

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

JULY 16, 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

July 10, 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, July 16, 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 June 18, 2020 Meeting
- IV. Consideration of Proposal from Riverside Management Services, Inc. for FY21 Services
- V. Discussion of the Fiscal Year 2021 Budget
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Operations Manager
- VII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 12
 - E. Consideration of Funding Request No. 47
- VIII. Supervisors' Requests and Audience Comments
- IX. Next Scheduled Meeting – August 20, 2020 at 10:00 a.m. at the offices of GMS
- X. Adjournment

Enclosed under the third order of business is a copy of the minutes of the June 18, 2020 meeting for your review and approval.

The fourth order of business is consideration of proposal from Riverside Management Services, Inc. for FY21 services. A copy of the proposal is enclosed for your review and approval.

The fifth order of business is discussion of the Fiscal Year 2021 budget. A copy of the budget is enclosed for reference.

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 47. Construction funding request number 12 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
July 16, 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.meadowviewattwincrekscdd.com

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 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 12

E. Consideration of Funding Request No. 47

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – August 20, 2020 at 10:00 a.m. at the offices of GMS

X. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, 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 with additional participation through communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-139 issued by Governor DeSantis, including any extensions or supplements thereof, and 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
Aaron Lyman	Supervisor (by phone)
Ben Bishop	Supervisor (by phone)

Also present were:

Jim Oliver	District Manager
Sarah Warren	District Counsel (by phone)
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager (by phone)
Richard McGevern	Amenity Manager (by phone)

The following is a summary of the discussions and actions taken at the June 18, 2020 meeting. An audio 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 May 21, 2020 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the minutes of the May 21, 2020 meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-09,
Ratifying the Sale of the Series 2020A-1/A-
2 and Series 2020A-3 Bonds**

Ms. Warren provided an overview of the resolution, which ratifies, confirms, and approved all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in the closing of the sale of the Series 2020A-1/A-2 and A-3 Bonds.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor Resolution 2020-09, ratifying the sale of the Series 2020A-1/A-2 and A-3 bonds was approved.

FIFTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2019 Audit**

Mr. Oliver gave an overview of the Fiscal Year 2019 audit report and noted it was a clean audit, with no current or prior year findings or recommendations.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the Fiscal Year 2019 audit report was accepted.

SIXTH ORDER OF BUSINESS**Discussion Regarding Updated Fiscal Year
2021 Approved Budget**

Mr. Oliver discussed the FY 2021 approved budget. Staff has been working with the Chairman and developer team regarding assessments levels and developer contributions. FY21 operations and maintenance assessments for platted lots will remain at FY20 levels, with no increase. The budget hearing will be held August 20 during our CDD meeting. Mailed notice to residents will not be required since assessments are not being increased.

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

Ms. Warren updated the Board on the Governor's Executive Order regarding waiver of requirement of physical quorum for public meetings. The waiver expires effective June 30, 2020 at midnight. Counsel continues to monitor the re-opening plans for various public facilities.

B. District Engineer

1. Requisition Summary

A copy of the requisition summary including numbers 280-297 for approval was enclosed in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor requisition numbers 280-297 were approved.

2. Consideration of Hughes Brothers Change Order No. 5 (Phase 3A), No. 7 (Phase 2) and No. 4 (Phase 2B)

3.

Mr. Lockwood provided overview of Hughes Brothers Change Orders No. 5 (Phase 3A), No. 7 (Phase 2), and No. 4 (Phase 2B).

Mr. Parker inquired about confirmation that unit pricing shown on change orders was consistent with contract and to confirm accounting was correct for deduct credits for direct purchases.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor Hughes Brother's Change Order numbers 5 for phase 3A, 7 for phase 2, and 4 for phase 2B were approved, subject to review of unit pricing and deduct credits for direct credits and final approval by Chairman.

The Board made the following motion to add the 2020 annual engineer's report to the agenda.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor adding the 2020 annual engineer's report to the agenda for acceptance was approved.

3. Acceptance of 2020 Annual Engineer's Report

Mr. Lockwood gave an overview of the 2020 annual engineer's report.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the 2020 annual engineer's report was accepted, subject to final review prior to circulation.

C. District Manager

Mr. Oliver stated he had nothing additional to report.

D. Amenity Manager – Report

Mr. McGovern gave a brief overview of his report, a copy of which was included in the agenda package.

E. Operations Manager

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

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Oliver stated the assessment receipts schedule shows the District on roll collections are at 99%.

C. Check Register

A copy of the check register totaling \$1,238,576.03 was included in the agenda package.

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

D. Consideration of Construction Funding Request No. 11

A copy of construction funding request number 11 in the amount of \$515,614.19 was included in the agenda package.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor construction funding request number 11 was approved.

E. Consideration of Funding Request No. 46

A copy of funding request number 46 in the amount of \$70,903.46 was included in the agenda package.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor funding request number 46 was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 16, 2020 at 10:00 a.m. at the Offices of GMS

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RIVERSIDE MANAGEMENT SERVICES, INC.

9655 Florida Mining Boulevard West – Building 300 – Suite 305 – Jacksonville, Florida 32257

June 18, 2020

Jim Oliver
Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Amenity Manager, Operations Manager, Pool Service, Janitorial, and Lifeguard/Pool Monitors

Dear Jim:

Please consider this proposal for Riverside Management Services, Inc. to continue providing the following services for the Meadow View at Twin Creeks Community Development District:

<u>Services</u>	<u>Proposed Fee FY 2021</u>	<u>Actual Fee FY 2020</u>	<u>Adopted Budget FY20</u>
Amenity Manager	\$61,800	\$60,000	\$125,000
Field Operations Manager	\$25,000	\$20,000	\$25,000
Pool Service	\$16,380	\$16,380	\$30,000
Janitorial Service	\$15,540	\$15,540	\$15,540
Lifeguards / Pool Attendants	\$48,000	\$48,000	\$48,000
*Assistant Manager (options below)		\$0	\$0

The proposed fees will remain static for Pool Maintenance, Janitorial, Field Operations Manager and Lifeguards, but are asking for a 3% cost of living increase for the Amenity Manager position. Per request we have also provided staffing options for a part time Assistant Manager for the Board of Supervisors to consider. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

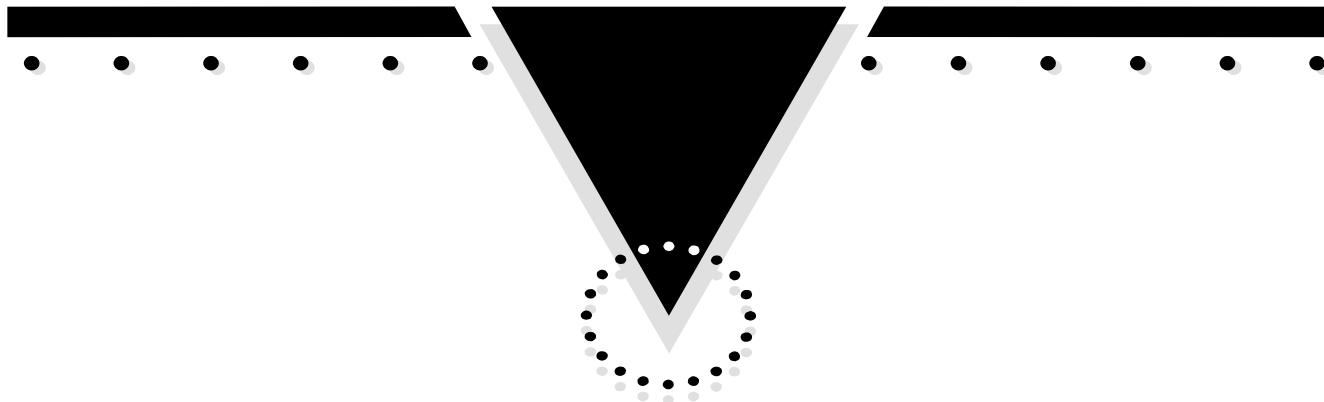
Richard M. Whetsel

Rich Whetsel
President

Assistant Manager Options:

	<u>Proposed Fee</u> <u>FY 2021</u>
Option 1: 2 days/per week, 16 hours weekly April 1, 2021 to October 1, 2021	\$10,800
Option 2: 2 days/per week, 16 hours weekly May 1, 2021 to September 1, 2021	\$7,200
Option 3: Full Year – 20 hours weekly	\$26,000
Option 4: Full Year – 25 hours weekly	\$32,500

FIFTH ORDER OF BUSINESS



*Meadow View @ Twin Creeks
Community Development District*

Approved Budget

FY 2021

July 16, 2020



Meadowview @ Twin Creeks Community Development District

TABLE OF CONTENTS

<i>Summary Revenues and Expenditures</i>	<i>Page 1-2</i>
<i>Narrative - Administrative and Maintenance</i>	<i>Page 3-10</i>
<i>Assessment Chart</i>	<i>Page 11</i>
<i>2016 Debt Service Fund</i>	<i>Page 12-14</i>
<i>2016B Debt Service Fund</i>	<i>Page 15-16</i>
<i>2018 Debt Service Fund</i>	<i>Page 17-22</i>
<i>2019 Debt Service Fund</i>	<i>Page 23-27</i>
<i>2020 Debt Service Fund</i>	<i>Page 28-34</i>

Meadow View at Twin Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<u>Revenues</u>					
Developer Contributions	\$716,009	\$470,824	\$161,461	\$632,286	\$509,178
Assessments - Tax Roll	\$202,720	\$202,972	\$0	\$202,972	\$639,590
Assessments - Direct	\$170,111	\$128,094	\$42,017	\$170,111	\$54,581
Interest/Miscellaneous Income	\$0	\$45	\$0	\$45	\$50
Facility Revenue	\$0	\$1,250	\$0	\$1,250	\$0
Total Revenues	\$1,088,840	\$803,185	\$203,478	\$1,006,663	\$1,203,398

Expenditures

Administrative

Engineering	\$20,000	\$31,500	\$16,000	\$47,500	\$20,000
Attorney	\$30,000	\$10,943	\$19,057	\$30,000	\$30,000
Annual Audit	\$3,800	\$5,800	\$0	\$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	\$7,083	\$2,499	\$9,582	\$12,500
Trustee Fee	\$20,000	\$13,909	\$0	\$13,909	\$20,000
Management Fees	\$47,250	\$35,438	\$11,813	\$47,250	\$47,250
Information Technology	\$2,000	\$1,500	\$500	\$2,000	\$2,000
Website Compliance	\$1,200	\$2,250	\$0	\$2,250	\$0
Telephone	\$500	\$357	\$143	\$500	\$500
Postage	\$500	\$628	\$160	\$788	\$800
Insurance	\$9,000	\$5,750	\$0	\$5,750	\$7,425
Printing & Binding	\$4,000	\$2,148	\$1,311	\$3,459	\$4,000
Legal Advertising	\$3,000	\$1,077	\$1,741	\$2,818	\$3,000
Other Current Charges	\$2,500	\$1,073	\$90	\$1,163	\$1,500
Office Supplies	\$500	\$115	\$50	\$165	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$158,725	\$127,746	\$53,364	\$181,109	\$162,750

AMENITY CENTER

Utilities

Telephone/Cable/Internet	\$9,200	\$6,650	\$2,190	\$8,840	\$9,200
Electric	\$40,000	\$22,868	\$9,000	\$31,868	\$36,000
Water/Irrigation	\$20,000	\$12,488	\$5,400	\$17,888	\$20,000
Gas	\$1,500	\$1,096	\$339	\$1,435	\$1,500
Trash Removal	\$6,000	\$1,405	\$540	\$1,945	\$3,000

Security

Security Monitoring	\$1,331	\$1,466	\$333	\$1,799	\$1,800
Access Cards	\$3,000	\$313	\$2,038	\$2,350	\$3,000
Contracted Security	\$20,000	\$0	\$0	\$0	\$20,000

Management Contracts

Facility Management	\$125,000	\$45,000	\$15,000	\$60,000	\$125,000
Pool Attendants	\$48,000	\$11,928	\$14,072	\$26,000	\$48,000
Canoe Launch Attendant	\$28,800	\$0	\$3,000	\$3,000	\$28,800
Snack Bar Attendant	\$16,640	\$0	\$3,000	\$3,000	\$16,640
Field Mgmt / Admin	\$25,000	\$15,000	\$5,000	\$20,000	\$25,000
Pool Maintenance	\$30,000	\$12,669	\$4,095	\$16,764	\$20,000
Pool Chemicals	\$15,000	\$6,412	\$3,900	\$10,312	\$15,000

Meadow View at Twin Creek
Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<u>AMENITY CENTER CONT'</u>					
Janitorial	\$15,540	\$13,131	\$3,885	\$17,016	\$18,000
Facility Maintenance	\$15,000	\$7,507	\$7,493	\$15,000	\$15,000
Repairs & Maintenance	\$10,000	\$26,698	\$12,800	\$39,498	\$36,000
New Capital Projects	\$12,000	\$1,206	\$0	\$1,206	\$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	\$20,769	\$6,923	\$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	\$582	\$300	\$882	\$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	\$1,677	\$300	\$1,977	\$2,000
Office Supplies	\$2,000	\$411	\$180	\$591	\$1,500
ASCAP/BMI Licenses	\$1,000	\$0	\$0	\$0	\$1,000
Property Insurance	\$30,000	\$33,867	\$0	\$33,867	\$36,533
Permit and License	\$0	\$575	\$0	\$575	\$575
Performance Guaranty Bonds	\$0	\$7,201	\$0	\$7,201	\$0
<u>Amenity Center Expenditures</u>	\$561,482	\$280,783	\$121,051	\$401,834	\$587,019
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$15,000	\$6,797	\$3,203	\$10,000	\$15,000
Landscape Maintenance	\$187,846	\$158,613	\$73,996	\$232,609	\$292,593
Landscape Contingency	\$25,000	\$38,085	\$0	\$38,085	\$25,000
Lake Maintenance	\$10,800	\$7,345	\$4,180	\$11,525	\$27,000
Grounds Maintenance	\$12,000	\$8,664	\$3,336	\$12,000	\$12,000
Pump Repairs	\$5,000	\$12,612	\$0	\$12,612	\$5,000
Streetlighting	\$22,000	\$14,726	\$5,400	\$20,126	\$22,000
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Irrigation Repairs	\$7,500	\$6,285	\$1,215	\$7,500	\$7,500
Miscellaneous	\$5,000	\$74	\$300	\$374	\$5,000
Contingency	\$67,086	\$4,913	\$3,000	\$7,913	\$31,136
<u>Grounds Maintenance Expenditures</u>	\$368,633	\$258,113	\$94,631	\$352,743	\$453,629
<u>TOTAL EXPENDITURES</u>	\$1,088,840	\$666,642	\$269,045	\$935,687	\$1,203,398
<u>Excess Revenues/ Expenditures</u>	\$0	\$136,543	(\$65,567)	\$70,976	\$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	19%	\$180,433	\$191,950	\$889	\$946
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	100%	\$953,124	\$1,013,962		

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 6/30/20</i>	<i>Projected Next 3 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	\$443,914	\$0	\$443,914	\$443,376
<i>Interest Income</i>	\$1,000	\$291	\$6	\$297	\$500
<i>Carry Forward Surplus</i>	\$202,329	202,138	\$0	\$202,138	\$202,824
<i>TOTAL REVENUES</i>	\$646,705	\$646,343	\$6	\$646,349	\$646,700
<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	\$202,818	\$6	\$202,824	\$203,125

November 1, 2021 - Series 2016A-1

\$161,700

Phase I - Series 2016A-1 Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$115,000	\$122,337	\$0	\$0
43	86	\$1,304	\$1,388	\$112,185	\$119,342
53	111	\$1,449	\$1,542	\$160,885	\$171,150
63	65	\$1,594	\$1,696	\$103,633	\$110,245
73	40	\$1,667	\$1,773	\$66,673	\$70,927
90	0	\$0	\$0	\$0	\$0
Total	302			\$443,376	\$471,663

*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 6/30/20</i>	<i>Projected Next 3 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	\$227,700
<i>Prepayments</i>	\$0	\$620,171	\$0	\$620,171	\$0
<i>Interest Income</i>	\$600	\$164	\$3	\$167	\$200
<i>Carry Forward Surplus</i>	\$138,886	287,996	\$0	\$287,996	\$122,387
TOTAL REVENUES	\$414,286	\$1,045,731	\$137,403	\$1,183,134	\$350,287
Expenditures					
<u>Series 2016 B</u>					
<i>Interest - 11/01</i>	\$137,400	\$137,400	\$0	\$137,400	\$113,850
<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 - 5/01</i>	\$137,400	\$132,900	\$0	\$132,900	\$113,850
<i>Prepayment - 6/19</i>	\$0	\$615,000	\$0	\$615,000	\$0
<i>Interest - 6/19</i>	\$0	\$4,920	\$0	\$4,920	\$0
<i>Prepayment - 8/1</i>	\$0	\$0	\$20,000	\$20,000	\$0
<i>Interest - 8/1</i>	\$0	\$0	\$300	\$300	\$0
TOTAL EXPENDITURES	\$274,800	\$1,040,295	\$20,300	\$1,060,595	\$227,700
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$152)	\$0	(\$152)	\$0
OTHER SOURCES AND USES	\$0	(\$152)	\$0	(\$152)	\$0
EXCESS REVENUES	\$139,486	\$5,284	\$117,103	\$122,387	\$122,587

