MEADOW VIEW AT TWIN CREEKS

Community Development District

AUGUST 20, 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

August 13, 2020

Board of Supervisors Meadow View at Twin Creeks Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District is scheduled for **Thursday**, **August 20**, **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. Affidavit of Publication
- IV. Approval of the Minutes of the July 16, 2020 Meeting
- V. Public Hearing for the Purpose of Adopting the Fiscal Year 2021 Budget
 - A. Consideration of Resolution 2020-10, Relating to Annual Appropriations and Adopting a Budget for Fiscal Year 2021
 - B. Consideration of Resolution 2020-11, Imposing Special Assessments and Certifying an Assessment Roll
 - C. Consideration of Deficit Funding Agreement with Heartwood 23, LLC
- VI. Ratification of Proposals
 - A. Basham & Lucas Proposal for Design Services Related to Community Park
 - B. Environmental Resource Solutions Proposal for Environmental Resource Permitting Assistance for Beacon Lake Parkway Extension Project
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer Requisition Summary
 - C. District Manager Consideration of a Regular Meeting Schedule for Fiscal Year 2021
 - D. Amenity Manager Report
 - E. Operations Manager Dog Waste Station Quotes
- VIII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 13

- E. Consideration of Funding Request No. 48
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting September 17, 2020 at 10:00 a.m. at the offices of GMS
- XI. Adjournment

Enclosed under the third order of business is the affidavit of publication for the public hearing and meeting.

Enclosed under the fourth order of business is a copy of the minutes of the July 16, 2020 meeting for your review and approval.

The fifth order of business is the public hearing for the purpose of adopting the Fiscal Year 2021 budget. Copies of resolution 2020-10, resolution 2020-11 and the deficit funding agreement are enclosed for your review and approval.

The sixth order of business is ratification of proposals. Copies of proposals from Basham & Lucas for design services and Environmental Resource Solutions for permitting assistance are enclosed for your review and approval.

Enclosed under financial reports is the balance sheet and income statement, assessment receipts schedule, check register, and funding request number 48. Construction funding request number 13 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 Olíver

James Oliver

District Manager Meadow View at Twin Creeks Community Development District

AGENDA

Meadow View at Twin Creeks Community Development District Agenda

Thursday August 20, 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.meadowviewattwincreekscdd.com

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THIRD ORDER OF BUSINESS

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651 AD# 0003293599-01

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 HEARING in the matter of NOTICE OF HEARING ON 8/20/20 was published in said newspaper on 07/27/2020, 08/03/2020.

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 AIIG 0 3 2020

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

(Signature of Notary Public)



MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPER-VISORS' MEETING.

The Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a public hearing on August 20, 2020 at 10:00 an. at the offices of Governmental Management Services. LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any Other Dusiness that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business that theys.//meadowviewatt wincreeksed.com.

It is anticipated that the public hearing and meeting will take place at the location above. In the event that the COVID 19 public health emergency prevents the hearing and meeting from occurring inperson, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Florida Statutes.
While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can obtain the remote conference information (Zoom Application Link and/or Call-In Number) by visiting the District Subsite or contacting the District Manager's Office, both identified above. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at joliver@g msnf.com or by calling (904) 940-5850 at least 24 hours in advance of the meeting to facilitate the Board's consideration of such questions and comments and comments are once.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

James Oliver District Mana

0003293599 July 27, August 3, 2020

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, 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.

Present and constituting a quorum were:

Bruce Parker Blaz Kovacic Danielle Simpson Aaron Lyman Chairman Vice Chairman Supervisor Supervisor

Also present were:

Ernesto Torres	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 July 16, 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 June 18, 2020 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the June 18, 2020 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Riverside Management Services, Inc. for FY21 Services

Mr. Torres stated included in your agenda package is a proposal that compares fees from FY20 to what is proposed for FY21. You'll see we have already incorporated those fees into the FY21 proposed budget. RMS is on the line if the Board has any questions.

Mr. Parker stated I have no objections to the fees laid out on the first page. Regarding the Assistant Manager options, we are aware of them, but we will discuss it further. I'd like some time to look at the budget.

> On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the proposal from Riverside Management Services, Inc., excluding the option for an Assistant Manager, was approved.

FIFTH ORDER OF BUSINESS Discussion of the Fiscal Year 2021 Budget

Mr. Torres stated there were some changes that were incorporated into the budget, such as the RMS fees, and also the grounds and maintenance line. We are still on schedule to have the public hearing on August 20th.

Mr. Parker stated regardless of the increase to the budget we are going to be keeping the assessments the same.

Mr. Torres stated correct.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Warren stated we are continuing to monitor all of the Executive Orders and we will keep everyone up to date.

B. District Engineer - Requisition Summary

Mr. Lockwood stated the requisition summary was updated this morning to add requisition number 316 to Quantum, so you should have a total of \$449,639.65.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor requisition numbers 298-316 were approved.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager – Report

Mr. McGevern gave a brief overview of his report, a copy of which was included in the agenda package and informed the board on the precautions that are being taken due to the COVID-19 pandemic.

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.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Torres stated the assessment receipts schedule shows the District on roll collections are at 100%.

C. Check Register

A copy of the check register totaling \$834,882.19 was included in the agenda package.

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

D. Consideration of Construction Funding Request No. 12

Construction funding request number 12 was updated to include the additional

requisition discussed by the engineer for a grand total of \$449,639.65.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 12 was approved.

E. Consideration of Funding Request No. 47

A copy of funding request number 47 in the amount of \$69,254.15 was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor funding request number 47 was approved.

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Parker thanked amenity staff for their efforts in taking precautions during the pandemic and asked that they continue to take precautions as necessary.

