & PERMIT BONDS | 184377-1-1 |

| Bond Description |
|---|
| Beacon Lake Phase 3A - Work Order #:8975644 |

| Kentucky Surcharge Amount | % | FL Hurricane Cat Fund | % |
|---------------------------|------|-----------------------|------|
| \$0.00 | 0.0% | \$0.00 | 0.0% |

| Premium | Plus Taxes | Total Customer Amount | Balance Due-SMA |
|------------|------------|-----------------------|-----------------|
| \$5,805.00 | \$0.00 | \$5,805.00 | \$5,805.00 |

Date Printed: 4/29/2020

Date Invoiced: 4/29/2020

Bond No. LICX1193788

Service Address (Location) Beacon Lake Phase 3A
Saint Augustine
Saint Johns

**SURETY BOND FOR PERFORMANCE
GUARANTY AGREEMENT**

File Copy

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Meadow View at Twin Creeks CDD, as Principal, and Lexon Insurance Company, a surety company authorized to do business in the State of Florida, as Surety are held and firmly bound to Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, its successors and assigns, in the amount of Three Hundred Eighty-Seven Thousand Twenty-Two and 41/100 (\$387,022.41), in lawful money of the United States of America for the payment of which the Principal and Surety, their heirs, executors, administrators, successors and assigns, are hereby jointly and severally bound. This amount may be reduced according to Article III of the performance guaranty agreement, a copy of which is attached hereto and made a part hereof.

WHEREAS, pursuant to its authorized General Rules and Regulations for Electric Service, Florida Power & Light Company requires the Principal to furnish a bond guaranteeing the satisfactory performance under the performance guaranty agreement.

NOW THEREFORE, the condition of this obligation is such that if the Principal shall promptly pay all amounts which may be due by Principal to Florida Power & Light Company under the above performance guaranty agreement in the Principal's name at any or all premises, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, that regardless of the number of years this bond shall continue or be continued in force and of the number of premiums which shall be payable or paid, the Surety shall not be liable thereunder for a larger amount, in the aggregate, than the amount of this bond, unless suit must be brought for enforcement of the within obligations in which case the Surety will also be liable for all costs in connection therewith and reasonable attorneys' fees, including costs of and attorneys' fees for appeals; and

PROVIDED FURTHER, that should the Surety so elect, this bond may be cancelled by the Surety as to subsequent liability by giving thirty (30) days notice in writing by certified mail-return receipt requested to Florida Power & Light Company at 303 Hastings Rd, Saint Augustine, FL 32084. The notice of cancellation shall not be effective unless it includes the Principal's name and "Master Account Number 8975644" written thereon.

Signed, sealed and dated this 29th day of April, 20 20.

Principal: Meadow View at Twin Creeks CDD
General Partner: _____
(If applicable)

Corporate Seal
of Principal

By: _____
Title: _____

NOTARY
SEAL/STAMP
(PRINCIPAL)

NOTARY CERTIFICATE-PRINCIPAL SIGNATURE

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____ by _____ as _____ for Principal who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires:

Notary Public
Print Name: _____

Lexon Insurance Company
Surety

Corporate Seal
of Surety

By: _____
(Designated in attached Power of Attorney. If not Florida resident, countersigned below.)

Print Name: Brook T. Smith

Countersigned By: N/A
(Florida resident agent)

Print Name: _____
Print Address: _____

NOTARY
SEAL/STAMP
(SURETY)

NOTARY CERTIFICATE - SURETY SIGNATURE

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29th day of April, 20 20 by Brook T. Smith as Attorney-in-Fact for Surety who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires: 10/26/2023

Notary Public
Print Name: Theresa Pickerrell

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND INVOICE



Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

Mailing Address: Code: 200

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

APR 30 2020

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

(A)
1,320,572.50
80

Principal:

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

Obligee:

Florida Power and Light Company
303 Hastings Rd.
St. Augustine, FL 32084

| Bond Number- Term-Trans | Effective Date | Expiration Date | Statement |
|-------------------------|----------------|-----------------|-----------|
| LICX1193789-1-1 | 4/29/2020 | 4/29/2021 | APR 20 |

| Bond Amount | Type | Invoice Number |
|-------------|------------------------|----------------|
| \$93,087.50 | LICENSE & PERMIT BONDS | 184379-1-1 |

| Bond Description |
|--|
| Beacon Lake Phase 2B - Work Order #: 8975632 |

| Kentucky Surcharge Amount | % | FL Hurricane Cat Fund | % |
|---------------------------|------|-----------------------|------|
| \$0.00 | 0.0% | \$0.00 | 0.0% |

| Premium | Plus Taxes | Total Customer Amount | Balance Due-SMA |
|------------|------------|-----------------------|-----------------|
| \$1,396.00 | \$0.00 | \$1,396.00 | \$1,396.00 |

Date Printed: 4/29/2020

Date Invoiced: 4/29/2020

Bond No. LICX1193789

Service Address (Location) Beacon Lake Phase 2B
Saint Augustine
Saint Johns

File Copy

**SURETY BOND FOR PERFORMANCE
GUARANTY AGREEMENT**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Meadow View at Twin Creeks CDD, as Principal, and Lexon Insurance Company, a surety company authorized to do business in the State of Florida, as Surety are held and firmly bound to Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, its successors and assigns, in the amount of Ninety-Three Thousand Eighty-Seven and 50/100 (\$93,087.50), in lawful money of the United States of America for the payment of which the Principal and Surety, their heirs, executors, administrators, successors and assigns, are hereby jointly and severally bound. This amount may be reduced according to Article III of the performance guaranty agreement, a copy of which is attached hereto and made a part hereof.

WHEREAS, pursuant to its authorized General Rules and Regulations for Electric Service, Florida Power & Light Company requires the Principal to furnish a bond guaranteeing the satisfactory performance under the performance guaranty agreement.

NOW THEREFORE, the condition of this obligation is such that if the Principal shall promptly pay all amounts which may be due by Principal to Florida Power & Light Company under the above performance guaranty agreement in the Principal's name at any or all premises, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, that regardless of the number of years this bond shall continue or be continued in force and of the number of premiums which shall be payable or paid, the Surety shall not be liable thereunder for a larger amount, in the aggregate, than the amount of this bond, unless suit must be brought for enforcement of the within obligations in which case the Surety will also be liable for all costs in connection therewith and reasonable attorneys' fees, including costs of and attorneys' fees for appeals; and

PROVIDED FURTHER, that should the Surety so elect, this bond may be cancelled by the Surety as to subsequent liability by giving thirty (30) days notice in writing by certified mail-return receipt requested to Florida Power & Light Company at 303 Hastings Rd, Saint Augustine, FL 32084. The notice of cancellation shall not be effective unless it includes the Principal's name and "Master Account Number 8975632" written thereon.

Signed, sealed and dated this 29th day of April, 20 20.

Principal: Meadow View at Twin Creeks CDD

General Partner:

(if applicable)

Corporate Seal
of Principal

By: _____
Title: _____

NOTARY
SEAL/STAMP
(PRINCIPAL)

NOTARY CERTIFICATE-PRINCIPAL SIGNATURE

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____ by _____ as _____ for Principal who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires:

Notary Public
Print Name: _____

Lexon Insurance Company
Surety

Corporate Seal
of Surety

By: _____
(Designated in attached Power of Attorney. If not Florida resident, countersigned below.)

Print Name: Brook T. Smith

Countersigned By: N/A
(Florida resident agent)

Print Name: _____
Print Address: _____

NOTARY
SEAL/STAMP
(SURETY)

NOTARY CERTIFICATE - SURETY SIGNATURE

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29th day of April, 20 20 by Brook T. Smith as Attorney-in-Fact for Surety who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires: 10/26/2023

Notary Public
Print Name: Theresa Pickrell

Tue, Apr 14, 2020
9:17:25AM

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

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: 0003274131-01
Start: 04/14/2020

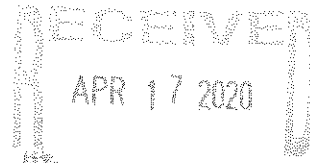
Caller: Courtney Hogge
Issues: 1

Paytype: BILL
Stop: 04/14/2020

Placement: SA Legals

Rep: Melissa Rhinehart

Copy Line: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DUR



The St. Augustine Record

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

| | |
|---------|----------|
| Lines | 109 |
| Depth | 9.25 |
| Columns | 1 |
| Price | \$166.04 |