November 1, 2021 - Series 2016B

\$113,850

*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	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 246,750.00
05/01/21	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/21	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/22	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/22	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/23	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/23	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/24	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/24	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/25	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/25	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/26	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/26	\$ 3,795,000.00	6.000%	\$ 3,795,000.00	\$ 113,850.00	\$ 227,700.00
			\$ 3,795,000.00	\$ 1,480,050.00	\$ 1,612,950.00

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 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
Revenues					
Assessments	\$612,550	\$406,495	\$206,055	\$612,550	\$612,550
Interest Income	\$750	\$232	\$3	\$235	\$200
Prepayments	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$241,813	242,102	\$0	\$242,102	\$242,037
TOTAL REVENUES	\$855,113	\$648,829	\$206,058	\$854,887	\$854,787
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	\$35,979	\$206,058	\$242,037	\$242,462

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 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
Revenues					
Assessments	\$520,960	\$362,485	\$158,475	\$520,960	\$423,880
Interest Income	\$750	\$336	\$3	\$339	\$200
Prepayments	\$0	\$1,683,843	\$0	\$1,683,843	\$0
Carry Forward Surplus	\$211,313	211,704	\$0	\$211,704	\$499,758
TOTAL REVENUES	\$733,023	\$2,258,369	\$158,478	\$2,416,847	\$923,838
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	(\$129)	\$0	(\$129)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$129)	\$0	(\$129)	\$0
EXCESS REVENUES	\$211,063	\$341,281	\$158,478	\$499,758	\$500,598

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 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
Revenues					
Assessments - Direct 2019 A1	\$257,360	\$167,990	\$89,370	\$257,360	\$257,360
Assessments - Direct 2019 A2	\$315,630	\$207,634	\$107,996	\$315,630	\$315,630
Interest Income	\$500	\$208	\$0	\$208	\$200
Prepayments	\$0	\$33,719	\$0	\$33,719	\$0
Carry Forward Surplus	\$232,540	232,656	\$0	\$232,656	\$269,417
TOTAL REVENUES	\$806,030	\$642,208	\$197,365	\$839,573	\$842,607
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	\$72,052	\$197,365	\$269,417	\$273,317

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 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2021</i>
Revenues					
Assessments	\$0	\$0	\$0	\$0	\$0
Prepayments	\$0	\$108,618	\$0	\$108,618	\$0
Interest Income	\$0	\$0	\$0	\$0	\$1,000
Carry Forward Surplus	\$0	-	\$0	\$0	\$763,375
TOTAL REVENUES	\$0	\$108,618	\$0	\$108,618	\$764,375
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	\$937,824	\$0	\$937,824	\$338,466

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>\$228,847</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

SIXTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

2019 Bond Series

REQUISITION SUMMARY

**REVISED
July 16, 2020**

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

	<u>TO BE APPROVED</u>			
7/16/2020	298	Hughes Brothers Construction, Inc.	Contractor Application for Payment #10 - Beacon Lake Phase 3A	\$ 174,768.51
7/16/2020	299	Hughes Brothers Construction, Inc.	Contractor Application for Payment #9 - Beacon Lake Phase 3A Parkway	\$ 29,213.42
7/16/2020	300	Hughes Brothers Construction, Inc.	Contractor Application for Payment #9 - Beacon Lake Phase 2B	\$ 13,356.88
7/16/2020	301	Hughes Brothers Construction, Inc.	Contractor Application for Payment #19 - Beacon Lake Phase 2	\$ 9,247.50
7/16/2020	302	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194726	\$ 6,447.37
7/16/2020	303	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 194724	\$ 4,069.45
7/16/2020	304	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194719	\$ 5,555.77
7/16/2020	305	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194717	\$ 1,107.16
7/16/2020	306	Clary & Associates, Inc.	Beacon Lake Unit 3A - Plat Preparation - Invoice 2020-327	\$ 1,900.00
7/16/2020	307	Clary & Associates, Inc.	Beacon Lake TH - Plat Preparation - Invoice 2020-326	\$ 1,900.00
7/16/2020	308	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 818316	\$ 726.00
7/16/2020	309	Polywood	Park #2 Beacon Lake Phase 1 furniture	\$ 4,215.30
7/16/2020	310	Southern Recreation	Five Loop Bike Rack - 50% Deposit	\$ 1,999.50
7/16/2020	311	Southern Recreation	Five Loop Bike Rack - Remaining Balance	\$ 1,999.50
7/16/2020	312	West Orange Nurseries, Inc.	Beacon Lake Entry #2 & Townhomes - Application for Payment No. 4	\$ 64,663.29
7/16/2020	313	Harbinger	Signage for Beacon Lake Signs - Invoice DP77332dEPOSIT	\$ 40.00
7/16/2020	314	United Landscapes	Beacon Lake Boulevard landscaping - Invoice 70978	\$ 30,150.00
7/16/2020	315	Basham Lucas	Beacon Lake -Lakefront Park - Invoice 8154	\$ 10,500.00
			TOTAL REQUISITIONS TO BE APPROVED JULY 16, 2020	\$361,859.65

D.

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

Memorandum

Date: July 16, 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.
- New annual flowers have been installed.

Amenities:

- RMS continues Pool and Janitorial Services 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 kitchen ice machine has been repaired. This was done under warranty.
- The chandelier in the pool pavilion was re secured.
- 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.
- The Band "Be Easy" preformed July 5th under the Gazebo from 12-3pm. The resident feedback was great.

- The Welcome to Summer/July 4th Celebration at the Lake House on July 5th went well. We executed Social Distancing Protocols and managed to serve 300 meals without overcrowding the facility.
- South East Fitness performed the preventative maintenance on the fitness equipment and to repair a head set jack that was broken.
- Thigpen Heating and Air has completed their preventative maintenance on the AC units and found a leak on the main unit over the Social Hall. We are waiting on parts for the repair to be completed next week.
- Mike Smith with Dicky Smith repaired the Kitchen Aid stove in the social hall.
- Additional pieces of gym equipment that were requested by residents and approved by the board have been ordered and some have arrived.
- Lifeguards are on duty 10am to 6pm daily to open slides and to monitor for social distancing.
- RMS is meeting with staff to ensure the building stays clean.
- Staff continues to review cameras after hours to ensure social distancing is followed when staff is not on site.
- The Facility Manager will be on site Saturday's and Sunday's to ensure protocols are followed.
- We have successfully had 94% of current registered access card holders sign the COVID-19 waiver.

Upcoming Events:

- Food Truck Friday's have been planned through September 2020.
- We have currently placed Pastiche catering for Charlie's Grille on a tentative hold for opening date that was projected for 7/11.
- The Band "Be Easy" is scheduled to perform on Labor Day.
- We have successfully had 94% of current registered access card holders sign the 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 window in the entry tower has been replaced.

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

SEVENTH ORDER OF BUSINESS

A.

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

Meadow View at Twin Creeks
Community Development District
Combined Balance Sheet
June 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$119,815	---	---	\$119,815
Investments:				
Custody - US Bank	\$32,382	---	---	\$32,382
<u>Series 2016 A1</u>				
Reserve	---	\$133,744	---	\$133,744
Revenue	---	\$173,631	---	\$173,631
<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	---	\$0	---	\$0
Revenue	---	\$4,668	---	\$4,668
Prepayment	---	\$616	---	\$616
Construction	---	---	\$3,465	\$3,465
<u>Series 2018 A1</u>				
Reserve	---	\$184,325	---	\$184,325
Revenue	---	\$35,083	---	\$35,083
Construction	---	---	\$405	\$405
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Revenue	---	\$22,863	---	\$22,863
Prepayment	---	\$319,313	---	\$319,313
<u>Series 2019 A1</u>				
Reserve	---	\$77,577	---	\$77,577
Revenue	---	\$14,501	---	\$14,501
Construction	---	---	\$5,592	\$5,592
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Revenue	---	\$23,585	---	\$23,585
Prepayment	---	\$33,963	---	\$33,963
<u>Series 2020 A1</u>				
Reserve	---	\$34,348	---	\$34,348
Interest	---	\$124,968	---	\$124,968
Construction	---	---	\$0	\$0
Cost of Issuance	---	---	\$6,800	\$6,800
<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	---	\$339,096	---	\$339,096
Prepayment	---	\$108,618	---	\$108,618
Construction	---	---	\$0	\$0
Cost of Issuance	---	---	\$7,200	\$7,200
Due From Developer	\$70,903	---	---	\$70,903
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$4,779	---	---	\$4,779
Total Assets	\$231,265	\$2,374,760	\$23,818	\$2,629,844
<u>Liabilities:</u>				
Accounts Payable	\$12,754	---	---	\$12,754
Due to Developer	\$1,793	---	---	\$1,793
<u>Fund Balances:</u>				
Nonspendable	\$8,164	\$0	\$0	\$8,164
Restricted for Capital Projects	---	---	\$23,818	\$23,818
Restricted for Debt Service	---	\$2,374,760	---	\$2,374,760
Unassigned	\$208,554	---	---	\$208,554
Total Liabilities & Fund Equity	\$231,265	\$2,374,760	\$23,818	\$2,629,844

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

<i>Adopted Budget</i>	<i>Prorated 06/30/20</i>	<i>Actual Thru 06/30/20</i>	<i>Variance</i>
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REVENUES:

Developer Contributions	\$716,009	\$470,824	\$470,824	\$0
Assessments - Tax Roll	\$202,720	\$202,720	\$202,972	\$252
Assessments - Direct	\$170,111	\$128,094	\$128,094	\$0
Interest/Miscellaneous Income	\$0	\$0	\$45	\$45
Facility Revenue	\$0	\$0	\$1,250	\$1,250

TOTAL REVENUES

\$1,088,840	\$801,638	\$803,185	\$1,546
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$15,000	\$31,500	(\$16,500)
Attorney Fees	\$30,000	\$22,500	\$10,943	\$11,557
Annual Audit	\$3,800	\$3,800	\$5,800	(\$2,000)
Arbitrage (1)	\$1,800	\$1,800	\$3,000	(\$1,200)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$7,500	\$5,625	\$7,083	(\$1,458)
Trustee Fees	\$20,000	\$13,909	\$13,909	\$0
Management Fees	\$47,250	\$35,438	\$35,438	\$0
Information Technology	\$2,000	\$1,500	\$1,500	(\$0)
Website Compliance	\$1,200	\$1,200	\$2,250	(\$1,050)
Telephone	\$500	\$375	\$357	\$18
Postage	\$500	\$375	\$628	(\$253)
Insurance	\$9,000	\$9,000	\$5,750	\$3,250
Printing and Binding	\$4,000	\$3,000	\$2,148	\$852
Legal Advertising	\$3,000	\$2,250	\$1,077	\$1,173
Other Current Charges	\$2,500	\$1,875	\$1,073	\$802
Office Supplies	\$500	\$375	\$115	\$260
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$158,725	\$123,197	\$127,746	(\$4,549)
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AMENITY CENTER:

Utilities

Telephone/Cable/Internet	\$9,200	\$6,900	\$6,650	\$250
Electric	\$40,000	\$30,000	\$22,868	\$7,132
Water/Irrigation	\$20,000	\$15,000	\$12,488	\$2,512
Gas	\$1,500	\$1,125	\$1,096	\$29
Trash Removal	\$6,000	\$4,500	\$1,405	\$3,095

Security

Security Monitoring	\$1,331	\$998	\$1,466	(\$468)
Access Cards	\$3,000	\$2,250	\$313	\$1,938
Contracted Security	\$20,000	\$15,000	\$0	\$15,000

Management Contracts

Facility Management	\$125,000	\$93,750	\$45,000	\$48,750
Pool Attendants	\$48,000	\$36,000	\$11,928	\$24,072
Canoe Launch Attendant	\$28,800	\$21,600	\$0	\$21,600
Snack Bar Attendant	\$16,640	\$12,480	\$0	\$12,480
Field Mgmt / Admin	\$25,000	\$18,750	\$15,000	\$3,750
Pool Maintenance	\$30,000	\$22,500	\$12,669	\$9,832
Pool Chemicals	\$15,000	\$11,250	\$6,412	\$4,838

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	Adopted Budget	Prorated 06/30/20	Actual Thru 06/30/20	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$15,540	\$11,655	\$13,131	(\$1,476)
Facility Maintenance	\$15,000	\$11,250	\$7,507	\$3,743
Repairs & Maintenance	\$10,000	\$7,500	\$26,698	(\$19,198)
Capital Projects	\$12,000	\$9,000	\$1,206	\$7,794
Snack Bar Inventory- CGS	\$1,000	\$750	\$526	\$224
Food Service License	\$500	\$375	\$492	(\$117)
Rental and Leases	\$27,691	\$20,768	\$20,769	(\$0)
Subscriptions	\$12,000	\$9,000	\$2,988	\$6,012
Pest Control	\$2,280	\$1,710	\$1,520	\$190
Supplies	\$2,000	\$1,500	\$1,004	\$496
Towel/Linen Service	\$0	\$0	\$582	(\$582)
Furniture, Fixtures & Equipment	\$0	\$0	\$3,370	(\$3,370)
Special Events	\$30,000	\$19,964	\$19,964	\$0
Holiday Decorations	\$9,000	\$6,750	\$0	\$6,750
Fitness Center Repairs/Supplies	\$2,000	\$1,500	\$1,677	(\$177)
Office Supplies	\$2,000	\$1,500	\$411	\$1,089
ASCAP/BMI Licenses	\$1,000	\$750	\$0	\$750
Property Insurance	\$30,000	\$30,000	\$33,867	(\$3,867)
Permit and License	\$0	\$0	\$575	(\$575)
Performance Guaranty Bonds	\$0	\$0	\$7,201	(\$7,201)
AMENITY CENTER EXPENDITURES	\$561,482	\$426,076	\$280,783	\$145,293
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400.00	\$4,800	\$0	\$4,800
Electric	\$15,000.00	\$11,250	\$6,797	\$4,453
Landscape Maintenance	\$187,846.00	\$140,885	\$158,613	(\$17,728)
Landscape Contingency	\$25,000.00	\$18,750	\$38,085	(\$19,335)
Lake Maintenance	\$10,800.00	\$8,100	\$7,345	\$755
Grounds Maintenance	\$12,000.00	\$9,000	\$8,664	\$336
Pump Repairs	\$5,000.00	\$3,750	\$12,612	(\$8,862)
Streetlighting	\$22,000.00	\$16,500	\$14,726	\$1,774
Streetlight Repairs	\$5,000.00	\$3,750	\$0	\$3,750
Irrigation Repairs	\$7,500.00	\$5,625	\$6,285	(\$660)
Miscellaneous	\$5,000.25	\$3,750	\$74	\$3,677
Contingency	\$67,086.25	\$50,315	\$4,913	\$45,402
GROUNDS MAINTENANCE EXPENDITURES	\$368,633	\$276,474	\$258,113	\$18,362
TOTAL EXPENDITURES	\$1,088,840	\$825,747	\$666,642	\$159,105
EXCESS REVENUES (EXPENDITURES)	\$0		\$136,543	
FUND BALANCE - Beginning	\$0		\$80,175	
FUND BALANCE - Ending	\$0		\$216,718	

(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	\$76,086	\$70,903	\$0	\$0	\$0	\$470,824
Assessments - Tax Roll	\$0	\$4,775	\$78,184	\$108,675	\$0	\$1,354	\$7,634	\$2,348	\$0	\$0	\$0	\$0	\$202,972
Assessments - Direct	\$42,528	\$0	\$42,528	\$1,183	\$2,258	\$1,237	\$37,850	\$269	\$242	\$0	\$0	\$0	\$128,094
Interest/Miscellaneous Income	\$2	\$2	\$2	\$7	\$10	\$14	\$6	\$1	\$1	\$0	\$0	\$0	\$45
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	\$78,704	\$71,146	\$0	\$0	\$0	\$803,185
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$1,691	\$2,989	\$4,511	\$0	\$6,275	\$4,037	\$7,882	\$4,115	\$0	\$0	\$0	\$0	\$31,500
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	\$800	\$0	\$0	\$0	\$5,800
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	\$2,083	\$0	\$0	\$0	\$7,083
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	\$3,938	\$0	\$0	\$0	\$35,438
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$1,500
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	\$142	\$0	\$0	\$0	\$357
Postage	\$5	\$9	\$12	\$71	\$67	\$228	\$83	\$9	\$145	\$0	\$0	\$0	\$628
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	\$407	\$0	\$0	\$0	\$2,148
Legal Advertising	\$85	\$85	\$341	\$81	\$81	\$85	\$166	\$153	\$0	\$0	\$0	\$0	\$1,077
Other Current Charges	\$113	\$185	\$142	\$388	\$138	\$8	\$34	\$41	\$26	\$0	\$0	\$0	\$1,073
Office Supplies	\$13	\$16	\$16	\$1	\$19	\$16	\$0	\$11	\$25	\$0	\$0	\$0	\$115
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	\$12,911	\$15,759	\$16,494	\$7,733	\$0	\$0	\$0	\$127,746
<u>Amenity Center</u>													
Telephone	\$727	\$722	\$722	\$729	\$729	\$729	\$835	\$729	\$729	\$0	\$0	\$0	\$6,650
Electric	\$2,970	\$2,721	\$2,650	\$2,769	\$2,758	\$2,877	\$2,588	\$1,603	\$1,933	\$0	\$0	\$0	\$22,868
Water/Irrigation	\$2,364	\$648	\$1,211	\$918	\$1,222	\$1,602	\$1,359	\$1,322	\$1,841	\$0	\$0	\$0	\$12,488
Gas	\$214	\$52	\$242	\$117	\$17	\$199	\$99	\$78	\$78	\$0	\$0	\$0	\$1,096
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	\$111	\$111	\$0	\$0	\$0	\$1,466
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	\$5,000	\$0	\$0	\$0	\$45,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$948	\$0	\$3,323	\$7,657	\$0	\$0	\$0	\$11,928
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	\$1,667	\$0	\$0	\$0	\$15,000
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,585	\$1,365	\$1,529	\$1,365	\$1,365	\$0	\$0	\$0	\$12,669
Pool Chemicals	\$885	\$885	\$600	\$0	\$1,200	\$360	\$1,305	\$192	\$985	\$0	\$0	\$0	\$6,412
Janitorial	\$1,295	\$1,295	\$1,295	\$1,295	\$1,441	\$1,315	\$1,308	\$1,855	\$2,032	\$0	\$0	\$0	\$13,131
Facility Maintenance	\$1,020	\$1,143	\$0	\$3,413	\$478	\$100	\$198	\$53	\$1,103	\$0	\$0	\$0	\$7,507