NINTH ORDER OF BUSINESS

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

TENTH 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

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2020-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Meadow View at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$______ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND – 2016A-1	\$
DEBT SERVICE FUND – 2016B	\$
DEBT SERVICE FUND – 2018A-1/A-2	\$
DEBT SERVICE FUND – 2019A-1/A-2	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among

other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

ATTEST:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Ву:_____

Its:_____

B.

RESOLUTION 2020-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"), attached hereto as Exhibit "A;" and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes,* provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit "B," and to certify the portion of the Assessment Roll related

to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. Assessment IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, as well as debt service special assessments imposed, as identified below, shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Debt service special assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule:

Debt Assessment	Due by April 15, 2021	Due by October 15, 2021
2016B		
2018A-1		
2018A-2		
2019A-1		
2019A-2		

2020A-1	
2020A-2	
2020A-3	

Operations and maintenance special assessments directly collected by the District are due according to the following schedule: 25% due on each of October 1, 2020, January 2, 2021, April 1, 2021, and July 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. Assessment ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of August, 2020.

ATTEST:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Ву:_____

lts:_____

Exhibit A: Budget

Exhibit B:Assessment Roll (Uniform Method)Assessment Roll (Direct Collect)



FISCAL YEAR 2021 DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into the ____ day of , 2020, by and between:

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

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

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("Board") of the District has adopted the District's operations and maintenance budget ("O&M Budget") for the fiscal year ending September 30, 2021 ("FY 2021") and has levied special assessments ("O&M Assessments") to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, and in consideration for the District not levying additional O&M Assessments, the Developer has agreed to pay the O&M Assessments levied on its properties, and additionally to fund any portion ("**O&M Deficit**") of the O&M Budget needed by the District above and beyond the amount of the O&M Assessments actually levied;

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

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

2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2021, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from

amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

To the extent permitted by law, and subject to completing any necessary lawful process, the District may elect in its sole discretion to levy and impose special assessments as part of the next annual budget cycle and thereby reimburse the Developer for any funds provided by the Developer pursuant to this Agreement. Any such reimbursement shall be made within 30 days after the District's receipt of the special assessment monies. In the event that the District does not elect as part of its next annual budget cycle to reimburse the Developer for any payments made hereunder, then the District shall not have any reimbursement obligation under this Agreement whatsoever.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

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

8. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for St. Johns County, Florida.

10. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: ______ Its: _____

HEARTWOOD 23, LLC

Witness

By: ______ Its: ______

EXHIBIT A: O&M Budget with Assessment Schedule

SIXTH ORDER OF BUSINESS

A.



PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS

PROPOSAL FOR: Beacon Lake Community Park Construction Documents Saint Johns, FL Project # 20-48

DATE: July 25, 2020

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

Dear Blaz,

Thank you for the opportunity to submit our professional design service proposal. We shall provide the hardscape & landscape design services for the community park improvements designed under previous contract.

Our scope of services shall include:

Part 1: \$3,800

Community Park Hardscape Construction Documents

- A. Dimensioned site plan of sports courts
- B. Hardscape construction documents of various improvements
- C. Hardscape specifications



Park Area Landscape Architecture Design

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

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

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

Part 3: \$500 Hoz tout

Construction Administration

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

A. We will draft the appropriate narratives, advertisements and correspondence for pre-qualification and the formal contractor bid process.

B. Attend Pre-bid conference

C. Assimilation of bids and comparison chart.

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



PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS

Part 4: Hourly @ \$100.00

Shop Drawing Review for Park Improvements

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

Part 5: Hourly at \$100.00 per hour (Not to exceed \$1,500)

A. Review "Certificate of Payment"

B. Review change orders.

C. Attend on-site meetings as requested. Trips to the site will be invoiced @ \$500 per design professional per each trip, plus expenses.

D. Perform inspections and initiate corresponding inspection reports.

- E. Creating clarification details.
 - F. Creating alternate details.

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

Part 14: \$500_ flag form (NTE allowance)

Reimbursable Expenses

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

END OF SCOPE

Assumptions and Exclusions:

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



PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS

Not included in our Scope of Services:

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

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

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

Sincerely,

Paul M. Basham President

Accepted by:

Authorized Agent

Blaz Kovacic, Vice-Chair Meadow View at Twin Creeks Community Development District *B*.



11 August 2020

Mr. Blaz Kovacic, Vice Chair Meadow View at Twin Creeks CDD c/o Governmental Management Services 475 West Town Place, Suite 114 Saint Augustine, Florida 32092

RE: Beacon Lake Parkway Extension St. Johns County, Florida Proposal/Contract for Services ERS Proposal No. P20221

Dear Mr. Kovacic:

Environmental Resource Solutions (ERS), a division of SES Energy Services LLC, is pleased to provide you with this proposal/contract for environmental resource permitting assistance for the Beacon Lake Parkway Extension project in St. Johns County, Florida.

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

Sincerely,

ENVIRONMENTAL RESOURCE SOLUTIONS A Division of SES Energy Services LLC

pine Northrup

Jaime Northrup, PWS Senior Environmental Scientist

Attachment: Proposal/Contract for Services General Terms and Conditions

JKN/P20221_BeaconParkway

PROPOSAL/CONTRACT Prepared for: Mr. Blaz Kovacic, Vice Chair Meadow View at Twin Creeks CDD c/o Governmental Management Services 475 West Town Place, Suite 114 Saint Augustine, Florida 32092

11 August 2020

RE: Beacon Lake Parkway Extension St. Johns County, Florida Proposal/Contract for Services ERS Proposal No. P20221

Scope of Services

Task 1 – Permitting Assistance. ERS will assist England-Thims & Miller, Inc. with St. Johns River Water Management District (SJRWMD) permitting efforts. ERS will prepare the text, tables and graphics needed to address the environmental portions of the environmental resource permit (ERP) application. ERS assumes that no wetland impacts will be incurred by the project.