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC MEETING
HELD DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, April 23, 2020 at 10:00 a.m., at the office of Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, where the Board may consider any business that may properly come before it ("Meeting"). Alternatively, the Meeting may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-22 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Anyone wishing to access and participate in the meeting should refer to the District's website www.meadowviewattwincreeksfld.com, or contact the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (888) 940-6550 or juliver@gmsnf.com or er@gmsnf.com ("District Manager's Office") to obtain access information.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors, which may be held in person or utilizing ZOOM media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are **strongly encouraged** to submit questions and comments to the District Manager at least 24 hours in advance at (888) 940-6550 or juliver@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions 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 such Meeting. A copy of the agenda may be obtained by contacting the District Manager's Office at the phone number or email address provided above.

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

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

As indicated above, this meeting may be conducted by media communications technology. In such event, anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting, should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance for

Tue, Apr 14, 2020
9:17:25AM

Legal Ad Invoice

The St. Augustine Record

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

For more information, please contact us for further recommendations.

James Oliver
District Manager
0000274101 April 14, 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# 0003274131-01

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 NOTICE OF MEETING 04.23.20 was published in said newspaper on 04/14/2020.

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.

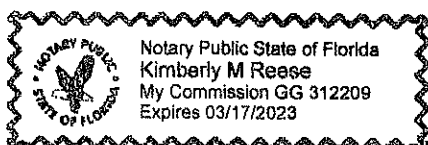
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of APR 14 2020

by W. J. Rhinehart who is personally known to
me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC MEETING
HELD DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, April 23, 2020 at 10:00 a.m., at the offices of Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). Alternatively, the Meeting may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Anyone wishing to access and participate in the meeting should refer to the District's website www.meadowviewattwincreeksdcd.com, or contact the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") to obtain access information.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors, which may be held in person or utilizing ZOOM media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at least 24-hours in advance at (904) 940-5850 or joliver@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions 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 such Meeting. A copy of the agenda may be obtained by contacting the District Manager's Office at the phone number or email address provided above.

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

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

As indicated above, this meeting may be conducted by media communications technology. In such event, anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance for further accommodations.

James Oliver
District Manager
0003274131 April 14, 2020



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

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

Service Slip/Invoice

INVOICE: 6619008
DATE: 5/15/2020
ORDER: 6619008

Bill To: [385188]

Meadow View at Twin Creeks CDD
Brian Stephens
475 W Town pl
Suite 114
Saint Augustine, FL 32092

RECEIVED ^{Work} Location:

MAY 21 2020

[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 |
|----------------|----------|----------------------|------------|----------|
| 5/15/2020 | 10:24 AM | MICE, RATS, ROACH, S | | 10:24 AM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 5/15/2020 | | 11:39 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 5-15-20
Pest Control 46 (A)
001.320.57200.45917

TECHNICIAN SIGNATURE

Richard
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



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 109988 | 5/1/2020 |
| 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: May 31, 2020

Invoice Amount: \$15,653.85

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance May 2020 | \$15,653.85 |

RECEIVED

MAY 21 2020

Invoice Total \$15,653.85

B. Hight 5-5-20
LANDSCAPE MAINT 40 @
001.320.53800, 45003

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



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5688829
Invoice Date: 03/25/2020
Account Number: 261058000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

MEADOWVIEW AT TWIN CREEKS CDD SERIES
2019A1/A2

| | | | | | | |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Accounts Included | 261058000 | 261058001 | 261058002 | 261058003 | 261058004 | 261058005 |
| In This Relationship: | 261058006 | 261058007 | 261058008 | 261058009 | 261058010 | |

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

| Detail of Current Charges | Volume | Rate | Portion of Year | Total Fees |
|--|----------|----------|-----------------|-------------------|
| 04200 Trustee | 1.00 | 3,750.00 | 100.00% | \$3,750.00 |
| Subtotal Administration Fees - In Advance 03/01/2020 - 02/28/2021 | | | | \$3,750.00 |
| Incidental Expenses | 3,750.00 | 0.0775 | | \$290.63 |
| Subtotal Incidental Expenses | | | | \$290.63 |
| TOTAL AMOUNT DUE | | | | \$4,040.63 |

FY20 $\Rightarrow 3750 \times 7/12 = 2187.5$ 1,310,573.330⁹ (A)
FY21 $\Rightarrow 3750 \times 5/12 = 1562.5$ 1,200,155.100