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	\$3,213	\$0	\$0	\$0	\$0	\$26,698
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	\$2,308	\$0	\$0	\$0	\$20,769
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	\$101	\$0	\$0	\$0	\$0	\$582
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	\$450	\$0	\$0	\$0	\$1,677
Office Supplies	\$0	\$0	\$0	\$260	\$0	\$10	\$59	\$18	\$65	\$0	\$0	\$0	\$411
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
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$575	\$0	\$0	\$0	\$575
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	\$28,396	\$30,722	\$24,475	\$27,898	\$0	\$0	\$0	\$280,783
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	\$1,005	\$0	\$0	\$0	\$6,797
Landscape Maintenance	\$22,001	\$15,654	\$15,654	\$15,654	\$15,654	\$15,654	\$24,665	\$24,665	\$9,011	\$0	\$0	\$0	\$158,613
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	\$1,045	\$0	\$0	\$0	\$0	\$7,345
Grounds Maintenance	\$996	\$367	\$154	\$218	\$0	\$89	\$6,840	\$0	\$0	\$0	\$0	\$0	\$8,664
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	\$1,614	\$0	\$0	\$0	\$14,726
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	\$582	\$0	\$0	\$0	\$6,285
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	\$41,737	\$28,426	\$12,212	\$0	\$0	\$0	\$258,113
Total Expenses	\$110,173	\$70,693	\$73,556	\$67,979	\$64,788	\$73,997	\$88,218	\$69,394	\$47,843	\$0	\$0	\$0	\$666,642
Excess Revenues (Expenditures)	(\$5,655)	(\$10,830)	\$127,537	\$93,226	(\$62,520)	(\$71,392)	\$33,565	\$9,309	\$23,303	\$0	\$0	\$0	\$136,543

*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	6/19/20	\$76,086.05	\$0.00	\$76,086.05	\$0.00
46	6/10/20	7/1/20	\$70,903.46	\$0.00	\$70,903.46	\$0.00
TOTAL			\$999,261.09	\$528,436.84	\$470,824.25	\$0.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 06/30/20</i>	<i>Thru 06/30/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2016 A1</i>	\$443,376	\$443,376	\$443,914	\$538
<i>Interest Income</i>	\$1,000	\$750	\$291	(\$459)
<i>TOTAL REVENUES</i>	\$444,376	\$444,126	\$444,205	\$79
<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		\$680	
<i>FUND BALANCE - Beginning</i>	\$202,329		\$335,882	
<i>FUND BALANCE - Ending</i>	\$203,180		\$336,562	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
		<i>06/30/20</i>	<i>06/30/20</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	\$450	\$164	(\$286)
<i>TOTAL REVENUES</i>	\$275,400	\$137,850	\$757,734.98	\$619,885
<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>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 06/19 (Prepayment)</i>	\$0	\$0	\$615,000	(\$615,000)
<i>Interest Expense - 06/19</i>	\$0	\$0	\$4,920	(\$4,920)
<i>Other Debt Service Costs</i>	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$274,800	\$274,800	\$1,040,295	(\$765,495)
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$152)	(\$152)
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$152)	(\$152)
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$600		(\$282,712)	
<i>FUND BALANCE - Beginning</i>	\$138,886		\$420,896	
<i>FUND BALANCE - Ending</i>	\$139,486		\$138,184	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
		<i>06/30/20</i>	<i>06/30/20</i>	
<u>REVENUES:</u>				
Assessments Direct	\$612,550	\$406,495	\$406,495	\$0
Interest Income	\$750	\$563	\$232	(\$331)
TOTAL REVENUES	\$613,300	\$407,058	\$406,727	(\$331)
<u>EXPENDITURES:</u>				
Interest Expense - 11/01	\$241,425	\$241,425	\$241,425	\$0
Interest Expense - 05/01	\$241,425	\$241,425	\$241,425	\$0
Principal Expense - 05/01	\$130,000	\$130,000	\$130,000	\$0
TOTAL EXPENDITURES	\$612,850	\$612,850	\$612,850	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$450		(\$206,123)	
FUND BALANCE - Beginning	\$241,813		\$426,428	
FUND BALANCE - Ending	\$242,263		\$220,304	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A2

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru</i> <i>06/30/20</i>	<i>Actual</i> <i>Thru 06/30/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
Assessments Direct	\$520,960	\$362,485	\$362,485	\$0
Interest Income	\$750	\$563	\$336	(\$226)
Prepayments	\$0	\$0	\$1,683,843	\$1,683,843
TOTAL REVENUES	\$521,710	\$363,048	\$2,046,665	\$1,683,617
<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	\$521,960	\$521,960	\$1,916,960	(\$1,395,000)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$129)	(\$129)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$129)	(\$129)
EXCESS REVENUES (EXPENDITURES)	(\$250)		\$129,576	
FUND BALANCE - Beginning	\$211,313		\$367,992	
FUND BALANCE - Ending	\$211,063		\$497,569	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
		<i>06/30/20</i>	<i>06/30/20</i>	
<u>REVENUES:</u>				
Assessments - Direct 2019 A1	\$257,360	\$167,990	\$167,990	\$0
Assessments - Direct 2019 A2	\$315,630	\$207,634	\$207,634	\$0
Interest Income	\$500	\$375	\$208	(\$167)
Prepayments	\$0	\$0	\$33,719	\$33,719
TOTAL REVENUES	\$573,490	\$376,000	\$409,552	\$33,552
<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	(\$78)	(\$78)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$78)	(\$78)
EXCESS REVENUES (EXPENDITURES)	\$3,410		(\$160,606)	
FUND BALANCE - Beginning	\$232,540		\$404,922	
FUND BALANCE - Ending	\$235,950		\$244,316	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	<i>Proposed Budget</i>	<i>Prorated Thru 06/30/20</i>	<i>Actual Thru 06/30/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
Assessments - Direct 2020 A1	\$0	\$0	\$0	\$0
Assessments - Direct 2020 A2	\$0	\$0	\$0	\$0
Assessments - Direct 2020 A3	\$0	\$0	\$0	\$0
Prepayment A3	\$0	\$0	\$108,618	\$0
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$108,619	\$1
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<u>2019 A2</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<u>2019 A3</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$0)	(\$0)
Bonds Proceeds	\$829,206	\$829,206	\$829,206	\$0
TOTAL OTHER SOURCES AND USES	\$829,206	\$829,206	\$829,206	\$0
EXCESS REVENUES (EXPENDITURES)	\$829,206		\$937,825	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$829,206		\$937,825	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending June 30, 2020

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$0	\$2	0.27	774.67
Developer Contributions	\$0	\$0	\$0	\$9,179,485
TOTAL REVENUES	\$0	\$2	0.27	9,180,259.35
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	(\$2,193)	\$0	\$8,573,094
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	\$8,573,094
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$0	\$152	\$129	\$78
Bond Proceeds	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$152	\$129	\$78
EXCESS REVENUES (EXPENDITURES)	\$0	\$2,347	\$129	\$607,243
FUND BALANCE - Beginning	\$356	\$1,118	\$276	(\$601,651)
FUND BALANCE - Ending	\$356	\$3,465	\$405	\$5,592

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:	\$133,744.44
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
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)
Less: June 19, 2020 (Prepayment)	(\$615,000)
Current Bonds Outstanding	\$3,815,000

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:	\$184,325.47
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:	\$77,576.87
 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	734,068.38	-	137,400.00	408,575.57	367,540.77	167,990.30	207,634.40	128,201.76	1,417,342.80
DIRECT RECEIPTS	734,068.38	-	137,400.00	408,575.57	367,540.77	167,990.30	207,634.40	128,201.76	1,417,342.80
TAX ROLL RECEIPTS	(801.80)	443,914.37	-	-	-	-	-	202,971.51	646,885.88
TOTAL RECEIPTS	733,266.58	443,914.37	137,400.00	408,575.57	367,540.77	167,990.30	207,634.40	331,173.27	2,064,228.68

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
TAX CERTIFICATES	6/10/2020	5,136.08	-	-	-	-	-	2,348.37	7,484.45
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		443,914.37	-	-	-	-	-	202,971.51	646,885.88

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%	67%	71%	65%	66%	75.4%	65.9%
PERCENT COLLECTED TAX ROLL	100%	0%	0%	0%	0%	0%	100.1%	100.1%
PERCENT COLLECTED TOTAL	100%	50%	67%	71%	65%	66%	88.8%	73.8%

C.

*Meadow View at Twin Creeks
Community Development District*

Check Run Summary

6/1/20 - 6/30/20

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>General Fund</i>		
6/4/20	719-722	\$7,755.49
6/11/20	723-735	\$39,771.55
6/18/20	736-746	\$13,260.90
6/19/20	747-761	\$758,428.69
6/23/20	762	\$5,760.00
6/25/20	763-765	\$1,584.90
<i>Total Checks</i>		<u>\$826,561.53</u>
<i>Autopayments</i>		
6/8/20	Republic Services	\$219.60
6/19/20	St Johns County Utility Dept	\$1,621.86
6/22/20	Comcast	\$728.62
6/29/20	Wells Fargo Credit Card	\$1,121.31
6/26/20	FPL	\$4,551.75
6/30/20	TECO	\$77.52
<i>Total Paid Electronically</i>		<u>\$8,320.66</u>
<i>Total General Fund</i>		<u>\$834,882.19</u>

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/04/20	00038	5/15/20 158652	202006 320-57200-45400	JUN MONITORING SERVICES	*	110.95	
				ATLANTIC SECURITY			110.95 000719
6/04/20	00047	5/27/20 19694	202005 310-51300-31200	ARBR SE 2019 FYE 1/31/20	*	600.00	
				GRAU AND ASSOCIATES			600.00 000720
6/04/20	00089	1/29/20 33	202001 320-53800-45004	REPLACE SOD	*	3,700.00	
				HARRISON SOD SERVICES			3,700.00 000721
6/04/20	00020	5/18/20 60	202004 320-57200-44200	APR REPAIR/REPLACEMENTS	*	3,181.04	
		5/18/20 60	202004 320-57200-45505	APR POOL MAINTENANCE	*	163.50	
				RIVERSIDE MANAGEMENT SERVICES			3,344.54 000722
6/11/20	00005	4/02/20 193692	202003 310-51300-31100	MAR PROFESSIONAL SERVICES	*	4,037.19	
				ENGLAND THIMS & MILLER, INC			4,037.19 000723
6/11/20	00005	5/06/20 194234	202004 310-51300-31100	APR PROFESSIONAL SERVICES	*	7,882.10	
				ENGLAND THIMS & MILLER, INC			7,882.10 000724
6/11/20	00005	6/02/20 194493	202005 310-51300-31100	MAY PROFESSIONAL SERVICES	*	4,114.50	
				ENGLAND THIMS & MILLER, INC			4,114.50 000725
6/11/20	00090	6/10/20 55-BID-4	202006 320-57200-44211	POOL PERMIT 55-60-1804952	*	350.00	
				FLORIDA DEPARTMENT OF HEALTH			350.00 000726
6/11/20	00090	6/10/20 55-BID-4	202006 320-57200-44211	POOL PRMIT 55-60-1804949	*	225.00	
				FLORIDA DEPARTMENT OF HEALTH			225.00 000727
6/11/20	00001	6/01/20 59	202006 310-51300-34000	JUN MANAGEMENT FEES	*	3,937.50	
		6/01/20 59	202006 310-51300-35100	JUN INFORM TECHNOLOGY	*	166.67	
		6/01/20 59	202006 310-51300-31600	JUN DISSEMINATION SERVICE	*	833.33	
		6/01/20 59	202006 310-51300-51000	OFFICE SUPPLIES	*	25.44	

MVTP MEADOW VIEW TP BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/08/20	PAGE	2
*** CHECK DATES		06/01/2020 - 06/30/2020 ***		MEADOW VIEW @ TWIN CREEKS GF										
BANK A MEADOW VIEW-GENERAL														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #			
		6/01/20	59	202006	310-51300-42000			*	145.14					
		6/01/20	59	202006	310-51300-42500			*	407.40					
		6/01/20	59	202006	310-51300-41000			*	142.07					
							GOVERNMENTAL MANAGEMENT SERVICES				5,657.55	000728		
6/11/20	00014	6/01/20	0617767	202006	320-57200-45919			*	2,307.62					
							MUNICIPAL ASSET MANAGEMENT, INC				2,307.62	000729		
6/11/20	00050	6/10/20	RTEAM025	202006	300-15500-10000			*	1,125.00					
							REAL TIME ENTERTAINMENT&MANAGEMENT				1,125.00	000730		
6/11/20	00020	6/09/20	62A	202003	320-57200-45501			*	948.00					
		6/09/20	62B	202005	320-57200-45501			*	3,323.36					
							RIVERSIDE MANAGEMENT SERVICES				4,271.36	000731		
6/11/20	00020	6/01/20	61	202006	320-57200-45507			*	1,295.00					
		6/01/20	61	202006	320-57200-45505			*	1,365.00					
		6/01/20	61	202006	320-57200-45504			*	1,666.67					
		6/01/20	61	202006	320-57200-45500			*	5,000.00					
							RIVERSIDE MANAGEMENT SERVICES				9,326.67	000732		
6/11/20	00034	5/08/20	1290836	202005	320-57200-45507			*	223.90					
							SEA BREEZE FOOD SERVICE				223.90	000733		
6/11/20	00034	5/20/20	1293011	202005	320-57200-45507			*	150.66					
							SEA BREEZE FOOD SERVICE				150.66	000734		
6/11/20	00087	4/17/20	808523	202004	320-57200-45508			*	100.00					
							WAYNE AUTOMATIC FIRE SPRINKLERS INC				100.00	000735		
6/18/20	00039	6/11/20	59910611	202006	320-57200-45508			*	379.85					
							FIRST COAST FIRE & SAFETY				379.85	000736		
							MVTP MEADOW VIEW TP BPEREGRINO							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
6/19/20	00005	5/17/20	CFR#10 R REQ#265	202006	300	13100	10100		ENGLAND THIMS & MILLER, INC	*	2,639.50	2,639.50	000749
6/19/20	00005	5/17/20	CFR#10 R REQ#266	202006	300	13100	10100		ENGLAND THIMS & MILLER, INC	*	330.00	330.00	000750
6/19/20	00005	5/17/20	CFR#10 R REQ#267	202006	300	13100	10100		ENGLAND THIMS & MILLER, INC	*	4,333.46	4,333.46	000751
6/19/20	00005	5/17/20	CFR#10 R REQ#268	202006	300	13100	10100		ENGLAND THIMS & MILLER, INC	*	180.00	180.00	000752
6/19/20	00066	5/17/20	CFR#10 R REQ#278	202006	300	13100	10100		ENVIRONMENTAL RESOURCE SOLUTIONS	*	1,020.50	1,020.50	000753
6/19/20	00058	5/17/20	CFR#10 R REQ#269	202006	300	13100	10100		FEL-JACKSONVILLE WW-#149	*	23,115.00	23,115.00	000754
6/19/20	00003	5/17/20	CFR#10 R REQ#276	202006	300	13100	10100		HOPPING GREEN & SAMS	*	522.50	522.50	000755
6/19/20	00003	5/17/20	CFR#10 R REQ#277	202006	300	13100	10100		HOPPING GREEN & SAMS	*	1,298.50	1,298.50	000756
6/19/20	00060	5/17/20	CFR#10 R REQ#270	202006	300	13100	10100		HUGHES BROTHERS CONSTRUCTION INC	*	61,082.15	61,082.15	000757
6/19/20	00060	5/17/20	CFR#10 R REQ#271	202006	300	13100	10100		HUGHES BROTHERS CONSTRUCTION INC	*	42,298.76	42,298.76	000758
6/19/20	00060	5/17/20	CFR#10 R REQ#272	202006	300	13100	10100		HUGHES BROTHERS CONSTRUCTION INC	*	58,499.35	58,499.35	000759
6/19/20	00060	5/17/20	CFR#10 R REQ#273	202006	300	13100	10100		HUGHES BROTHERS CONSTRUCTION INC	*	283,364.77	283,364.77	000760
MVTP MEADOW VIEW TP BPEREGRINO													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/19/20	00013	5/17/20	CFR#10 R 202006 300-13100-10100 REQ#279 PAYMENT#2	WEST ORANGE NURSERIES, INC	*	277,958.70	277,958.70 000761
6/23/20	00075	4/21/20	04212020 202004 300-13100-10100 INSTALLED WELL METERS	LAYMAN WELL DRILLING INC.	*	5,760.00	5,760.00 000762
6/25/20	00034	6/04/20	1295790 202006 320-57200-45507 JANITORIAL SUPPLIES	SEA BREEZE FOOD SERVICE	*	403.66	403.66 000763
6/25/20	00043	5/13/20	L163415 202005 320-57200-45919 LAUNDRY SERVICE TOWELS	SIMPLY LINEN SOLUTIONS	*	101.24	101.24 000764
6/25/20	00041	4/08/20	10254 202004 320-53800-45006 TEMPORARY FENCE SECTION	STERLING SPECIALTIES, INC.	*	1,080.00	1,080.00 000765
TOTAL FOR BANK A						826,561.53	
TOTAL FOR REGISTER						826,561.53	

MVTP MEADOW VIEW TP BPEREGRINO



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/05/2020	\$110.95	05/15/2020

INVOICE NO. 158652

How To Pay

INVOICE NO. 158652



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 06/05/2020 **AMOUNT DUE:** \$110.95

Please Reference: **158652**

RECEIVED

Grau and Associates

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

MAY 28 2020

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. 19694
Date 05/27/2020

SERVICE

AMOUNT

Arbitrage Series 2019 FYE 01/31/2020

\$ 600.00

Current Amount Due

\$ 600.00


47

(A)

1,810,573.212

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,000.00	0.00	0.00	0.00	0.00	7,000.00

Payment due upon receipt.