Task 1 – Not to Exceed.....\$5,000.00* *The stated fee does not include agency permit application fees.

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

If this proposal, which incorporates the attached General Terms and Conditions by reference, meets with your approval, please sign below and return a copy to our office as your authorization to proceed. We look forward to working with you.

	Meadow View at Twin Creeks		
For:	Community Development District	For:	SES Energy Services LLC (ERS Division)
Date:	August 12, 2020	Date:	11 August 2020
By:	Slag Forth	By:	Buth all
	(Signature)	-	(Signature)
	Blaz Kovacic, Vice Chair		Kim Allerton
	(Printed/Typed)		(Printed/Typed)

JKN/P20221_BeaconParkway

TEDMO ACCEDTED

GC-1 DEFINITIONS

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

GC-2 ORDER OF PRECEDENCE

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

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

GC-3 ENTIRE AGREEMENT

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

GC-4 RESPONSIBILITIES

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

GC-5 HEADINGS

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

GC-6 SEVERABILITY AND INTERPRETATION

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

GC-7 WAIVER

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

GC-8 OWNERSHIP OF DOCUMENTS AND DATA

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

GC-9 INDEPENDENT CONTRACTOR

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

GC-10 SITE ACCESS AND CONDITIONS AFFECTING THE WORK

The Client will grant or obtain free access to the Work site, if any, for all equipment and personnel necessary for the Consultant to perform the Work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by the Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Cost Estimate and associated Scope of Work. The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee structure and expense reimbursement policy. Before starting the Work, the Consultant shall review all existing site conditions, drawings if any, specifications if any, and other documents relative to the Work, as well as the information furnished by Client pursuant to the Work. Any errors, inconsistencies or omissions then discovered by the Consultant shall be reported promptly to the Client for client.

GC-11 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

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

General Terms and Conditions

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

GC-12 CONSIDERATION AND COMPENSATION

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

GC-13 BILLING AND PAYMENT

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

GC-14 WRITTEN NOTICE

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

GC-15 FORCE MAJEURE

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

GC-16 INSURANCE

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

GC-17 LIMITATION OF LIABILITY

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

GC-18 INDEMNITY

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

GC-19 STANDARD OF CARE

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

GC-20 PROPRIETARY AND CONFIDENTIAL INFORMATION

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

General Terms and Conditions

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

GC-21 RESOLUTION OF DISPUTES

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

GC-22 ASSIGNMENT

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

GC-23 TAXES

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

GC-24 COMPLIANCE WITH LAWS

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

GC-25 CHANGES

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

GC-26 SUSPENSION

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

GC-27 TERMINATION

This Agreement may be terminated by either Party upon seven (7) days' written notice in the event of substantial failure by the other Party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice plus reasonable termination expenses.

In the event of termination, or suspension of more than three months prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as necessary to complete the project files and may also complete a report on the service performed to the date of notice of termination or suspension. The expense of termination of suspension shall include all direct costs incurred by Consultant in completing, compiling and transmitting such analyses, records and reports.

GC-28 RETENTION OF RECORDS

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

GC-29 SUCCESSORS

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

SEVENTH ORDER OF BUSINESS



NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2020-2021** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

> October 15, 2020 November 19, 2020 December 17, 2020 January 21, 2021 February 18, 2021 March 18, 2021 April 15, 2021 May 20, 2021 June 17, 2021 July 15, 2021 August 19, 2021 September 16, 2021

D.

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

Memorandum

Date:	August 20, 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.
- All of the turf has been fertilized.
- RMS is continuing to meet weekly with Yellowstone Landscaping.

Amenities:

- RMS continues Pool and Janitorial Service three (3) days a week.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Pool furniture has been relocated to promote Social Distancing around the entire pool deck.
- Pool furniture was secured for Tropical Storm Isasis and re organized after.
- Thigpen Heating and Cooling replaced a crank shaft on the main AC unit above the social hall.
- Compac Filtration replaced the chemical reader probes for both pools.
- Outdoor Bingo was successful and everyone maintained appropriate social distancing.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- A new Bench Press Bar was installed in the fitness center August 6th 2020.
- Floor signage has been placed throughout the facility.
- Weekly emails continue go out to residents to remind them of upcoming events, helpful reminders, etc.

Upcoming Events:

- The Band Be Easy is scheduled to play again on September 6th for our Labor Day Weekend Fun.
- Movie Night with the Sandlot playing is scheduled for August 14th weather permitting.
- RMS is meeting with Maintenance, Janitorial and Pool staff to ensure proper cleaning.
- All points of entry on the property have been secured and proper signage has been placed at all entry points.
- RMS continues to monitor emails and the property for vandalism.
- Tennis Court repairs begin of August 13th and residents have been advised.

Community:

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

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

E.

Q

Find the best for your pet...

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Dog (

Cleaning & Potty Poop Bags & Scoopers

Poop Scoopers



Roll over image to zoom in



 $(\mathbf{0})$

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Description

Take the lead and help pet owners go green with the Dogipot Plastic Dog Waste Station & Receptacle. These durable plastic waste stations are perfect for use in pet-friendly community spaces such as parks, apartment complexes, outdoor areas around veterinary offices and more. Each station includes a bag dispenser that stores two rolls of 200-count Dogipot Smart Litter Dog Poop Pick Up Bags and a lidded waste receptacle. The bold, clear signage alerts pet owners about the dangers of animal

ITEM NUMBER	184324
DIMENSIONS	72 x 13 x 13 inches
WEIGHT	51.0 pounds
MATERIAL	Plastic

DOG WASTE STATION with ROLL BAG SYSTEM â€" DEPOT-006-B

Account Login forgot password?