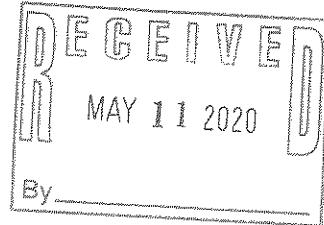


Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

2/3

Invoice Number: 5688829
Account Number: 261058000
Invoice Date: 03/25/2020
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

MEADOW VIEW AT TWIN CREEKS CDD
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE SUITE 114
ST AUGUSTINE FL 32092



MEADOWVIEW AT TWIN CREEKS CDD SERIES 2019A1/A2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS CDD SERIES
2019A1/A2

| | |
|----------------------|----------------|
| Invoice Number: | 5688829 |
| Account Number: | 261058000 |
| Current Due: | \$4,040.63 |
| Direct Inquiries To: | STACEY JOHNSON |
| Phone: | 407-835-3805 |

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261058000
Invoice # 5688829
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

RECEIVED

MAY 13 2020

Invoice

| DATE | INVOICE # |
|----------|-----------|
| 5/1/2020 | 12016 |

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
May Maintenance

| P.O. NUMBER | TERMS | REP | SHIP | VIA | F.O.B. | PROJECT |
|-------------|-------|-----|------|-----|--------|---------|
|-------------|-------|-----|------|-----|--------|---------|

5/1/2020

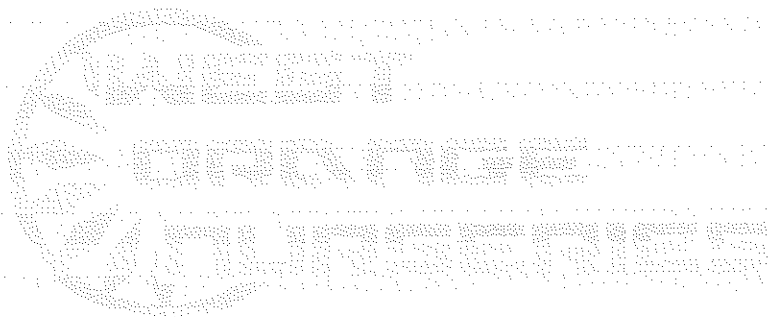
| QUANTITY | ITEM CODE | DESCRIPTION | PRICE EACH | AMOUNT |
|----------|-----------|-------------|------------|--------|
|----------|-----------|-------------|------------|--------|

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

MAY 2020

(13)

1,320,538.45008 @



TOTAL

\$9,011.47



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

RECEIVED

MAY 5 2020

INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 106244 | 4/27/2020 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 27, 2020

Invoice Amount: \$6,347.62

| Description | Current Amount |
|---------------------|----------------|
| Spring Annuals 2020 | |
| Annual Installation | \$6,347.62 |

RECEIVED

MAY 5 2020

Invoice Total **\$6,347.62**

B. Stept 4-27-20
LANDSCAPE CONTINGENCY
001.320.53800.45004
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



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 109988 | 5/1/2020 |
| 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: May 31, 2020

Invoice Amount: \$15,653.85

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance May 2020 | \$15,653.85 |

RECEIVED

MAY 21 2020

Invoice Total \$15,653.85

B. Hight 5-5-20
LANDSCAPE MAINT 40 @
001.320.53800, 45003

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

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



INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 110469 | 5/5/2020 |
| TERMS | PONUMBER |
| 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: June 4, 2020

Invoice Amount: \$465.00

| Description | Amount |
|--|----------|
| March irrigation repairs Locate and troubleshoot decoder failure. No charge for decoders (manufacturer warranty). Irrigation Repairs | \$465.00 |

RECEIVED

MAY 21 2020

Invoice Total **\$465.00**

Bkpt 5-6-20
IRRIGATION REPAIRS
001.320.53800.45009

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



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|------------|--------------|
| JAX 110470 | 5/5/2020 |
| TERMS | PHONE 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: June 4, 2020

Invoice Amount: \$296.70

| Description | Current Amount |
|---|----------------|
| Mainline repair at pump Irrigation Repairs | \$296.70 |

RECEIVED

MAY 21 2020

Invoice Total \$296.70

B/Hupt 5-6-20
IRRIGATION REPAIRS
001.320.53800.45009

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