From: Bernadette Peregrino bperegrino@gmsnf.com 
Subject: Re: MV@TC CDD - Sod Invoice

Date: May 27, 2020 at 5:16 PM

To: Jim Oliver joliver@gmsnf.com

Cc: Danielle Simpson DSimpson@BBXCapital.com, Brian Stephens bstephens@riversidemgtsvc.com, Oksana Kuzmuk okuzmuk@gmsnf.com



Jim,

Danielle sent me this earlier today.

Harrison Sod Service
3560 Usina Rd
St Augustine FL
32084

904-547-0271

PLEASE NOTE OUR NEW ADDRESS

Thank you,
Bernadette Peregrino
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

On May 27, 2020, at 4:50 PM, Jim Oliver <joliver@gmsnf.com> wrote:

Danielle/Brian: OK to pay from general fund? Who is payee and mailing address (not on invoice)?

Thanks,
Jim

MAY 28 2020

APR 24 2000

INVOICE
DATE 1-29-2020
CUSTOMER
ORDER NUMBER

Invoice

SOLD TO:	SHIP TO:
Meadow View at Twin Creeks CDD	Beacon Lake
475 West Town Place, Suite 114	
St Augustine, FL 32092	

SALESPERSON Danielle Simon	SHIPPED VIA	TERMS	F.O.B.
-------------------------------	-------------	-------	--------

QTY ORDERED	QTY SHIPPED	DESCRIPTION	UNIT	AMOUNT
2300. ft	2300.	LNR post Silk fence	#1.00 LNR ft	\$2300.00
7 pallets		St. Augustine Sod	200.00	\$1400.00
		cut out old and replaced with new.		
		<u>Thank you!</u>		
		89 (A) 1.520.538.45004		
				\$3700.00

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

Invoice

RECEIVED

Bill To:

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

MAY 28 2020

Invoice #: 60

Invoice Date: 5/18/2020

Due Date: 5/18/2020

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2020		2,878.31	2,878.31
Maintenance Supplies		466.23	466.23
<i>B. Hyatt 5-19-20</i> <i>Repairs & Replacements - \$3181.04</i> <i>001.320.57200.44200</i>			
<i>Pool Maint - \$163.50</i> <i>001.320.57200.45505</i>			
<i>Additional Pool Service</i> <i>Due to Wind Storms</i>			
<i>20 (A)</i>			
Total			\$3,344.54
Payments/Credits			\$0.00
Balance Due			\$3,344.54

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/20	8	T.C.	Pressure washed playground equipment, pavilion and tennis pavilion, filled holes at dog park, removed weeds at beach area, covered liner with sand, adjusted pressure on spray ground feature, sprayers and fountains
4/7/20	8	R.W.	Wood filled cracks in kayak house, scraped, sanded and prepped playground bench for painting, removed debris around amenity center, entrance and roadways, checked and changed all trash receptacles, changed and restocked pet waste bags
4/9/20	8	R.W.	Spider web removal at amenity center, checked and changed all trash receptacles, cleaned and disinfected the inside and outside of all trash receptacles at amenity center, wood filled cracks in kayak rack
4/14/20	7	R.W.	Spray down and remove spider webs from amenity center, paint benches
4/14/20	4.5	T.C.	Additional pool service - cleaned pools
4/14/20	6	C.P.	Removed all debris from around the lakes throughout the community
4/16/20	8	R.W.	Wood filled one rack at beach sand rack at kayak area, checked entire pool deck for loose pavers, secured approximately 25 loose pavers on pool deck with adhesive, repair/glue bench at front entrance and put caution tape up for next 24hrs. Additional brushing of the pools to move sand/dirt towards the drains.
4/21/20	8	R.W.	Wood filled and sand all wooden rocks and tightened all bolts, removed debris at amenity center, parking lot, entrances and roadways
4/23/20	8	R.W.	Paint wood structures on beach and crew house, clean dirt from front of amenity center, removed debris at amenity center
4/28/20	8	R.W.	Paint amenity center columns, removed spider webs on back of amenity center
4/30/20	8	R.W.	Painted breezeway windowsills, applied adhesive to 15 pavers on ADA ramp
TOTAL	<u>81.5</u>		
MILES	<u>58</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD	4/14/20	2" Chip Brush (2)	2.94	R.W.
(MUTC)	4/14/20	4x1/2" Mini Roller	11.47	R.W.
	4/14/20	6" Mini Roller Tray (2)	4.30	R.W.
	4/16/20	Adhesive (3)	17.18	R.W.
	4/20/20	Super Metal Control (2)	50.58	B.S.
	4/20/20	Total Alkalinity	42.54	B.S.
	4/22/20	Super Metal Control (2)	50.58	B.S.
	4/23/20	1 Gallon Rustoleum Paint	34.48	R.W.
	4/23/20	6" Plastic Roller Trays (2)	4.30	R.W.
	4/29/20	Shortcut Paint Brush 2"	6.75	K.H.
	4/29/20	Shirt Chip Flat Paint Brush 2" (2)	2.94	K.H.
	4/29/20	Female Hose Mender	6.07	K.H.
	4/29/20	Male Hose Mender	6.07	K.H.
	4/29/20	Scotch Painters Tape	10.32	K.H.
	4/29/20	Magic Eraser 8ct	7.33	K.H.
	4/29/20	Pine Sol Liquid 144oz	11.48	K.H.
	4/29/20	Sika Construction Adhesive (3)	84.42	K.H.
	5/1/20	Stop the Spread Signs (2)	20.29	B.S.
	5/1/20	Please Wash Your Hands Signs (6)	43.08	B.S.
	5/1/20	10' Water Hose for ADA accessible chair	16.65	K.H.
	5/1/20	Hose Repair Nozzles (4)	24.29	K.H.
	5/5/20	Lysol	8.21	B.S.
			0.00	
		TOTAL	<u>\$466.23</u>	



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

April 2, 2020

Project No: 17348.00000

Invoice No: 0193692

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

Professional Services rendered through March 31, 2020

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	3/7/2020	1.25	178.00	222.50
Lockwood, Scott	3/14/2020	13.00	178.00	2,314.00
Lockwood, Scott	3/21/2020	1.25	178.00	222.50
Lockwood, Scott	3/28/2020	2.75	178.00	489.50
Administrative Support				
Blair, Shelley	3/14/2020	2.50	81.00	202.50
Blair, Shelley	3/21/2020	3.50	81.00	283.50
Blair, Shelley	3/28/2020	3.00	81.00	243.00
Totals		27.25		3,977.50
Total Labor				3,977.50

Expenses

Mileage			51.90	
Total Expenses		1.15 times	51.90	59.69

Invoice Total this Period \$4,037.19

5 1,870.573.811
A

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-645-9485
CA-0002384 LC-0000316



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

May 6, 2020
Project No: 17348.00000
Invoice No: 0194234

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

Professional Services rendered through April 30, 2020

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	4/4/2020	3.00	178.00	534.00
Lockwood, Scott	4/11/2020	6.00	178.00	1,068.00
Lockwood, Scott	4/18/2020	13.00	178.00	2,314.00
Lockwood, Scott	4/25/2020	20.00	178.00	3,560.00
Administrative Support				
Blair, Shelley	4/18/2020	2.00	81.00	162.00
Blair, Shelley	4/25/2020	2.00	81.00	162.00
Totals		46.00		7,800.00
Total Labor				7,800.00

Expenses

Delivery / Messenger Svc		71.39
Total Expenses	1.15 times	71.39 82.10

Invoice Total this Period \$7,882.10

Outstanding Invoices

Number	Date	Balance
0193692	4/2/2020	4,037.19
Total		4,037.19

Total Now Due \$11,919.29

③ 1.312.573.811
①

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, FL 32258 • tel 904-642-8890 • fax 904-646-9485
CA-06002584 LC-0000316



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

June 2, 2020

Project No: 17348.00000

Invoice No: 0194493

Project 17348.00000 2019/2020 General Consulting Services (WA#8)
Work Description: Worked on Engineering Report for 2020 Bonds/Worked with Bond Team for additional information required.

Professional Services rendered through May 31, 2020

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	5/9/2020	3.00	178.00	534.00
Lockwood, Scott	5/16/2020	5.75	178.00	1,023.50
Lockwood, Scott	5/23/2020	13.00	178.00	2,314.00
Administrative Support				
Blair, Shelley	5/2/2020	1.00	81.00	81.00
Blair, Shelley	5/16/2020	1.00	81.00	81.00
Blair, Shelley	5/23/2020	1.00	81.00	81.00
Totals		24.75		4,114.50
Total Labor				4,114.50

Invoice Total this Period **\$4,114.50**

Outstanding Invoices

Number	Date	Balance
0193692	4/2/2020	4,037.19
0194234	5/6/2020	7,882.10
Total		11,919.29

Total Now Due **\$16,033.79**

③①
1,810.573 811

England-Thimms & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485
CA-00002584 LC-0000316



Florida Department of Health
in St. Johns County
Notification of Fees Due



55-BID-4700791

Permit Number

55-60-1804952

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Fee Amount: \$350.00

Previous Balance: \$0.00

Total Amount Due: **\$350.00**

Payment Due Date: 06/30/2020 or Upon Receipt

Mail To: Meadow View at Twin Creeks CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

1,320,572,44211
80 A

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information: Pool Volume: 140,440 gallons
Name: Beacon Lake Compellion Pool (CDD, Meadow View at Twin Creeks)
Location: 850 Beacon Lake Parkway, Suite 114 Flow Rate: 0
Saint Augustine, FL 32092

Owner Information:

Name: Meadow View at Twin Creeks CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 627-9271 Work Phone: ()

RECEIVED

JUN 10 2020

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-1804952 Bill ID: 55-BID-4700791

Billing Questions call DOH-St. Johns at: (904) 209-3260

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in St. Johns County
200 San Sebastian View
Saint Augustine, FL 32084

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 20851



PERMIT HOLDERS CAN NOW

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The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at **www.myfloridaehpermit.com**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

- ☐ Initial Permit ☐ Modification
☐ Transfer, change of owner or name
☐ Renewal

Operating Permit # _____ -60-

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

1. Project / Facility Name: Meadow View @ Twin Creeks CDD Activity Pool County: St. Johns
Address of Pool: 850 BEACON LAKES PKWY City: St. Augustine Zip: 32092
2. Owner Name: Meadow View at Twin Creeks CDD E-mail: harcgrino@gsafl.com Phone: 904 239-3309
Mailing Address: 475 West Town Pl Ste 114 City: St. Augustine State: FL Zip: 32092
3. Building Dept. Name: _____
Mailing Address _____ City _____ Zip _____
E-mail Address _____ Phone Number _____
4. Design Engineer/Architect Name: _____
Phone Number: _____ E-mail: _____
5. Pool Water Source (Name of Public Water System): St. Johns County
6. Lighting (check one): ☒ No Night Swimming
☐ Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
☐ Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
7. Pool Volume in Gallons: Main Pool 20,770 gal Spa Pool _____ Other _____
8. Pool Bathing Load: _____ Number & Type of Diving Units Served: _____
9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____
10. Water Treatment Equipment Manufacturer and Model:
(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____
(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM
(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
(Secondary Disinfection if Applicable): _____
(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
(E) Test Kit: _____
11. Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: B. Stephens
Name: BRIAN STEPHENS
(Print or type)

Date: 6-8-2020
Title: Field Operations Manager
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____

Date _____

Print Name _____

[] Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

For Modification: Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



Florida Department of Health
in St. Johns County
Notification of Fees Due



55-BID-4700791

Permit Number

55-60-1804952

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Fee Amount: \$350.00

Previous Balance: \$0.00

Total Amount Due: \$350.00

Payment Due Date: 06/30/2020 or Upon Receipt

Mail To: Meadow View at Twin Creeks CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information:

Pool Volume: 140,440 gallons

Name: Beacon Lake Competition Pool (CDD, Meadow View at Twin Creeks)

Location: 850 Beacon Lake Parkway, Suite 114
Saint Augustine, FL 32092

Flow Rate: 0

Owner Information:

Name: Meadow View at Twin Creeks CDD

Address: 475 W Town Place, Suite 114

(Mailing) Saint Augustine, FL 32092

Home Phone: (904) 627-9271

Work Phone: ()

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 55-60-1804952 Bill ID: 55-BID-4700791

Billing Questions call DOH-St. Johns at: (904) 209-3250

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County

200 San Sebastian View

Saint Augustine, FL 32084

[Please detach this portion and RETURN with your payment]

Batch Billing ID:20851

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The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Department of Health
In St. Johns County
Notification of Fees Due



65-BID-4700792

Permit Number

55-60-1804949

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Fee Amount: \$225.00

Previous Balance: \$0.00

Total Amount Due: **\$225.00**

Payment Due Date: 06/30/2020 or Upon Receipt

Mail To: Meadow View at Twin Creeks CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information: Pool Volume: 20,770 gallons
Name: Beacon Lake Water Activity Pool (CDD, Meadow View at Twin Creeks)
Location: 850 Beacon Lake Parkway, Suite 114 Flow Rate: 270
Saint Augustine, FL 32092

Owner Information:
Name: Meadow View at Twin Creeks CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 627-9271 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-1804949 Bill ID: 55-BID-4700792

Billing Questions call DOH-St. Johns at: (804) 209-3250
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health In St. Johns County
200 San Sebastian View
Saint Augustine, FL 32084

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health In St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please detach this portion and RETURN with your payment]

Batch Billing ID:20851



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The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

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- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at **www.myfloridaehpermit.com**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)
☐ Initial Permit ☐ Modification
☐ Transfer, change of owner or name
☐ Renewal

Operating Permit # -60-

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

- Project / Facility Name: MEADOW VIEW @ TWIN CREEKS CDD COMPETITOR County: ST. JOHNS
Address of Pool: 350 BEACON LAKE PKWY City: ST. AUGUSTINE Zip: 32092
- Owner Name: Meadow View at Twin Creeks CDD E-Mail: bperegrino@pamnf.com Phone: 904 239-5309
Mailing Address: 475 West Town Pl Ste 114 City: St Augustine State: FL Zip: 32092
- Building Dept. Name: _____
Mailing Address: _____ City: _____ Zip: _____
E-mail Address: _____ Phone Number: _____
- Design Engineer/Architect Name: _____
Phone Number: _____ E-mail: _____
- Pool Water Source (Name of Public Water System): ST. JOHNS COUNTY
- Lighting (check one): ☒ No Night Swimming
☐ Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
☐ Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
- Pool Volume in Gallons: Main Pool 140,440 gal Spa Pool _____ Other _____
- Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____
- Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____
- Water Treatment Equipment Manufacturer and Model:
(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____
(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM
(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
(Secondary Disinfection if Applicable): _____
(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
(E) Test Kit: _____
- Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: B. Stephen
Name: BRIAN STEPHEN
(Print or type)

Date: 6-8-20
Title: Facility Operations Manager
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____