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password

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n \$0.00

about why buy from DWD home

DOG WASTE BAGS

DOG WASTE STATIONS

MINI DOG STATIONS

BAG DISPENSERS

WASTE CAN LINERS

SIGNS, CANS, POSTS

SPECIALS & COVID-19

Apartment Marketing

AMERICAN FLAGS

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> **FREE SHIPPING EVERY ORDER**

(5 of 5 bones)

Our CHEAP PRICE: \$229.99

SYSTEM - DEPOT-006-B

DOG WASTE STATION with ROUND CAN ROLL BAG SYSTEM

DOG WASTE STATION with ROLL BAG

COMES WITH EVERYTHING!

- · Post
- Sign
- · Waste Bag Dispenser
- · Round Waste Can w/lid
- 400 ROLL BAGS
- 25 Can Liners
- Installation Instructions
- Hardware

OUR UNBEATABLE PRICE: 1-4 Stations \$ 229.99 5-9 Stations \$ 219.99 10+ Stations \$ 167.99

100% Aluminum/Metal - not poly plastic!

This is the Roll Bag System. Uses universal ROLL BAGS. Re-order our roll bags item #:DEPOT-001-30.

Choose GREEN or BLACK. Screen-Printed and Powder Coated to last!

This a commercial station designed for property managers and municipalities. This station has the ROUND Mesh Waste Can. If you prefer the SQUARE, Solid Can, choose Item #: DEPOT-006

Easy to install and maintain! Professional's Choice! - nobody beats our prices!

(Our price is \$130 LOWER than the overpriced \$359 Dogipot® station)







https://www.dogwastedepot.com/DOG-WASTE-STATION-with-ROLL-BAG-SYSTEM-Prodview.html





















SQUARE CAN STATION w/The MittN BAG™ SYSTEM - DEPOT-029

Account Login forgot password?

password



\$0.00

home about

DOG WASTE BAGS

DOG WASTE STATIONS

MINI DOG STATIONS

BAG DISPENSERS

WASTE CAN LINERS

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SQUARE CAN STATION w/The MittN BAG™ SYSTEM - DEPOT-029

\$229,99

FREE SHIPPING **EVERY ORDER** Click for details

DOG WASTE STATION WITH SQUARE CAN and The MittN BAG™ SYSTEM -

COMES WITH EVERYTHING!

- · Post
- Sign
- The MittN BAG[™] Dispenser
- Square Can w/lid
- 400 Header Bags: The MittN BAG™
- 25 Can Liners
- Installation Instructions
- Hardware

OUR UNBEATABLE PRICE: 1-4 Stations \$ 229.99 5-9 Stations \$ 219.99 10+ Stations \$ 167,99

100% Aluminum/Metal - not poly plastic!

The MittN Bag[™] is a header bag, which releases with a pinch and pull method reducing wasted bag usage by as much as 70% over traditional "roll style" bags, where users typically pull out extra bags or vandals pull out the whole roll.

Choose GREEN or BLACK, Screen-Printed and Powder Coated to last! This is a commercial station designed for property managers and municipalities. This station comes with the SQUARE Solid Can. If you prefer the ROUND Mesh Can, choose Item #: **DEPOT-029-B**

Easy to install and maintain! Professional's Choice! Nobody beats our prices!

ALWAYS FREE SHIPPING











Black Green



https://www.dogwastedepot.com/SQUARE-CAN-STATION-wThe-MittN-BAG8482-SYSTEM-DEPOT029-Prodview.html

EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of July 31, 2020

Meadow View at Twin Creeks <u>Community Development District</u> Combined Balance Sheet

July 31, 2020

	_	_	Capital	
d an a day	General	Debt Servíce	Project	Totals
<u>Assets</u> :				
Cash	\$176,773			\$176,77
Investments:				
Custody - US Bank	\$34,181			\$34,18
<u>Seríes 2016 A</u> 1				
Reserve		\$133,745		\$133,74
Revenue		\$175,422		\$175,42
<u>Seríes 2016 A2</u>		\$30,000		63 0.000
Revenue		\$28,982		\$28,98
Prepayment Construction		\$204	\$356	\$20 \$35
Seríes 2016 B			3550	555
Reserve		\$132,900		\$132,90
Interest		\$152,500		\$152,50
Revenue		\$4,668		\$4,66
Prepayment		\$618		\$61
Construction			\$3,465	\$3,46
<u>Seríes 2018 A1</u>				
Reserve		\$184,326		\$184,32
Revenue		\$50,154		\$50,15
Construction			\$406	\$40
<u>Seríes 2018 A2</u>				
Reserve		\$156,288		\$156,28
Revenue		\$59,484		\$59,48
Prepayment		\$830,978		\$830,97
<u>Seríes 2019 A</u> 1				
Reserve		\$77,577		\$77,57
Revenue		\$14,501		\$14,50
Construction			\$5,593	\$5,59
<u>Seríes 2019 A2</u>				
Reserve		\$94,689		\$94,68
Revenue		\$23,586		\$23,58
Prepayment		\$33,964		\$33,96
<u>Seríes 2020 A</u> 1		** • • • •		
Reserve		\$34,348		\$34,34
Interest Construction		\$124,969	\$0	\$124,96 \$
Cost of Issuance			\$6,800	پ \$6,80
Seríes 2020 A2			\$0,800	\$0,80
Reserve		\$50,708		\$50,70
Interest		\$190,694		\$190,69
Prepayment		\$30,751		\$30,75
Seríes 2020 A3				
Reserve		\$89,393		\$89,39
Interest		\$339,097		\$339,09
Prepayment		\$445,007		\$445,00
Construction			\$1	\$
Cost of Issuance			\$7,200	\$7,20
Due From Developer				\$
Electric Deposits	\$3,385			\$3,38
Prepaid Expenses	\$3,654			\$3,65
Total Assets	\$217,993	\$3,307,055	\$23,821	\$3,548,86
<u>Cíabílitíe</u> s:	60 C 05 -			
Accounts Payable Due to Developer	\$36,224			\$36,22 \$
Fund Balances:				
Nonspendable	\$7,039	\$0	\$0	\$7,03
Restricted for Capital Projects			\$23,821	\$23,82
Restricted for Debt Service		\$3,307,055		\$3,307,055
Unassigned	\$174,730			\$174,73
Total Liabilities & Fund Equity	\$217,993	\$3,307,055	\$23,821	\$3,548,86