Date _____

Print Name _____

[] Change data entered into EHD by _____ on _____

Instructions - Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

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For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



Florida Department of Health
in St. Johns County
Notification of Fees Due



55-BID-4700792

Permit Number

55-60-1804949

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Fee Amount: \$225.00

Previous Balance: \$0.00

Total Amount Due: \$225.00

Payment Due Date: 06/30/2020 or Upon Receipt

Mail To: Meadow View at Twin Creeks CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information:

Pool Volume: 20,770 gallons

Name: Beacon Lake Water Activity Pool (CDD, Meadow View at Twin Creeks)

Location: 850 Beacon Lake Parkway, Suite 114
Saint Augustine, FL 32092

Flow Rate: 270

Owner Information:

Name: Meadow View at Twin Creeks CDD

Address: 475 W Town Place, Suite 114

(Mailing) Saint Augustine, FL 32092

Home Phone: (904) 627-9271 Work Phone: ()

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____ Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 55-60-1804949 Bill ID: 55-BID-4700792

Billing Questions call DOH-St. Johns at: (904) 209-3250

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County

200 San Sebastian View

Saint Augustine, FL 32084

[Please detach this portion and RETURN with your payment]

Batch Billing ID:20851

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- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



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

Invoice

Invoice #: 59
Invoice Date: 6/1/20
Due Date: 6/1/20
Case:
P.O. Number:

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

RECEIVED

JUN 04 2020

Description	Hours/Qty	Rate	Amount
Management Fees - June 2020 1,310.513 840		3,937.50	3,937.50
Information Technology - June 2020 351		166.67	166.67
Dissemination Agent Services - June 2020 816		833.33	833.33
Office Supplies 570		25.44	25.44
Postage 425		145.14	145.14
Copies 425		407.40	407.40
Telephone 410		142.07	142.07
1 (P)			
Total			\$5,657.55
Payments/Credits			\$0.00
Balance Due			\$5,657.55

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617767

DATE: 6/1/2020

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

RECEIVED
JUN 03 2020

DUE DATE	RENTAL PERIOD
7/7/2020	

PMT NUMBER	DESCRIPTION	AMOUNT
18	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 14 @ 1,320.572, 45819	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617767	7/7/2020	\$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



RECEIVED

JUN 10 2020

Real Time Entertainment & Management

1021 16th Street N
Jacksonville Beach, , United States 32250
9048618128

The Band Be Easy at Beacon Lakes Manager 850 Beacon Lake Parkway, St. Augustine, FL, 32095,
United States
July 5, 2020

INVOICE

rteam0259

Total **\$ 1,125.00**
Due **6/30/20**
Created **6/10/20**

PAY NOW

Meadow View at Twin Creek

Richard McGeeveran
beaconmanager@rmsnf.com

Subtotal	\$ 1,125.00
Tax	\$ 0.00
Total	\$ 1,125.00
Income Tax Withholding	\$ 0.00
Amount Due	\$ 1,125.00

Invoice Details

Jul 5, 2020 - The Band Be Easy

Performance Fee **Balance**

\$ 1,125.00



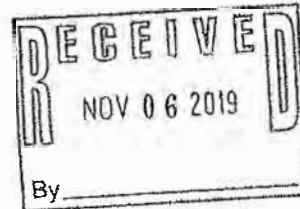
BANKTRANSFER



50 (A)
1,350.155,100
prepay
balance due
final payment



V-50 (A)
1,300.155.100
prepay expens.



Real Time Entertainment & Management

1021 16th Street N
Jacksonville Beach, , United States 32250
9048618128

The Band Be Easy at Beacon Lakes Manager 850 Beacon Lake Parkway, St. Augustine, FL, 32095,
United States

April 4, 2020

INVOICE rteam0155

Total **\$ 1,125.00**
Due **11/12/19**
Created **11/5/19**

PAY NOW

Meadow View at Twin Creek

Richard McGeveran
beaconmanager@rmsnf.com

Subtotal	\$ 1,125.00
Tax	\$ 0.00
Total	\$ 1,125.00
Income Tax Withholding	\$ 0.00
Amount Due	\$ 1,125.00

Invoice Details

Apr 4, 2020 - The Band Be Easy

Performance Fee	\$ 1,125.00
-----------------	-------------



BANK TRANSFER



Went toward July 5 event

Powered by Intuit

**Event for April cancelled deposit applied to
7/5 event**

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

Invoice

RECEIVED

JUN 10 2020

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

Invoice #: 62
Invoice Date: 6/9/2020
Due Date: 6/9/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Lifeguard Services through March 2020	59.25	16.00	948.00
Lifeguard Services through May 2020	207.71	16.00	3,323.36
320,572,45501			
20 ①			
Total			\$4,271.36
Payments/Credits			\$0.00
Balance Due			\$4,271.36

RMC
6/9/20

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
59.25	Lifeguard Services March 2020	\$ 16.00	\$ 948.00
207.71	Lifeguard Services May 2020	\$ 16.00	\$ 3,323.36
TOTAL DUE:			<u>\$ 4,271.36</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/14/20	8.25	B.S.	Lifeguarding
3/14/20	4.5	S.T.	Lifeguarding
3/14/20	9	L.T.	Lifeguarding
3/14/20	3.5	T.W.	Lifeguarding
3/15/20	7	B.S.	Lifeguarding
3/15/20	7	S.T.	Lifeguarding
3/15/20	7	J.F.	Lifeguarding
3/15/20	4.5	L.T.	Lifeguarding
3/15/20	5.5	T.W.	Lifeguarding
3/16/20	3	R.S.	Lifeguarding

TOTAL	<u><u>59.25</u></u>
--------------	---------------------

Supervisor Lifeguarding	59.25
----------------------------	-------

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/16/20	8.25	R.S.	Lifeguarding
5/16/20	8.25	S.T.	Lifeguarding
5/16/20	4	H.A.	Lifeguarding
5/17/20	8	R.S.	Lifeguarding
5/17/20	8	S.T.	Lifeguarding
5/23/20	8	R.S.	Lifeguarding
5/23/20	8	S.T.	Lifeguarding
5/23/20	8.75	T.M.	Lifeguarding
5/24/20	8	R.S.	Lifeguarding
5/24/20	8	S.T.	Lifeguarding
5/24/20	9	T.M.	Lifeguarding
5/25/20	4.9	R.S.	Lifeguarding
5/25/20	4.9	S.T.	Lifeguarding
5/25/20	1.4	H.A.	Lifeguarding
5/28/20	4.75	R.S.	Lifeguarding
5/28/20	4.5	S.T.	Lifeguarding
5/28/20	4.5	J.A.	Lifeguarding
5/28/20	4.5	H.B.A.	Lifeguarding
5/29/20	6.25	R.S.	Lifeguarding
5/29/20	6	S.T.	Lifeguarding
5/29/20	6	H.A.	Lifeguarding
5/29/20	6	J.A.	Lifeguarding
5/29/20	6	H.B.A.	Lifeguarding
5/30/20	7.75	R.S.	Lifeguarding
5/30/20	7.5	S.T.	Lifeguarding
5/30/20	7.5	J.A.	Lifeguarding
5/30/20	7.5	H.B.A.	Lifeguarding
5/31/20	7.75	R.S.	Lifeguarding
5/31/20	7.92	S.T.	Lifeguarding
5/31/20	7.92	J.A.	Lifeguarding
5/31/20	7.92	H.B.A.	Lifeguarding
TOTAL	<u><u>207.71</u></u>		
Supervisor Lifeguarding	207.71		

Riverside Management Services, Inc

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

Invoice

Date	Invoice #
6/1/2020	61

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

RECEIVED

JUN 04 2020

P.O. No.	Terms	Project

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

R.M.W.

6,1,20



1. *Ann. Entomol. Soc. Am.* 74: 509-523. 1981.

06/08/2020

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7. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

100

INVOICE NO.

1296

DUPLICATE AFTER 30 DAYS

602-070-7227

531



SPECIAL INSTRUCTIONS

REMB-1.00 70 卷

DELIVER TO:

MEADOW VIEW AT TWIN CREEK
050 BEACON LAKE PKWY
ST AUGUSTINE FL
32056

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL
32052

ISA DIV OF BROWN (804) 398-7072

REV: 8/02

CUSTOMER
SIGNATURE

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES

ST = STATUS CODE

$$Q = Q_{UT}$$

S = SUB

P = PARTIAL FILL

TX = TAX

SUB-

TOTAL	100
-------	-----

TAX

TAX

INVOICE

INTEREST AT THE RATE OF 1 1/4% WILL BE CHARGED ON
UNPAID ITEMS AFTER 30 DAYS.

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

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

34 (A)



Qualify You Can Clearly See

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

ORDER DATE 05202020 CUSTOMER # 608500 SUM. # 74 PAGE 1 OFFICE COPY INVOICE NO. 1293011

TERMS DUE AFTER 30 DAYS TELEPHONE 904-373-7227 TRIP STOP

SPECIAL INSTRUCTIONS

DELIVER TO:

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

MEMO- PO #

RECEIVED

JUN 04 2020

34 (A)
1.320.572.45507

ITEM	QUANTITY	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
18802	1		SANITIZER HAND SANITY	5	500Z			101.96	101.96
33113	1		CHEMICAL SD-25 SANITIZER & DEODORIZER	1	1 GAL			48.70	48.70
CATEGORY RECAP				COST	RETAIL	%	PROF	CASES	
				150.66					

REV 6/05				
----------	--	--	--	--

CUSTOMER SIGNATURE *Le May*
CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.
IN CASE SUIT IS INSTITUTED TO COLLECT THIS INVOICE OR ANY PORTION THEREOF BUYER AGREES TO PAY SUCH ADDITIONAL SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT.
THE VENUE FOR ANY MATTER RELATING TO THIS INVOICE SHALL BE JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

SUB-TOTAL	150.66
TAX	00
INVOICE TOTAL	150.66

INTEREST AT THE RATE OF 1 1/4% WILL BE CHARGED ON UNPAID ITEMS AFTER 30 DAYS.



INVOICE

808523

INVOICE DATE

04/17/20

MINUTES
MATTER®

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

Saint Augustine, FL 32095

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

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
425411	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				
QTY	DESCRIPTION		UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1	Re-Inspection Fee 4/14/2020		\$100.00	\$100.00

RECEIVED

JUN 10 2020

87 A
1,322.572, 45508

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

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

Questions Regarding this invoice please contact:

Name: Joyce L Dyer

Phone: (904)268-3030

Email: jldyer@waynefire.com

SUBTOTAL:	\$100.00
TOTAL:	\$100.00

Remit To:

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

RECEIVED

JUN 12 2020



FIRE & SAFETY EQUIPMENT
5905 Macy Avenue
Jacksonville, Florida 32211
www.firstcoastfire.net
904-346-0111

Invoice

Date	Invoice #
6/11/2020	5991061120

Bill To
Bmeadowview at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	DLD	6/11/2020			Beacon Lakes Clubhouse - 11...
Quantity	Item Code	Description			Price Each	Amount
2	SY-System Service	Hood System Service			99.00	198.00T
1	SY-System Service	Hood System Service			25.00	25.00T
2	SY439232A	APC 500 HL Fuse Links			18.00	36.00T
6	SY439230A	APC 360 HL Fuse Link			16.00	96.00T
		Sales Tax			7.00%	24.85
<div>1,320.372 45500</div> <div>A 39</div>						
					Total	\$379.85

Future Horizons, Inc.

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

INVOICE

Invoice Number: 63172
Invoice Date: May 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		6/30/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May, 2020 <i>B. Shup 6-1-20 LAKE MAINT. 001,320.53800.45005 15 (A)</i> RECEIVED JUN 12 2020	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.

Grau and Associates

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

RECEIVED
JUN 03 2020

BY: _____

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. 19781
Date 06/02/2020

SERVICE

AMOUNT

Audit FYE 09/30/2019

\$ 800.00

Current Amount Due

\$ 800.00

47 (A)
1,510,573.852

RECEIVED

JUN 16 2020

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,800.00	0.00	0.00	0.00	0.00	7,800.00

Payment due upon receipt.



Invoice

Date
Invoice #6/8/2020
131295593187

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

Terms	Net 20
Due Date	6/28/2020
PO #	
Delivery Ticket #	Sales Order #1330753
Delivery Date	6/5/2020
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
135-057	Stabilizer/CYA-Bag	2		65.00	130.00
135-010	Sodium Bicarbonate 50# bag	1		25.00	25.00
<p><i>B. A. Sept. 6-11-20</i> <i>Pool Chemicals 22 A</i> <i>001.320.57200.48506</i></p> <p>RECEIVED</p> <p>JUN 12 2020</p>					

Total 545.00
Amount Due \$545.00

Remittance Slip

Customer
13BEA030
Invoice #
131295593187

Amount Due \$545.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295593187



Invoice

Date
Invoice #6/8/2020
131295593204

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

Terms	Net 20
Due Date	6/28/2020
PO #	
Delivery Ticket #	Sales Order #1330752
Delivery Date	6/5/2020
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	100	gal	1.50	150.00
160-050	Pool Acid bulk by Gallon	45	gal	3.00	135.00
135-010	Sodium Bicarbonate 50# bag	1		25.00	25.00
135-057	Stabilizer/CYA-Bag	2		65.00	130.00
<p><i>B. H. 6-11-20</i> <i>Pool Chemicals 27A</i> <i>001.320.57206.45506</i> RECEIVED JUN 12 2020</p>					

Total 440.00
Amount Due \$440.00

Remittance Slip

Customer
13BEA030
Invoice #
131295593204

Amount Due \$440.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295593204

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 13687A

Facility Name:	MEADOW VIEW TWIN CREEKS a.k.a Beacon Lake
Facility Address:	850 Beacon Lake Parkway St. Augustine, Florida 32259
Billing Address:	850 Beacon Lake Parkway St. Augustine, Florida 32259
Contact & Phone:	
Reason for call:	SEMI ANNUAL PM 3 - ELL'S/AMT'S 5 - SPIN BIKES/ROWERS 1 - RB/UB 2 - STPR 8 - SS 4 - BD/WB 5 - BNCH/RACK FLAT RATE \$450.00 (NO TAX) ONE OF THE STAIR MASTERS WENT CAPUTY AND SMOKE IS IN THE FITNESS AND A BURNT SMELL. RICHARD 904-316-9279

Date: 12-Jun-2020

Payment is due within 30 days of
invoice date.

RECEIVED

JUN 17 2020

118 (A)
1,320.572, 1/4207

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		450.00	1.00	450.00
Comments:			<i>Parts Total</i>	450.00
			<i>Tax</i>	0.00
			<i>Balance</i>	450.00

Technician: ASHTON LEWANDOWSKI

Thank you for your business.

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/03		Balance Forward						\$166.04	
05/22	P136319	Payment - Lockbox 704						\$-166.04	
05/13 05/13	103279440-05132020	NOTICE OF MEETING 5/21	SA St Augustine Record	1.00 x 8.5000	8.5	1	\$8.98	\$76.33	
05/13 05/13	103279440-05132020	NOTICE OF MEETING 5/21	SA St Aug Record Online	1.00 x 8.5000	8.5	1	\$8.97	\$76.25	
PREVIOUS AMOUNT OWED:				\$166.04					
NEW CHARGES THIS PERIOD:				\$152.58					
CASH THIS PERIOD:				(\$166.04)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
2 (A)									
1,810,573.480									
PAID JUN 11 2020									

2 (A)
1,810,573.480

JUN 11 2020

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$152.58		\$0.00	\$0.00	\$0.00	\$0.00		\$152.58
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
		05/04/2020 - 05/31/2020		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

		1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME											
				05/04/2020 - 05/31/2020				MEADOW VIEW AT TWIN CREEKS CDD											
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$152.58		\$0.00				NET 15 DAYS									
21				CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS							
				\$152.58				\$0.00		\$0.00		\$0.00							
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						05/31/2020				15651				15651				0000071017	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2058

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



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

Wed, May 13, 2020
9:15:45AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

E-Mail:

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

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

Ad Number: 0003279440-01
Start: 05/13/2020

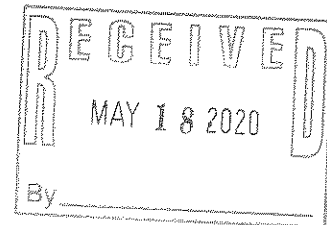
Caller: Courtney Hogge
Issues: 1

Paytype: BILL
Stop: 05/13/2020

Placement: SA Legals

Rep: Melissa Rhinehart

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



Wed, May 13, 2020
9:15:45AM

Legal Ad Invoice

The St. Augustine Record

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

Lines	102
Depth	8.50
Columns	1
Price	\$152.58

**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, May 21, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meeting"). The Meeting is anticipated to be conducted remotely, pursuant to ZOOM media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020 respectively, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeks.com at least seven days prior to the meeting. Should conditions allow the Meeting to occur in person, it will be held at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

While it may be 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.

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. 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.

James Oliver
District Manager
6003279440 May 13, 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# 0003279440-01

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 5/21 was published in said newspaper on 05/13/2020.

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.

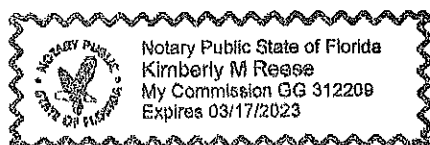
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of MAY 13 2020

by Melissa 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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James Oliver
District Manager
0003279440 May 13, 2020



EST. 1978
www.westorangenurseries.com

4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

Handwritten initials

Invoice

DATE	INVOICE #
6/1/2020	12043

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
June Maintenance

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

6/1/2020

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

JUNE 2020

1/3 (A) 1,520,538.45003

RECEIVED
JUN 12 2020



Overnight

© 2003 INFOT INC. # 424 1-800-435-8870



INVOICE

INVOICE #	INVOICE DATE
JAX 120747	6/9/2020
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: July 9, 2020

Invoice Amount: \$340.00

Description	Current Amount
Valve Replacement Front Entrance Irrigation Repairs	\$340.00

RECEIVED

JUN 12 2020

Invoice Total

\$340.00

B. Hest 6-9-20
Irrigation Repair 40 (A)
001.320.53800.45009

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 120748	6/9/2020
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: July 9, 2020

Invoice Amount: \$150.00

Description	Current Amount
Repair for Meter Break Irrigation Repairs	\$150.00

RECEIVED

JUN 12 2020

Invoice Total **\$150.00**

*B. H. 6-9-20
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



INVOICE

INVOICE #	INVOICE DATE
JAX 120749	6/9/2020
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: July 9, 2020

Invoice Amount: \$92.00

Description	Current Amount
Lateral repairs - Entrance Side at Valve Irrigation Reapairs	\$92.00

RECEIVED

JUN 12 2020

Invoice Total

\$92.00

B. H. Stephens 6-9-20
IRRIGATION REPAIRS 40 @
001.320.53800.45009

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 #10

May 17, 2020

Req.	PAYEE		
265	England Thims & Millier Inc Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 193690	\$	2,639.50
266	England Thims & Millier Inc Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194238	\$	330.00
267	England Thims & Millier Inc Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194233	\$	4,333.46
268	England Thims & Millier Inc Beacon Lake Phase 2B (WA#18) - Invoice 194237	\$	180.00
269	Ferguson Water Works Beacon Lake Phase 3A Sub - Direct Purchase (Apr 2020)	\$	23,115.00
270	Hughes Brothers Construction Inc Contractor Application for Payment #7 - Beacon Lake Phase 3A Parkway	\$	61,082.15
271	Hughes Brothers Construction Inc Contractor Application for Payment #7 - Beacon Lake Phase 2B	\$	42,298.76
272	Hughes Brothers Construction Inc Contractor Application for Payment #17 - Beacon Lake Phase 2	\$	58,499.35
273	Hughes Brothers Construction Inc Contractor Application for Payment #8 - Beacon Lake Phase 3A	\$	283,364.77
274	ECS Florida LLC Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 805084	\$	825.00
275	ECS Florida LLC Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 805073	\$	960.50
276	Hopping Green & Sams Professional Services related to project construction-Bill number 99995	\$	522.50
277	Hopping Green & Sams Professional Services related to project construction-Bill number 107042	\$	1,298.50
278	Environmental Resource Solutions, Inc Professional Services related to Beacon Lakes Phase 3B - Invoice 36890	\$	1,020.50
279	West Orange Nurseries Inc Beacon Lake Phase 2 Parkway - Application for Payment No. 2	\$	277,958.70
Total Funding Request		\$	758,428.69

Please make check payable to:

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

DocuSigned by:



Signature:

B4C03893E5A342A

DocuSigned by: Chairman/Vice Chairman

Signature:



D1BA5E5E7410418 Secretary/Asst. Secretary

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

2019 Bond Series

REQUISITION SUMMARY

May 21, 2020

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

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



Marty Layman



Layman Well Drilling Inc.

386/649-4658

P.O. BOX 66 · SATSUMA, FLORIDA 32189

RECEIVED

JUN 22 2020

NAME Meadow View at Twin Creek DATE 4/21/2020
ADDRESS 475 W. Town Pl Ste 114
CITY St. Augustine STATE FL. 32092
CUSTOMER'S ORDER # Danielle Simpson TELEPHONE # _____
JOB LOCATION Twin Creeks Parkway

QUANTITY	DESCRIPTION	PRICE	AMOUNT
7	2" Electronic Flow Meters		
	w/ LCD Display	525.00	3675.00
14	2" Unions	16.50	231.00
	Misc. Material - 2" PVC Pipe		769.00
	Labor to Install		1085.00
			<u>5760.00</u>
A Finance Charge of 1½% per month will be applied to all invoices over 30 days past due. This is an annual percentage rate of 18%. Return Check fee \$25.00.			
All claims MUST be accompanied by this bill.		TAX	
RECEIVED BY	TOTAL		5760.00

"Fourth Generation of Well Drillers"

GF
due from developer
1. 300.131.101
(A) 78



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

CUSTOMER COPY

ORDER DATE
06042020

CUSTOMER # 808500

SLM 74

PAGE

INVOICE NO.
1295790

DUE AFTER 30 DAYS

TELEPHONE 602-373-7227 FAX 404 7

SPECIAL INSTRUCTIONS

RECEIVED

MEMO- 00 PO #-

JUN 18 2020

34 (A) 1,320,572,488

IVER TO:

MEADOW VIEW AT TWIN CREEK
50 BEACON LAKE PKWY
T AUGUSTINE FL
32095

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL
32095

EM #	ORDERED	SHIPPED	UNIT	DESCRIPTION	PACK	SIZE	T.	WEIGHT	COST	AMOUNT
8806	3			SANITIZER HAND GEL WITH PUMPS	4	1 GAL	T		148.80	297.40
5632	3			TOWEL MULTIFOLD WHITE 25X9.5 100W250	16	250 CT	T		29.76	59.52
0224	3		EA	CHEMICAL "SHIELD" ANTIMICRO HAND SOAP	1	1 GAL	T		20.52	41.04
				CATEGORY RECAP	COST	RETAIL	% PROF	CASES		
					398.16			8		
				DELIVERY FEE						5.50
<div style="position: absolute; top: 10px; left: 10px; border: 1px solid black; padding: 5px;"> #10 Dn hold </div> <div style="position: absolute; top: 30px; left: 30px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 50px; left: 50px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 70px; left: 70px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 90px; left: 90px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 110px; left: 110px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 130px; left: 130px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 150px; left: 150px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 170px; left: 170px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 190px; left: 190px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 210px; left: 210px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 230px; left: 230px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 250px; left: 250px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 270px; left: 270px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 290px; left: 290px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 310px; left: 310px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 330px; left: 330px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 350px; left: 350px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 370px; left: 370px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 390px; left: 390px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 410px; left: 410px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 430px; left: 430px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 450px; left: 450px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 470px; left: 470px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 490px; left: 490px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 510px; left: 510px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 530px; left: 530px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 550px; left: 550px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 570px; left: 570px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 590px; left: 590px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 610px; left: 610px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 630px; left: 630px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 650px; left: 650px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 670px; left: 670px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 690px; left: 690px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 710px; left: 710px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 730px; left: 730px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 750px; left: 750px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 770px; left: 770px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 790px; left: 790px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 810px; left: 810px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 830px; left: 830px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 850px; left: 850px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 870px; left: 870px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 890px; left: 890px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 910px; left: 910px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 930px; left: 930px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 950px; left: 950px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 970px; left: 970px;"> <i>Richard May Jr</i> </div> <div style="position: absolute; top: 990px; left: 990px;"> <i>Richard May Jr</i> </div>										

ST = STATUS CODE
 O = OUT
 S = SUB
 403.66
 13205720045507
 Sanitorial

A Division of Star Brite Laundries, LLC

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

RECEIVED

JUN 18 2020

CUSTOMER NAME:							INVOICE NUMBER				DATE		TYPE		CONTRACT DATE		
M	T	W	TH	F	S	SU	PO#							PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION							COLOR	ADDITIONAL INFO	%COST	DATE: / /	DATE: / /	DATE: / /	DATE: / /	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
LAUNDRY SERVICE										QUANT.	QUANT.	QUANT.	QUANT.				
Back Towel							Wht			58	37	62	1514	106	35.26		
Front Towel							Gray			1	5		2	475	3.60		
WC														.015			
WRAP/PACKAGING										1	1	1	1	2.95	1.00		
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)										1	1	1	1	12.95	47.00		
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.														AMOUNT		96.74	
Delivery Received by: _____ Date: _____														SURCHARGES		4.70	
Signature of Customer _____														TAX			
STRICTLY PROHIBITED: LAUNDRING OR LENDING OF SUPPLIER-OWNED GOODS														TOTAL		101.44	

STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.

43 (A) 1,320,572.45919

Invoice

P.O. Number	Date	Invoice #
	4/8/2020	10254

Bill To
BBX Capital 401 East Las Olas Blvd. Suite 800 Fort Lauderdale, Fl. 33301

Project Location
Beacon Lake 850 Beacon Lake Pkwy. St. Augustine, Fl. 32095

E-MAILED
4/15/20 Danielle Simpson

Description	Amount
Furnish and install 90' of 6' temporary chain pre made fence section.	1,080.00
11/4/9	<u>ground mant</u> 1,322,538.45 41 (A)

ground mant
1.322.538.45006
41 (A)

4/14	E-mail
terri@sterlingspecialtiesinc.com	

Total	\$1,080.00
Payments/Credits	\$0.00
Total Balance Due	\$1,080.00

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #12

July 14, 2020

Req.	PAYEE		
298	Hughes Brothers Construction Inc Contractor Application for Payment #10 - Beacon Lake Phase 3A	\$	174,768.51
299	Hughes Brothers Construction Inc Contractor Application for Payment #9 - Beacon Lake Phase 3A Parkway	\$	29,213.42
300	Hughes Brothers Construction Inc Contractor Application for Payment #9 - Beacon Lake Phase 2B	\$	13,356.88
301	Hughes Brothers Construction Inc Contractor Application for Payment #19 - Beacon Lake Phase 2	\$	9,247.50
302	England Thims & Millier Inc Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194726	\$	6,447.37
303	England Thims & Millier Inc Beacon Lake Phase 2B (WA#18) - Invoice 194724	\$	4,069.45
304	England Thims & Millier Inc Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194719	\$	5,555.77
305	England Thims & Millier Inc Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194717	\$	1,107.16
306	Clary & Associates, Inc Beacon Lake Unit 3A - Plat Preparation - Invoice 2020-327	\$	1,900.00
307	Clary & Associates, Inc Beacon Lake TH - Plat Preparation - Invoice 2020-326	\$	1,900.00
308	ECS Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 818316	\$	726.00
309	Polywood Park #2 Beacon Lake Phase 1 furniture	\$	4,215.30
310	Southern Recreation Five Loop Bike Rack - 50% Deposit	\$	1,999.50
311	Southern Recreation Five Loop Bike Rack - Remaining Balance	\$	1,999.50
312	West Orange Nurseries Inc Beacon Lake Entry #2 & Townhomes - Application for Payment No. 4	\$	64,663.29
313	Harbinger Signage for Beacon Lake Signs - Invoice DP77332DEPOSIT	\$	40.00
314	United Landscapes Beacon Lakes Blvd Landscaping - Invoice 70978	\$	30,150.00
315	Basham Lucas Beacon Lake - Lakefront Park - Invoice 8154	\$	10,500.00
Total Funding Request		\$	361,859.65

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

**REVISED
July 16, 2020**

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

	<u>TO BE APPROVED</u>			
7/16/2020	298	Hughes Brothers Construction, Inc.	Contractor Application for Payment #10 - Beacon Lake Phase 3A	\$ 174,768.51
7/16/2020	299	Hughes Brothers Construction, Inc.	Contractor Application for Payment #9 - Beacon Lake Phase 3A Parkway	\$ 29,213.42
7/16/2020	300	Hughes Brothers Construction, Inc.	Contractor Application for Payment #9 - Beacon Lake Phase 2B	\$ 13,356.88
7/16/2020	301	Hughes Brothers Construction, Inc.	Contractor Application for Payment #19 - Beacon Lake Phase 2	\$ 9,247.50
7/16/2020	302	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194726	\$ 6,447.37
7/16/2020	303	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 194724	\$ 4,069.45
7/16/2020	304	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194719	\$ 5,555.77
7/16/2020	305	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194717	\$ 1,107.16
7/16/2020	306	Clary & Associates, Inc.	Beacon Lake Unit 3A - Plat Preparation - Invoice 2020-327	\$ 1,900.00
7/16/2020	307	Clary & Associates, Inc.	Beacon Lake TH - Plat Preparation - Invoice 2020-326	\$ 1,900.00
7/16/2020	308	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 818316	\$ 726.00
7/16/2020	309	Polywood	Park #2 Beacon Lake Phase 1 furniture	\$ 4,215.30
7/16/2020	310	Southern Recreation	Five Loop Bike Rack - 50% Deposit	\$ 1,999.50
7/16/2020	311	Southern Recreation	Five Loop Bike Rack - Remaining Balance	\$ 1,999.50
7/16/2020	312	West Orange Nurseries, Inc.	Beacon Lake Entry #2 & Townhomes - Application for Payment No. 4	\$ 64,663.29
7/16/2020	313	Harbinger	Signage for Beacon Lake Signs - Invoice DP77332dEPOSIT	\$ 40.00
7/16/2020	314	United Landscapes	Beacon Lake Boulevard landscaping - Invoice 70978	\$ 30,150.00
7/16/2020	315	Basham Lucas	Beacon Lake -Lakefront Park - Invoice 8154	\$ 10,500.00
			TOTAL REQUISITIONS TO BE APPROVED JULY 16, 2020	\$361,859.65

E.

Meadow View at Twin Creeks

Community Development District

Funding Request #47

July 8, 2020

PAYEE		GENERAL FUND
		FY 2020
1 Atlantic Security		
June Security Monitoring Inv #158652 5/15/20	\$	110.95
2 England Thims & Miller		
March Professional Services Inv #193692 4/2/20	\$	4,037.19
April Professional Services Inv #194234 5/6/20	\$	7,882.10
May Professional Services Inv #194493 6/2/20	\$	4,114.50
3 Florida Department of Health		
Competition Pool Permit	\$	350.00
Water Activity Pool Permit	\$	225.00
4 First Coast Fire & Safety		
Hood System Services Inv #5991061120 6/11/20	\$	379.85
5 Future Horizons, Inc		
May Aquatic Weed Control Inv #63172 5/31/20	\$	900.00
6 Governmental Management Services, LLC		
June Management Fees Inv #59 6/1/20	\$	5,657.55
7 Grau and Associates		
Arbitrage DS2019 FYE 1/31/20 Inv #19694 5/27/20	\$	600.00
Audit FYE 9/30/19 Inv #19781 6/2/20	\$	800.00
8 Harrison Sod Services		
Replace Sod Inv #33 1/29/20	\$	3,700.00
9 Layman Well Drilling Inc		
Installed Well Meters 4/21/20	\$	5,760.00
10 Municipal Asset Management Inc		
June Lease Payment Invoice #0617767 6/1/20	\$	2,307.62
11 Poolsure		
June Pool Chemical Inv #131295593187 6/8/20	\$	545.00
June Activity Pool Chemical Inv #131295593204 6/8/20	\$	440.00
12 Real Time Entertainment & Management		
Balance Due event 7/5/20	\$	1,125.00
13 Riverside Management Services Inc		
Apr Repairs/Replacement & Pool Maint Inv #60 5/18/20	\$	3,344.54
March Lifeguard Services Inv #62A 6/9/20	\$	948.00
April Lifeguard Services Inv #62B 6/9/20	\$	3,323.36
Facility and Management Services June 2020 Inv #61 6/1/2020	\$	9,326.67
14 Sea Breeze Food Service		
Cleaning Supplies Inv #1290836 5/8/20	\$	223.90
Cleaning Supplies Inv #1293011 5/20/20	\$	150.66
Janitorial Supplies Inv #1295790 6/4/20	\$	403.66

Meadow View at Twin Creeks

Community Development District

Funding Request #47

July 8, 2020

PAYEE		GENERAL FUND
		FY 2020
15	Simply Linen Solutions Laundry Service for Towels Inv #L163415 5/13/20	\$ 101.24
16	SoutheastFitness Semi Annual PM Inv #13687A 6/12/20	\$ 450.00
17	St Augustine Record Notice of Meeting 5/21/20 Inv #I03279440-05132020	\$ 152.58
18	Sterling Specialties Inc Furnish and install 90' of 6' temporary chain pre made fence section Inv #10254 4/8/20	\$ 1,080.00
19	Wayne Automatic Fire Sprinklers Inc Re-inspection fee Inv #808523 4/17/20	\$ 100.00
20	West Orange Nurseries Inc June Landscape Maintenance Inv #12043 6/1/20	\$ 9,011.47
21	Yellowstone Landscape Valve Replacement Front Entrance June Irrigation Repairs Inv #JAX120747 6/9/19 Repair of Meter Break Irrigation Repairs Inv #JAX120748 6/9/20 Lateral Repairs Entrance Side Irrigation Repairs Inv #JAX120749 6/9/20	\$ 340.00 \$ 150.00 \$ 92.00
22	Wells Fargo Credit Card* May Purchases	\$ 1,121.31
Total Funding Request		\$ 69,254.15

*Wells Fargo Credit Card transaction available upon request

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



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/05/2020	\$110.95	05/15/2020

INVOICE NO. 158652

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 158652

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 06/05/2020 **AMOUNT DUE:** \$110.95

Please Reference: **158652**



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

April 2, 2020

Project No: 17348.00000

Invoice No: 0193692

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

Professional Services rendered through March 31, 2020

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	3/7/2020	1.25	178.00	222.50
Lockwood, Scott	3/14/2020	13.00	178.00	2,314.00
Lockwood, Scott	3/21/2020	1.25	178.00	222.50
Lockwood, Scott	3/28/2020	2.75	178.00	489.50
Administrative Support				
Blair, Shelley	3/14/2020	2.50	81.00	202.50
Blair, Shelley	3/21/2020	3.50	81.00	283.50
Blair, Shelley	3/28/2020	3.00	81.00	243.00
Totals		27.25		3,977.50
Total Labor				3,977.50

Expenses

Mileage			51.90	
Total Expenses		1.15 times	51.90	59.69

Invoice Total this Period \$4,037.19

5 1,870.573.811
A

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-645-9485
CA-0002384 LC-0000316



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

May 6, 2020
Project No: 17348.00000
Invoice No: 0194234

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

Professional Services rendered through April 30, 2020

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	4/4/2020	3.00	178.00	534.00
Lockwood, Scott	4/11/2020	6.00	178.00	1,068.00
Lockwood, Scott	4/18/2020	13.00	178.00	2,314.00
Lockwood, Scott	4/25/2020	20.00	178.00	3,560.00
Administrative Support				
Blair, Shelley	4/18/2020	2.00	81.00	162.00
Blair, Shelley	4/25/2020	2.00	81.00	162.00
Totals		46.00		7,800.00
Total Labor				7,800.00

Expenses

Delivery / Messenger Svc		71.39
Total Expenses	1.15 times	71.39 82.10

Invoice Total this Period \$7,882.10

Outstanding Invoices

Number	Date	Balance
0193692	4/2/2020	4,037.19
Total		4,037.19

Total Now Due \$11,919.29

③ 1.312 573 811
①

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, FL 32258 • tel 904-642-8890 • fax 904-646-9485
CA-06002584 LC-0000316



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

June 2, 2020

Project No: 17348.00000

Invoice No: 0194493

Project 17348.00000 2019/2020 General Consulting Services (WA#8)
Work Description: Worked on Engineering Report for 2020 Bonds/Worked with Bond Team for additional information required.