<u>Community Development District</u> <u>GENERAL FUND</u> Statement of Revenues & Expenditures

For the Period ending July 31, 2020

	Adopted	Prorated	Actual	
	Budget	Thru 07/31/20	Thru 07/31/20	Varíance
<u>REVENUES:</u>				
Douglanar Contributions	\$716,000	\$540.078	\$540.079	¢0,
Developer Contríbutions Assessments - Tax Roll	\$716,009 \$202,720	\$540,078 \$202,720	\$540,078 \$203,798	\$0 \$1,078
Assessments - Direct	\$170,111	\$129,066	\$129,066	\$1,078
Interest/Miscelleaneous Income	\$170,111	\$129,000	\$129,000	\$0 \$45
Facílity Revenue	\$0 \$0	\$0 \$0	\$1,250	\$1,250
TOTAL REVENUES	\$1,088,840	\$871,865	\$874,238	\$2,373
<u>EXPENDITURES</u> :				
<u>ADMINISTRATIVE</u> :				
Engineering	\$20,000	\$16,667	\$37,122	(\$20,455)
Attorney Fees	\$30,000	\$25,000	\$19,562	\$5,438
Annual Audít	\$3,800	\$3,800	\$5,800	(\$2,000)
Artbitrage (1)	\$1,800	\$1,800	\$3,000	(\$1,200)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$7,500	\$6,250	\$7,917	(\$1,667)
Trustee Fees	\$20,000	\$13,909	\$13,909	\$0
Management Fees	\$47,250	\$39,375	\$39,375	\$0
Information Technology	\$2,000	\$1,667	\$1,667	(\$0)
Website Compliance	\$1,200	\$1,200	\$2,250	(\$1,050)
Telephone	\$500	\$417	\$357	\$60
Postage	\$500	\$417	\$655	(\$238)
Insurance	\$9,000	\$9,000	\$5,750	\$3,250
Printing and Binding	\$4,000	\$3,333	\$2,291	\$1,043
Legal Advertising	\$3,000	\$2,500	\$1,230	\$1,270
Other Current Charges	\$2,500	\$2,083	\$1,109	\$974
Office Supplies	\$500	\$417	\$125	\$292
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$158,725	\$133,009	\$147,292	(\$14,282)
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$9,200	\$7,667	\$7,378	\$289
Electric	\$40,000	\$33,333	\$25,208	\$8,125
Water/Irrigation	\$20,000	\$16,667	\$13,755	\$2,911
Gas	\$1,500	\$1,250	\$1,188	\$62
Trash Removal	\$6,000	\$5,000	\$1,623	\$3,377
Security				
Security Monitoring	\$1,331	\$1,109	\$1,577	(\$468)
Access Cards	\$3,000	\$2,500	\$663	\$1,838
Contracted Security	\$20,000	\$16,667	\$0	\$16,667
Management Contracts				
Facility Management	\$125,000	\$104,167	\$50,000	\$54,167
Pool Attendants	\$48,000	\$40,000	\$23,805	\$16,195
Canoe Launch Attendant	\$28,800	\$24,000	\$0	\$24,000
Snack Bar Attendant	\$16,640	\$13,867	\$0	\$13,867
Field Mgmt / Admin	\$25,000	\$20,833	\$16,667	\$4,167
Pool Maintenance	\$30,000	\$25,000	\$14,034	\$10,967
Pool Chemicals	\$15,000	\$12,500	\$7,680	\$4,820

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending July 31, 2020

	Adopted Budget	Prorated Thru 07/31/20	Actual Thru 07/31/20	Varíance
AMENITY CENTER CONTINUED				, un tunte e
Janitorial	\$15,540	\$12,950	\$14,813	(\$1,863)
Facílíty Maintenance	\$15,000	\$12,500	\$11,047	\$1,453
Repairs & Maintenance	\$10,000	\$8,333	\$26,698	(\$18,364)
Capital Projects	\$12,000	\$10,000	\$1,206	\$8,794
Snack Bar Inventory- CGS	\$1,000	\$833	\$526	\$307
Food Service License	\$500	\$417	\$492	(\$75)
Rental and Leases	\$27,691	\$23,076	\$23,076	(\$0)
Subscriptions	\$12,000	\$10,000	\$2,988	\$7,012
Pest Control	\$2,280	\$1,900	\$1,710	\$190
Supplies	\$2,000	\$1,667	\$1,004	\$663
Towel/Linen Service	\$0	\$0	\$660	(\$660)
Furniture, Fixtures & Equipment	\$0	\$0	\$3,370	(\$3,370)
Special Events	\$30,000	\$21,232	\$21,232	\$0
Holiday Decorations	\$9,000	\$7,500	\$0	\$7,500
Fitness Center Repairs/Supplies	\$2,000	\$1,667	\$1,799	(\$133)
Office Supplies	\$2,000	\$1,667	\$411	\$1,255
ASCAP/BMI Lícenses	\$1,000	\$833	\$0	\$833
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	\$469,133	\$316,255	\$152,878
GROUND MAINTENANCE EXPENDITUR:	<u>E</u> S			
- Hydrology Quality/Mitigation	\$6,400.00	\$5,333	\$0	\$5,333
Electric	\$15,000.00	\$12,500	\$7,954	\$4,546
Landscape Maintenance	\$187,846.00	\$156,538	\$198,932	(\$42,394)
Landscape Contingency	\$25,000.00	\$20,833	\$44,433	(\$23,600)
Lake Maintenance	\$10,800.00	\$9,000	\$7,345	\$1,655
Grounds Maintenance	\$12,000.00	\$10,000	\$8,736	\$1,264
Pump Repaírs	\$5,000.00	\$4,167	\$13,192	(\$9,025)
Streetlighting	\$22,000.00	\$18,333	\$16,340	\$1,994
Streetlight Repairs	\$5,000.00	\$4,167	\$0	\$4,167
Irrigation Repairs	\$7,500.00	\$6,250	\$7,068	(\$818)
Míscellaneous	\$5,000.25	\$4,167	\$74	\$4,093
Contingency	\$67,086.25	\$55,905	\$4,913	\$50,992
GROUNDS MAINTENACE EXPENDITURE	\$ \$368,633	\$307,194	\$308,986	(\$1,792)
TOTAL EXPENDITURES	\$1,088,840	\$909,336	\$772,533	\$136,803
EXCESS REVENUES (EXPENDITURES)	\$0		\$101,705	
FUND BALANCE - Beginning	\$0		\$80,175	
FUND BALANCE - Ending	\$0		\$181,880	
(1) Includes fees for DS2016 FV17/FV18				