Professional Services rendered through May 31, 2020

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	5/9/2020	3.00	178.00	534.00
Lockwood, Scott	5/16/2020	5.75	178.00	1,023.50
Lockwood, Scott	5/23/2020	13.00	178.00	2,314.00
Administrative Support				
Blair, Shelley	5/2/2020	1.00	81.00	81.00
Blair, Shelley	5/16/2020	1.00	81.00	81.00
Blair, Shelley	5/23/2020	1.00	81.00	81.00
Totals		24.75		4,114.50
Total Labor				4,114.50

Invoice Total this Period **\$4,114.50**

Outstanding Invoices

Number	Date	Balance
0193692	4/2/2020	4,037.19
0194234	5/6/2020	7,882.10
Total		11,919.29

Total Now Due **\$16,033.79**

③①
1,810.573 811

England-Thimms & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485
CA-00002584 LC-0000316



Florida Department of Health
in St. Johns County
Notification of Fees Due



55-BID-4700791

Permit Number

55-60-1804952

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Fee Amount: \$350.00

Previous Balance: \$0.00

Total Amount Due: **\$350.00**

Payment Due Date: 06/30/2020 or Upon Receipt

Mail To: Meadow View at Twin Creeks CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

1,320,572,44211
80 A

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information: Pool Volume: 140,440 gallons
Name: Beacon Lake Compellion Pool (CDD, Meadow View at Twin Creeks)
Location: 850 Beacon Lake Parkway, Suite 114 Flow Rate: 0
Saint Augustine, FL 32092

Owner Information:

Name: Meadow View at Twin Creeks CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 627-9271 Work Phone: ()

RECEIVED

JUN 10 2020

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-1804952 Bill ID: 55-BID-4700791

Billing Questions call DOH-St. Johns at: (904) 209-3260

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in St. Johns County
200 San Sebastian View
Saint Augustine, FL 32084

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 20851



PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at **www.myfloridaehpermit.com**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Department of Health
In St. Johns County
Notification of Fees Due



65-BID-4700792

Permit Number

55-60-1804949

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Fee Amount: \$225.00

Previous Balance: \$0.00

Total Amount Due: **\$225.00**

Payment Due Date: 06/30/2020 or Upon Receipt

Mail To: Meadow View at Twin Creeks CDD
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information: Pool Volume: 20,770 gallons
Name: Beacon Lake Water Activity Pool (CDD, Meadow View at Twin Creeks)
Location: 850 Beacon Lake Parkway, Suite 114 Saint Augustine, FL 32092 Flow Rate: 270

Owner Information:
Name: Meadow View at Twin Creeks CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 627-9271 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-1804949 Bill ID: 55-BID-4700792

Billing Questions call DOH-St. Johns at: (804) 209-3250
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health In St. Johns County
200 San Sebastian View
Saint Augustine, FL 32084

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health In St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please detach this portion and RETURN with your payment]

Batch Billing ID:20851



PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at **www.myfloridaehpermit.com**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



RECEIVED

JUN 12 2020



FIRE & SAFETY EQUIPMENT
 5905 Macy Avenue
 Jacksonville, Florida 32211
 www.firstcoastfire.net
 904-346-0111

Invoice

Date	Invoice #
6/11/2020	5991061120

Bill To
Bmeadownview at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number		Terms	Rep	Ship	Via	F.O.B.	Project	
		Net 15	DLD	6/11/2020			Beacon Lakes Clubhouse - 11...	
Quantity		Item Code	Description			Price Each		Amount
2		SY-System Service	Hood System Service			99.00		198.00T
1		SY-System Service	Hood System Service			25.00		25.00T
2		SY439232A	APC 500 HL Fuse Links			18.00		36.00T
6		SY439230A	APC 360 HL Fuse Link			16.00		96.00T
			Sales Tax			7.00%		24.85
			1,320.372 45500					
			(A) 39					
						Total		\$379.85

Future Horizons, Inc.

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

INVOICE

Invoice Number: 63172
Invoice Date: May 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		6/30/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May, 2020 <i>B. Shup 6-1-20 LAKE MAINT. 001,320.53800.45005 AS (A)</i> RECEIVED JUN 12 2020	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**

Invoice #: 59

Invoice Date: 6/1/20

Due Date: 6/1/20

Case:

P.O. Number:

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

JUN 04 2020

Description	Hours/Qty	Rate	Amount
Management Fees - June 2020 1,310.513 840		3,937.50	3,937.50
Information Technology - June 2020 351		166.67	166.67
Dissemination Agent Services - June 2020 816		833.33	833.33
Office Supplies 570		25.44	25.44
Postage 425		145.14	145.14
Copies 425		407.40	407.40
Telephone 410		142.07	142.07
1 (P)			
Total			\$5,657.55
Payments/Credits			\$0.00
Balance Due			\$5,657.55

RECEIVED

Grau and Associates

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

MAY 28 2020

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. 19694
Date 05/27/2020

SERVICE

AMOUNT

Arbitrage Series 2019 FYE 01/31/2020

\$ 600.00

Current Amount Due

\$ 600.00

47

(A)

1,810,573.212

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,000.00	0.00	0.00	0.00	0.00	7,000.00

Payment due upon receipt.

Grau and Associates

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

RECEIVED
JUN 03 2020

BY: _____

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. 19781
Date 06/02/2020

SERVICE

AMOUNT

Audit FYE 09/30/2019

\$ 800.00

Current Amount Due

\$ 800.00


47 (A)
1,510,573.852

RECEIVED

JUN 16 2020

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,800.00	0.00	0.00	0.00	0.00	7,800.00

Payment due upon receipt.

From: Bernadette Peregrino bperegrino@gmsnf.com 
Subject: Re: MV@TC CDD - Sod Invoice

Date: May 27, 2020 at 5:16 PM

To: Jim Oliver joliver@gmsnf.com

Cc: Danielle Simpson DSimpson@BBXCapital.com, Brian Stephens bstephens@riversidemgtsvc.com, Oksana Kuzmuk okuzmuk@gmsnf.com



Jim,

Danielle sent me this earlier today.

Harrison Sod Service
3560 Usina Rd
St Augustine FL
32084

904-547-0271

PLEASE NOTE OUR NEW ADDRESS

Thank you,
Bernadette Peregrino
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

On May 27, 2020, at 4:50 PM, Jim Oliver <joliver@gmsnf.com> wrote:

Danielle/Brian: OK to pay from general fund? Who is payee and mailing address (not on invoice)?

Thanks,
Jim

MAY 28 2020

APR 24 2000

INVOICE
DATE 1-29-2020
CUSTOMER
ORDER NUMBER

Invoice

SOLD TO:	SHIP TO:
Meadow View at Twin Creeks CDD	Beacon Lake
475 West Town Place, Suite 114	
St Augustine, FL 32092	

SALESPERSON Danielle Simon	SHIPPED VIA	TERMS	F.O.B.
-------------------------------	-------------	-------	--------

QTY ORDERED	QTY SHIPPED	DESCRIPTION	UNIT	AMOUNT
2300. fl	2300.	LNR feet Silk fence	#1.00 LNR ft.	\$2300.00
7 pallets		St. Augustine Sod	200.00	\$1400.00
		cut out old and replaced with new.		
		<u>Thank you!</u>		
		89 (A) 1.520.538.45004		
				\$3700.00



Marty Layman



Layman Well Drilling Inc.

386/649-4658

P.O. BOX 66 · SATSUMA, FLORIDA 32189

RECEIVED

JUN 22 2020

NAME Meadow View at Twin Creek DATE 4/21/2020
ADDRESS 475 W. Town Pl Ste 114
CITY St. Augustine STATE FL. 32092
CUSTOMER'S ORDER # Danielle Simpson TELEPHONE # _____
JOB LOCATION Twin Creeks Parkway

QUANTITY	DESCRIPTION	PRICE	AMOUNT
7	2" Electronic Flow Meters		
	w/ LCD Display	525.00	3675.00
14	2" Unions	16.50	231.00
	Misc. Material - 2" PVC Pipe		769.00
	Labor to Install		1085.00
			<u>5760.00</u>
A Finance Charge of 1½% per month will be applied to all invoices over 30 days past due. This is an annual percentage rate of 18%. Return Check fee \$25.00.			
All claims MUST be accompanied by this bill.		TAX	
RECEIVED BY	TOTAL		5760.00

"Fourth Generation of Well Drillers"

GF
due from developer
1. 300.131.101
(A) 78

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617767
DATE: 6/1/2020

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

RECEIVED
JUN 03 2020

DUE DATE	RENTAL PERIOD
7/7/2020	

PMT NUMBER	DESCRIPTION	AMOUNT
18	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 14 @ 1,320.572, 45819	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617767	7/7/2020	\$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 #6/8/2020
131295593187

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

Terms	Net 20
Due Date	6/28/2020
PO #	
Delivery Ticket #	Sales Order #1330753
Delivery Date	6/5/2020
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
135-057	Stabilizer/CYA-Bag	2		65.00	130.00
135-010	Sodium Bicarbonate 50# bag	1		25.00	25.00
<p><i>B. A. Sept. 6-11-20</i> <i>Pool Chemicals 22 A</i> <i>001.320.57200.48506</i></p> <p>RECEIVED</p> <p>JUN 12 2020</p>					

Total 545.00
Amount Due \$545.00

Remittance Slip

Customer
13BEA030
Invoice #
131295593187

Amount Due \$545.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295593187



Invoice

Date
Invoice #6/8/2020
131295593204

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

Terms	Net 20
Due Date	6/28/2020
PO #	
Delivery Ticket #	Sales Order #1330752
Delivery Date	6/5/2020
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	100	gal	1.50	150.00
160-050	Pool Acid bulk by Gallon	45	gal	3.00	135.00
135-010	Sodium Bicarbonate 50# bag	1		25.00	25.00
135-057	Stabilizer/CYA-Bag	2		65.00	130.00
<p><i>B. H. 6-11-20</i> <i>Pool Chemicals 27A</i> <i>001.320.57206.45506</i> RECEIVED JUN 12 2020</p>					

Total 440.00
Amount Due \$440.00

Remittance Slip

Customer
13BEA030
Invoice #
131295593204

Amount Due \$440.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295593204



RECEIVED

JUN 10 2020

Real Time Entertainment & Management

1021 16th Street N
Jacksonville Beach, , United States 32250
9048618128

The Band Be Easy at Beacon Lakes Manager 850 Beacon Lake Parkway, St. Augustine, FL, 32095,
United States
July 5, 2020

INVOICE

rteam0259

Total **\$ 1,125.00**
Due **6/30/20**
Created **6/10/20**

PAY NOW

Meadow View at Twin Creek

Richard McGeeveran
beaconmanager@rmsnf.com

Subtotal	\$ 1,125.00
Tax	\$ 0.00
Total	\$ 1,125.00
Income Tax Withholding	\$ 0.00
Amount Due	\$ 1,125.00

Invoice Details

Jul 5, 2020 - The Band Be Easy

Performance Fee **Balance**

\$ 1,125.00



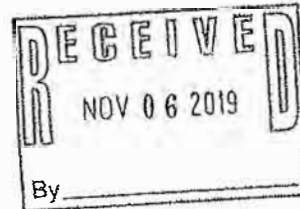
BANKTRANSFER



50 (A)
1,350.155,100
prepay
balance due
final payment



V-50 (A)
1,300.155.100
prepay expens.



Real Time Entertainment & Management

1021 16th Street N
Jacksonville Beach, , United States 32250
9048618128

The Band Be Easy at Beacon Lakes Manager 850 Beacon Lake Parkway, St. Augustine, FL, 32095,
United States

April 4, 2020

INVOICE rteam0155

Total **\$ 1,125.00**
Due **11/12/19**
Created **11/5/19**

PAY NOW

Meadow View at Twin Creek

Richard McGeveran
beaconmanager@rmsnf.com

Subtotal	\$ 1,125.00
Tax	\$ 0.00
Total	\$ 1,125.00
Income Tax Withholding	\$ 0.00
Amount Due	\$ 1,125.00

Invoice Details

Apr 4, 2020 - The Band Be Easy

Performance Fee	\$ 1,125.00
-----------------	-------------



BANK TRANSFER



went toward July 5 event

Powered by

**Event for April cancelled deposit applied to
7/5 event**

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

Invoice

RECEIVED

Bill To:

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

MAY 28 2020

Invoice #: 60

Invoice Date: 5/18/2020

Due Date: 5/18/2020

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2020		2,878.31	2,878.31
Maintenance Supplies		466.23	466.23
<i>B. Hyatt 5-19-20</i> <i>Repairs & Replacements - \$3181.04</i> <i>001.320.57200.44200</i>			
<i>Pool Maint - \$163.50</i> <i>001.320.57200.45505</i>			
<i>Additional Pool Service</i> <i>Due to Wind Storms</i>			
<i>20 (A)</i>			
Total			\$3,344.54
Payments/Credits			\$0.00
Balance Due			\$3,344.54

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/20	8	T.C.	Pressure washed playground equipment, pavilion and tennis pavilion, filled holes at dog park, removed weeds at beach area, covered liner with sand, adjusted pressure on spray ground feature, sprayers and fountains
4/7/20	8	R.W.	Wood filled cracks in kayak house, scraped, sanded and prepped playground bench for painting, removed debris around amenity center, entrance and roadways, checked and changed all trash receptacles, changed and restocked pet waste bags
4/9/20	8	R.W.	Spider web removal at amenity center, checked and changed all trash receptacles, cleaned and disinfected the inside and outside of all trash receptacles at amenity center, wood filled cracks in kayak rack
4/14/20	7	R.W.	Spray down and remove spider webs from amenity center, paint benches
4/14/20	4.5	T.C.	Additional pool service - cleaned pools
4/14/20	6	C.P.	Removed all debris from around the lakes throughout the community
4/16/20	8	R.W.	Wood filled one rack at beach sand rack at kayak area, checked entire pool deck for loose pavers, secured approximately 25 loose pavers on pool deck with adhesive, repair/glue bench at front entrance and put caution tape up for next 24hrs. Additional brushing of the pools to move sand/dirt towards the drains.
4/21/20	8	R.W.	Wood filled and sand all wooden rocks and tightened all bolts, removed debris at amenity center, parking lot, entrances and roadways
4/23/20	8	R.W.	Paint wood structures on beach and crew house, clean dirt from front of amenity center, removed debris at amenity center
4/28/20	8	R.W.	Paint amenity center columns, removed spider webs on back of amenity center
4/30/20	8	R.W.	Painted breezeway windowsills, applied adhesive to 15 pavers on ADA ramp
TOTAL	<u><u>81.5</u></u>		
MILES	<u><u>58</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD	4/14/20	2" Chip Brush (2)	2.94	R.W.
(MUTC)	4/14/20	4x1/2" Mini Roller	11.47	R.W.
	4/14/20	6" Mini Roller Tray (2)	4.30	R.W.
	4/16/20	Adhesive (3)	17.18	R.W.
	4/20/20	Super Metal Control (2)	50.58	B.S.
	4/20/20	Total Alkalinity	42.54	B.S.
	4/22/20	Super Metal Control (2)	50.58	B.S.
	4/23/20	1 Gallon Rustoleum Paint	34.48	R.W.
	4/23/20	6" Plastic Roller Trays (2)	4.30	R.W.
	4/29/20	Shortcut Paint Brush 2"	6.75	K.H.
	4/29/20	Shirt Chip Flat Paint Brush 2" (2)	2.94	K.H.
	4/29/20	Female Hose Mender	6.07	K.H.
	4/29/20	Male Hose Mender	6.07	K.H.
	4/29/20	Scotch Painters Tape	10.32	K.H.
	4/29/20	Magic Eraser 8ct	7.33	K.H.
	4/29/20	Pine Sol Liquid 144oz	11.48	K.H.
	4/29/20	Sika Construction Adhesive (3)	84.42	K.H.
	5/1/20	Stop the Spread Signs (2)	20.29	B.S.
	5/1/20	Please Wash Your Hands Signs (6)	43.08	B.S.
	5/1/20	10' Water Hose for ADA accessible chair	16.65	K.H.
	5/1/20	Hose Repair Nozzles (4)	24.29	K.H.
	5/5/20	Lysol	8.21	B.S.
			0.00	
		TOTAL	<u>\$466.23</u>	

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

Invoice

RECEIVED

JUN 10 2020

Invoice #: 62
Invoice Date: 6/9/2020
Due Date: 6/9/2020
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through March 2020	59.25	16.00	948.00
Lifeguard Services through May 2020	207.71	16.00	3,323.36
320,572,45501			
20 ①			
Total			\$4,271.36
Payments/Credits			\$0.00
Balance Due			\$4,271.36

PAID
6/9/20

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
59.25	Lifeguard Services March 2020	\$ 16.00	\$ 948.00
207.71	Lifeguard Services May 2020	\$ 16.00	\$ 3,323.36
TOTAL DUE:			<u>\$ 4,271.36</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/14/20	8.25	B.S.	Lifeguarding
3/14/20	4.5	S.T.	Lifeguarding
3/14/20	9	L.T.	Lifeguarding
3/14/20	3.5	T.W.	Lifeguarding
3/15/20	7	B.S.	Lifeguarding
3/15/20	7	S.T.	Lifeguarding
3/15/20	7	J.F.	Lifeguarding
3/15/20	4.5	L.T.	Lifeguarding
3/15/20	5.5	T.W.	Lifeguarding
3/16/20	3	R.S.	Lifeguarding

TOTAL	<u><u>59.25</u></u>
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Supervisor Lifeguarding	59.25
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**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/16/20	8.25	R.S.	Lifeguarding
5/16/20	8.25	S.T.	Lifeguarding
5/16/20	4	H.A.	Lifeguarding
5/17/20	8	R.S.	Lifeguarding
5/17/20	8	S.T.	Lifeguarding
5/23/20	8	R.S.	Lifeguarding
5/23/20	8	S.T.	Lifeguarding
5/23/20	8.75	T.M.	Lifeguarding
5/24/20	8	R.S.	Lifeguarding
5/24/20	8	S.T.	Lifeguarding
5/24/20	9	T.M.	Lifeguarding
5/25/20	4.9	R.S.	Lifeguarding
5/25/20	4.9	S.T.	Lifeguarding
5/25/20	1.4	H.A.	Lifeguarding
5/28/20	4.75	R.S.	Lifeguarding
5/28/20	4.5	S.T.	Lifeguarding
5/28/20	4.5	J.A.	Lifeguarding
5/28/20	4.5	H.B.A.	Lifeguarding
5/29/20	6.25	R.S.	Lifeguarding
5/29/20	6	S.T.	Lifeguarding
5/29/20	6	H.A.	Lifeguarding
5/29/20	6	J.A.	Lifeguarding
5/29/20	6	H.B.A.	Lifeguarding
5/30/20	7.75	R.S.	Lifeguarding
5/30/20	7.5	S.T.	Lifeguarding
5/30/20	7.5	J.A.	Lifeguarding
5/30/20	7.5	H.B.A.	Lifeguarding
5/31/20	7.75	R.S.	Lifeguarding
5/31/20	7.92	S.T.	Lifeguarding
5/31/20	7.92	J.A.	Lifeguarding
5/31/20	7.92	H.B.A.	Lifeguarding
TOTAL	<u><u>207.71</u></u>		
Supervisor Lifeguarding	207.71		

Riverside Management Services, Inc

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

Invoice

Date	Invoice #
6/1/2020	61

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

RECEIVED

JUN 04 2020

P.O. No.	Terms	Project

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

R.M.W.

6,1,20



Quality You Can Clearly See

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

ORDER DATE
05082020

CUSTOMER #
508500

SLM.#
74

PAGE
11

OFFICE COPY

INVOICE NO.
1290836

TERMS
DUE AFTER 30 DAYS

TELEPHONE
904-373-7227

TRIP STOP
516 1

SPECIAL INSTRUCTIONS

MEMO-00 PD #


DELIVER TO:

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

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114
ST AUGUSTINE FL
32092

ITEM	QTY	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
18802	1		SANITIZER HAND SANITY	5	500Z			101.94	101.94
29745	1		GLOVE VINYL LARGE POWDER FREE	10	100 CT			25.87	25.87
29771	1		GLOVES VINYL EX LARGE PWD FREE 899-4	10	100 CT			25.87	25.87
33113	1		CHEMICAL SD-35 SANITIZER & DEODORIZER	4	1 GAL			48.70	48.70
CATEGORY RECAP COST RETAIL % PROF CASES									
205.40									
BELOW MINIMUM ORDER FEE									10.00
DELIVERY FEE									5.50

REV 8/03				
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CUSTOMER SIGNATURE 

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.

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

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

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

SUB-TOTAL	223.90
TAX	0.00
INVOICE TOTAL	223.90

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

RECEIVED

JUN 04 2020

34 (A)

1,320,572.45507



Qualify You Can Clearly See

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

ORDER DATE 05202020 CUSTOMER # 608500 SUM. # 74 PAGE 1 OFFICE COPY INVOICE NO. 1293011

TERMS DUE AFTER 30 DAYS TELEPHONE 904-373-7227 TRIP STOP

SPECIAL INSTRUCTIONS NEMO- PD 4-

DELIVER TO:

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

ITEM	QUANTITY	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
18802	1		SANITIZER HAND SANITY	5	500Z			101.96	101.96
33113	1		CHEMICAL SD-25 SANITIZER & DEODORIZER	1	1 GAL			48.70	48.70
CATEGORY RECAP				COST	RETAIL	%	PROF	CASES	
				150.66					

USA DIV OF BROWN BIGLOW (800) 398-7072

REV 6/05

--	--	--	--

CUSTOMER SIGNATURE *Le May*
CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.
IN CASE SUIT IS INSTITUTED TO COLLECT THIS INVOICE OR ANY PORTION THEREOF BUYER AGREES TO PAY SUCH ADDITIONAL SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT.
THE VENUE FOR ANY MATTER RELATING TO THIS INVOICE SHALL BE JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

SUB-TOTAL	150.66
TAX	00
INVOICE TOTAL	150.66

INTEREST AT THE RATE OF 1 1/4% WILL BE CHARGED ON UNPAID ITEMS AFTER 30 DAYS.

RECEIVED

JUN 04 2020

34 (A)
1.320.572.45507



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

CUSTOMER COPY

ORDER DATE
06042020

CUSTOMER # 808500

SLM 74

PAGE

INVOICE NO.
1295790

DUE AFTER 30 DAYS

TELEPHONE	TRF	STO
602-373-7227	404	7

SPECIAL INSTRUCTIONS

RECEIVED

MEMO- 00 PO #-

JUN 18 2020

34 (A) 1,320,572,48507

IVER TO:

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

EM #	ORDERED	SHIPPED	UNIT	DESCRIPTION	P CK	SIZE	T	WEIGHT	COST	AMOUNT
8806	2			SANITIZER HAND GEL WITH PUMPS	4	1 GAL	T		148.80	297.40
5632	2			TOWEL MULTIFOLD WHITE 2.25X9.5 100W250	16	250 CT	T		29.76	59.52
0224	2		EA	CHEMICAL "SHIELD" ANTIMICRO HAND SOAP	1	1 GAL	T		20.52	41.04
CATEGORY RECAP					COST	RETAIL	% PROF	CASES		
					398.16			6		
DELIVERY FEE										15.50

#10
DN hold

Richard [signature]
[signature]

Richard [signature]

approved
[signature]

13205720045507
Sanitorial

ST = STATUS CODE
O = OUT
S = SUB
P = PARTIAL FILL
403.65

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES

A Division of Star Brite Laundries, LLC

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

RECEIVED

JUN 18 2020

CUSTOMER NAME:							INVOICE NUMBER				DATE		TYPE		CONTRACT DATE	
M	T	W	TH	F	S	SU	PO#						PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION							COLOR	ADDITIONAL INFO	%COST	DATE: / /	DATE: / /	DATE: / /	DATE: / /	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE																
Back Towel							White			58	37	62	9514	106	35.26	
Front Towel							White			1	5		2	475	3.60	
WC														.015		
WRAP/PACKAGING														2.95	1.50	
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)														12.95	97.60	
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.														AMOUNT	967.4	
Delivery Received by: _____ Date: _____														SURCHARGES	4.70	
Signature of Customer														TAX		
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS														TOTAL	1017.4	

STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.

43 (A) 1,320,572.45919

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 13687A

Facility Name:	MEADOW VIEW TWIN CREEKS a.k.a Beacon Lake
Facility Address:	850 Beacon Lake Parkway St. Augustine, Florida 32259
Billing Address:	850 Beacon Lake Parkway St. Augustine, Florida 32259
Contact & Phone:	
Reason for call:	SEMI ANNUAL PM 3 - ELL'S/AMT'S 5 - SPIN BIKES/ROWERS 1 - RB/UB 2 - STPR 8 - SS 4 - BD/WB 5 - BNCH/RACK FLAT RATE \$450.00 (NO TAX) ONE OF THE STAIR MASTERS WENT CAPUTY AND SMOKE IS IN THE FITNESS AND A BURNT SMELL. RICHARD 904-316-9279

Date: 12-Jun-2020

Payment is due within 30 days of
invoice date.

RECEIVED

JUN 17 2020

118 (A)
1,320.572, 1/4207

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		450.00	1.00	450.00
Comments:			<i>Parts Total</i>	450.00
			<i>Tax</i>	0.00
			<i>Balance</i>	450.00

Technician: ASHTON LEWANDOWSKI

Thank you for your business.

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/03		Balance Forward						\$166.04	
05/22	P136319	Payment - Lockbox 704						\$-166.04	
05/13 05/13	103279440-05132020	NOTICE OF MEETING 5/21	SA St Augustine Record	1.00 x 8.5000	8.5	1	\$8.98	\$76.33	
05/13 05/13	103279440-05132020	NOTICE OF MEETING 5/21	SA St Aug Record Online	1.00 x 8.5000	8.5	1	\$8.97	\$76.25	
PREVIOUS AMOUNT OWED:				\$166.04					
NEW CHARGES THIS PERIOD:				\$152.58					
CASH THIS PERIOD:				(\$166.04)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
2 (A)									
1,810,573.480									
PAID JUN 11 2020									

2 (A)
1,810,573.480

JUN 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
	\$152.58		\$0.00	\$0.00	\$0.00	\$0.00		\$152.58
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
		05/04/2020 - 05/31/2020		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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

ADVERTISING INVOICE and STATEMENT

		1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME											
				05/04/2020 - 05/31/2020				MEADOW VIEW AT TWIN CREEKS CDD											
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$152.58		\$0.00				NET 15 DAYS									
21				CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS							
				\$152.58				\$0.00		\$0.00		\$0.00							
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						05/31/2020				15651				15651				0000071017	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2058

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



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

Wed, May 13, 2020
9:15:45AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651
Phone: 9049405850

E-Mail:

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

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

Ad Number: 0003279440-01

Start: 05/13/2020

Placement: SA Legals

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

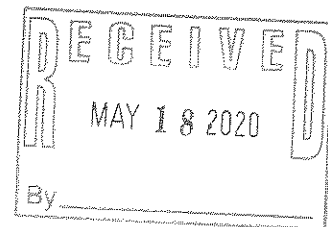
Caller: Courtney Hogge

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 05/13/2020



Wed, May 13, 2020
9:15:45AM

Legal Ad Invoice

The St. Augustine Record

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

Lines	102
Depth	8.50
Columns	1
Price	\$152.58

**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, May 21, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meeting"). The Meeting is anticipated to be conducted remotely, pursuant to ZOOM media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020 respectively, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeks.com at least seven days prior to the meeting. Should conditions allow the Meeting to occur in person, it will be held at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

While it may be 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.

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. 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.

James Oliver
District Manager
6003279440 May 13, 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# 0003279440-01

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 5/21** was published in said newspaper on 05/13/2020.

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.

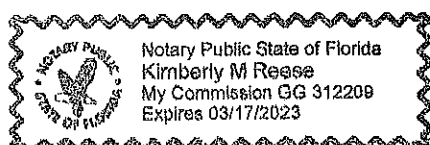
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **MAY 13 2020**

by *Melissa 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 may be 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.

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. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-355-8770 (Voice), for aid in contacting the District Manager's Office.

James Oliver
District Manager
0003279440 May 13, 2020

Invoice

P.O. Number	Date	Invoice #
	4/8/2020	10254

Bill To
BBX Capital 401 East Las Olas Blvd. Suite 800 Fort Lauderdale, Fl. 33301

Project Location
Beacon Lake 850 Beacon Lake Pkwy. St. Augustine, Fl. 32095

E-MAILED
4/15/20 Danielle Simpson

Description	Amount
Furnish and install 90' of 6' temporary chain pre made fence section.	<div data-bbox="1362 886 1458 915">1,080.00</div> <div data-bbox="1140 1551 1458 1629"><u>ground mant</u></div> <div data-bbox="1140 1629 1458 1696">1,320.538.45</div> <div data-bbox="1174 1696 1330 1764">41 (A)</div>

ground mant
1.322.538.45006
41 (A)

4/14	E-mail
terri@sterlingspecialtiesinc.com	

Total	\$1,080.00
Payments/Credits	\$0.00
Total Balance Due	\$1,080.00



INVOICE

808523

INVOICE DATE

04/17/20

MINUTES
MATTER®

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

Saint Augustine, FL 32095

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

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
425411	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				
QTY	DESCRIPTION		UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1	Re-Inspection Fee 4/14/2020		\$100.00	\$100.00

RECEIVED

JUN 10 2020

87 A
1,322.572, 45508

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

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

Questions Regarding this invoice please contact:

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

SUBTOTAL:	\$100.00
TOTAL:	\$100.00

Remit To:

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



EST. 1978
www.westorangenurseries.com

4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

Handwritten initials

Invoice

DATE	INVOICE #
6/1/2020	12043

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
June Maintenance

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

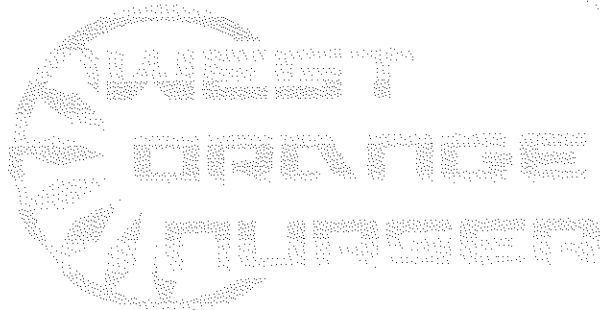
6/1/2020

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

JUNE 2020

1/3 (A) 1,520,538.45003

RECEIVED
JUN 12 2020



Overnight

© 2003 INFOT INC. # 424 1-800-435-8870

**Bill To:**

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 120747	6/9/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 9, 2020

Invoice Amount: \$340.00

Description	Current Amount
Valve Replacement Front Entrance Irrigation Repairs	\$340.00

RECEIVED

JUN 12 2020

Invoice Total**\$340.00**

B. Stept 6-9-20
Irrigation Repair 40 (A)
001. 320. 53800. 45009

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 120748	6/9/2020
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: July 9, 2020

Invoice Amount: \$150.00

Description	Current Amount
Repair for Meter Break Irrigation Repairs	\$150.00

RECEIVED

JUN 12 2020

Invoice Total **\$150.00**

B. H. 6-9-20
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



INVOICE

INVOICE #	INVOICE DATE
JAX 120749	6/9/2020
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: July 9, 2020

Invoice Amount: \$92.00

Description	Current Amount
Lateral repairs - Entrance Side at Valve Irrigation Reapairs	\$92.00

RECEIVED

JUN 12 2020

Invoice Total

\$92.00

B. H. 6-9-20
IRRIGATION REPAIRS 40 @
001.320.53800.45009

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