(1) Includes fees for DS2016 FY17/FY18

Meadow Víew at Twín Creeks Community Development District General Jund Month By Month Income Statement Fiscal Year 2020

]	October	November	December	January	February	March	Apríl	May	June	July	August	September	Total
<u>Revenues:</u>				<i>yy</i>	<i>yy</i>					<i>3)</i>	0		
Developer Contributions	\$61,988	\$54,335	\$80,379	\$50,840	\$0	\$0	\$76,293	\$76,086	\$70,903	\$69,254	\$0	\$0	\$540,078
Assessments - Tax Roll	\$0	\$4,775	\$78,184	\$108,675	\$0	\$1,354	\$7,634	\$2,348	\$0	\$826	\$0	\$0	\$203,798
Assessments - Dírect	\$42,528	\$0	\$42,528	\$1,183	\$2,258	\$1,237	\$37,850	\$269	\$242	\$972	\$0	\$0	\$129,066
Interest/Miscellaneious Income	\$2	\$2	\$2	\$7	\$10	\$14	\$6	\$1	\$1	\$0	\$0	\$0	\$45
Facílity 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	\$71,053	\$0	\$0	\$874,238
<u>Expenditures:</u>													
<u>Administratív</u> e													
Engineering	\$1,691	\$2,989	\$4,511	\$0	\$6,275	\$4,037	\$7,882	\$4,115	\$5,622	\$0	\$0	\$0	\$37,122
Attorney Fees	\$1,081	\$576	\$0	\$1,285	\$4,119	\$1,060	\$2,823	\$5,138	\$3,481	\$0	\$0	\$0	\$19,562
Annual Audit	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$4,000	\$800	\$0	\$0	\$0	\$5,800
Artbitrage	\$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	\$833	\$0	\$0	\$7,917
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	\$3,938	\$0	\$0	\$39,375
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$1,667
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	\$27	\$0	\$0	\$655
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	\$142	\$0	\$0	\$2,291
Legal Advertising	\$85	\$85	\$341	\$81	\$81	\$85	\$166	\$153	\$153	\$0	\$0	\$0	\$1,230
Other Current Charges	\$113	\$185	\$142	\$388	\$138	\$8	\$34	\$41	\$26	\$36	\$0	\$0	\$1,109
Office Supplies	\$13	\$16	\$16	\$1	\$19	\$16	\$0	\$11	\$25	\$9	\$0	\$0	\$125
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	\$21,632	\$16,988	\$5,152	\$0	\$0	\$147,292
<u>Ameníty Cente</u> r													
Telephone	\$727	\$722	\$722	\$729	\$729	\$729	\$835	\$729	\$729	\$729	\$0	\$0	\$7,378
Electric	\$2,970	\$2,721	\$2,650	\$2,769	\$2,758	\$2,877	\$2,588	\$1,603	\$1,933	\$2,340	\$0	\$0	\$25,208
Water/Irrigation	\$2,364	\$648	\$1,211	\$918	\$1,222	\$1,602	\$1,359	\$1,322	\$1,841	\$1,267	\$0	\$0	\$13,755
Gas	\$214	\$52	\$242	\$117	\$17	\$199	\$99	\$78	\$88	\$82	\$0	\$0	\$1,188
Trash Removal	\$114	\$180	\$180	\$180	\$172	\$179	\$178	\$223	\$0	\$219	\$0	\$0	\$1,623
Security Monitoring	\$111	\$111	\$111	\$578	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$1,577
Access Cards	\$0	\$0	\$313	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$663
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	\$5,000	\$0	\$0	\$50,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$948	\$0	\$3,323	\$13,776	\$5,758	\$0	\$0	\$23,805
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	\$1,667	\$0	\$0	\$16,667
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,585	\$1,365	\$1,529	\$1,365	\$1,365	\$1,365	\$0	\$0	\$14,034
Pool Chemicals	\$885	\$885	\$600	\$0	\$1,200	\$360	\$1,305	\$192	\$1,008	\$1,245	\$0	\$0	\$7,680
Janitorial	\$1,295	\$1,295	\$1,295	\$1,295	\$1,441	\$1,315	\$1,308	\$1,855	\$2,032	\$1,682	\$0	\$0	\$14,813
Facility Maintenance	\$1,020	\$1,143	\$0	\$3,413	\$478	\$100	\$198	\$53	\$4,498	\$145	\$0	\$0	\$11,047

Meadow Víew at Twín Creeks Community Development District General Jund Month By Month Income Statement Fiscal Year 2020

.

	October	November	December	January	February	March	April	Мау	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	\$2,308	\$0	\$0	\$23,076
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	\$190	\$0	\$0	\$0	\$1,710
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	\$78	\$0	\$0	\$660
Fruniture, 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	\$1,267	\$0	\$0	\$21,232
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	\$123	\$0	\$0	\$1,799
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 Ameníty Center Expenditures	\$58,622	\$34,814	\$27,409	\$21,852	\$26,595	\$28,396	\$31,072	\$24,475	\$37,635	\$25,385	\$0	\$0	\$316,255
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	\$1,158	\$0	\$0	\$7,954
Landscape Maintenance	\$22,001	\$15,654	\$15,654	\$15,654	\$15,654	\$15,654	\$24,665	\$24,665	\$24,665	\$24,665	\$0	\$0	\$198,932
Landscape Contingency	\$0	\$5,570	\$14,600	\$7,008	\$3,700	\$860	\$6,348	\$0	\$0	\$6,348	\$0	\$0	\$44,433
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	\$72	\$0	\$0	\$0	\$8,736
Pump Repairs	\$0	\$0	\$0	\$160	\$0	\$12,452	\$0	\$0	\$0	\$580	\$0	\$0	\$13,192
Streetlights	\$1,656	\$1.645	\$1,656	\$1,681	\$1,650	\$1,650	\$1,607	\$1,566	\$1,614	\$1,614	\$0 \$0	\$0	\$16,340
Streetlight Repairs	\$0	\$0	\$1,050	\$0	\$0	\$0	\$1,007	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$2,617	\$0	\$69	\$1,737	\$0	\$983	\$783	\$297	\$582	\$0 \$0	\$0	\$0	\$7,068
Miscellaneous	\$0	\$0	\$25	\$49	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$74
Contingency	\$762	\$1,712	\$2,439	\$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$4,913
Total Administrative	\$29,919	\$26,556	\$36,072	\$28,037	\$22,465	\$33,155	\$42,055	\$28,426	\$27,938	\$34,364	\$0	\$0	\$308,986
Tota (Euromana	\$110.172	\$70,693	\$73,556	\$67,979	\$64,788	\$74,462	\$88,886	\$74,533	\$82.561	\$64,901	\$0	60	\$773 533
Total Expenses	\$110,173	\$70,693	\$73,556	\$67,979	\$64,788	\$74,462	\$88,886	\$/4,533	\$82,561	\$64,901	\$0	\$0	\$772,533
Excess Revenues (Expenditures)	(\$5,655)	(\$10,830)	\$127,537	\$93,226	(\$62,520)	(\$71,857)	\$32,897	\$4,171	(\$11,415)	\$6,152	\$0	\$0	\$101,705

Meadow Víew at Twín Creeks Community Development Dístríct Funding Requests

Funding Request #	Date of Bogwost	Check Date Receíved Developer	Check Amount Developer	Requested Funding Amount	Requested Funding Amount	Balance Due From Developer
#	Request	Devemper	Devemper	FY 2019	FY 2020	Devemper
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
47	7/8/20	7/29/20	\$69,254.15	\$0.00	\$69,254.15	\$0.00
TOTAL			\$1,068,515.24	\$528,436.84	\$540,078.40	\$0.00

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures For the Period ending July 31, 2020

Γ	Adopted	Prorated Thru	Actual Thru	
L	Budget	07/31/20	07/31/20	Varíance
<u>REVENUES:</u>				
Specíal Assessments - 2016 A1 Interest Income	\$443,376 \$1,000	\$443,376 \$833	\$445,704 \$292	\$2,328 (\$541)
TOTAL REVENUES	\$444,376	\$444,209	\$445,997	\$1,787
<u>EXPENDITURES:</u>				
<u>Seríes 2016 A</u> 1				
Interest Expense - 11/01	\$166,763	\$166,763	\$166,763	\$0
Interest Expense - 05/01	\$166,763	\$166,763	\$166,763	\$0
Principal Expense - 05/01	\$110,000	\$110,000	\$110,000	\$0
TOTAL EXPENDITURES	\$443,525	\$443,525	\$443,525	\$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)	\$851		\$2,472	
FUND BALANCE - Beginning	\$202,329		\$335,882	
FUND BALANCE - Ending	\$203,180	-	\$338,353	

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures For the Period ending July 31, 2020

Γ	Adopted	Prorated Thru	Actual Thru	
L	Budget	07/31/20	07/31/20	Varíance
<u>REVENUES:</u>				
Specíal Assessments - 2016 B	\$274,800	\$137,400	\$137,400	\$0
Prepayments	\$0	\$0	\$615,115	\$615,115
Prepayment Interest	\$0	\$0	\$5,056	\$5,056
Interest Income	\$600	\$500	\$166	(\$334)
TOTAL REVENUES	\$275,400	\$137,900	\$757,737	\$619,837
<u>EXPENDITURES</u> :				
Interest Expense - 11/01	\$137,400	\$137,400	\$137,400	\$0
Príncipal Expense - 11/1 (Prepayment)	\$0	\$0	\$145,000	(\$145,000)
Interest Expense - 12/15	\$0	\$0	\$0	\$0
Principal Expense - 2/2 (Prepayment)	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 2/2	\$0	\$0	\$75	(\$75)
Interest Expense - 05/01	\$137,400	\$137,400	\$132,900	\$4,500
Principal Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 06/19 (Prepayment)	\$0	\$0	\$615,000	(\$615,000)
Interest Expense - 06/19	\$0	\$0	\$4,920	(\$4,920)
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$274,800	\$274,800	\$1,040,295	(\$765,495)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$153)	(\$153)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$153)	(\$153)
EXCESS REVENUES (EXPENDITURES)	\$600		(\$282,710)	
FUND BALANCE - Beginning	\$138,886		\$420,896	
FUND BALANCE - Ending	\$139,486	-	\$138,186	

<u>Community Development District</u>

Debt Service Fund Series 2018 A1 Statement of Revenues & Expenditures For the Period ending July 31, 2020

Γ	Adopted Budget	Prorated Thru 07/31/20	Actual Thru 07/31/20	Varíance
L	Биндег	07/31/20	07/31/20	vartance
<u>REVENUES:</u>				
Assessments Dírect	\$612,550	\$421,566	\$421,566	\$0
Interest Income	\$750	\$625	\$233	(\$392)
TOTAL REVENUES	\$613,300	\$422,191	\$421,799	(\$392)
<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		(\$191,051)	
FUND BALANCE - Beginning	\$241,813		\$426,428	
FUND BALANCE - Ending	\$242,263	-	\$235,376	

Community Development District

Debt Service Fund Series 2018 A2 Statement of Revenues & Expenditures For the Period ending July 31, 2020

Γ	Adopted	Prorated Thru	Actual Thru	
L	Budget	07/31/20	07/31/20	Varíance
<u>REVENUES:</u>				
Assessments Dírect	\$520,960	\$399,107	\$399,107	\$0
Interest Income	\$750	\$625	\$338	(\$287)
Prepayments	\$0	\$0	\$2,195,507	\$2,195,507
TOTAL REVENUES	\$521,710	\$399,732	\$2,594,952	\$2,195,220
<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)		\$677,862	
FUND BALANCE - Beginning	\$211,313		\$367,992	
FUND BALANCE - Ending	\$211,063	-	\$1,045,855	

Meadow View at Twin Creeks <u>Community Development District</u>

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures For the Period ending July 31, 2020

Г	Adopted	Prorated	Actual		
	Budget	Thru 07/31/20	Thru 07/31/20	Varíance	
	0			,	
<u>REVENUES:</u>					
Assessments - Dírect 2019 A1	\$257,360	\$167,990	\$167,990	\$0	
Assessments - Dírect 2019 A2	\$315,630	\$207,634	\$207,634	\$0	
Interest Income	\$500	\$417	\$209	(\$208)	
Prepayments	\$0	\$0	\$33,719	\$33,719	
TOTAL REVENUES	\$573,490	\$376,041	\$409,553	\$33,512	
<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	
2019A2	¢120.050	¢120.050	¢120.050	¢o	
Interest Expense - 11/01 Interest Expense - 05/01	\$129,050 \$129,050	\$129,050 \$120,050	\$129,050 \$120,050	\$0 \$0	
Principal Expense - 05/01	\$129,050 \$55,000	\$129,050 \$55,000	\$129,050 \$55,000	\$0 \$0	
Principal Expense - 05/01	\$33,000	\$33,000	\$33,000	20	
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		(\$160,605)		
FUND BALANCE - Beginning	\$232,540		\$404,922		
FUND BALANCE - Ending	\$235,950	-	\$244,317		

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures For the Period ending July 31, 2020

	Proposed	Prorated Thru	Actual Thru	Variance	
	Budget	07/31/20	07/31/20		
<u>REVENUES:</u>					
Assessments - Dírect 2020 A1	\$0	\$0	\$0	\$0	
Assessments - Dírect 2020 A2	\$0	\$0	\$0	\$0	
Assessments - Dírect 2020 A3	\$0	\$0	\$0	\$0	
Prepayment A2	\$0	\$0	\$30,751	\$30,751	
Prepayment A3	\$0	\$0 \$0	\$445,006	\$445,006	
Interest Income	\$0	\$0	\$5	\$5	
TOTAL REVENUES	\$0	\$0	\$475,762	\$475,762	
<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>2019A2</u>					
Interest Expense - 11/01	\$0 \$0	\$0 \$0	\$0	\$0 \$0	
Interest Expense - 05/01	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
Principal Expense - 05/01	\$0	\$0	\$0	\$0	
<u>2019A2</u> Interest Expense - 11/01	\$0	\$0	\$0	\$0	
Interest Expense - 05/01	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
Principal Expense - 05/01	\$0	\$0 \$0	\$0 \$0	\$0 \$0	
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	
OTHER SOURCES/(USES)					
Interfund Transfer In/(Out)	\$0	\$0	(\$1)	(\$1)	
Bonds Proceeds	\$829,206	\$829,206	\$829,206	\$0	
TOTAL OTHER SOURCES AND USES	\$829,206	\$829,206	\$829,205	(\$1)	
EXCESS REVENUES (EXPENDITURES)	\$829,206		\$1,304,968		
FUND BALANCE - Beginning	\$0		\$0		
FUND BALANCE - Ending	\$\$29,206	-	\$1,304,968		

<u>Community Development District</u> Capital Projects Funds Statement of Revenues & Expenditures For the Period ending July 31, 2020

	Seríes 2016 A1/A2	Seríes 2016 B	Seríes 2018	Seríes 2019	Seríes 2020
<u>REVENUES:</u>					
Interest Income Developer Contributions	\$0 \$0	\$2 \$0	0.27 \$0	774.70 \$9,696,892	0.14 \$0
TOTAL REVENUES	\$0	\$2	0.27	9,697,666.57	0.14
<u>EXPENDITURES</u> :					
Capital Outlay	\$0	(\$2,193)	\$0	\$9,090,501	\$0
Capítal Outlay A1	\$0	\$0	\$0	\$0	\$3,588,502
Capital Outlay A3	\$0	\$0	\$0	\$0	\$3,795,391
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$119,380
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$49,600
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$178,920
TOTAL EXPENDITURES	\$0	(\$2,193)	\$0	\$9,090,501	\$7,731,794
OTHER SOURCES/(USES)					
Interfund Transfer In (Out)	\$0	\$153	\$129	\$78	\$1
Bond Proceeds	\$0	\$0	\$0	\$0	\$7,745,794
TOTAL OTHER SOURCES/(USES)	\$0	\$153	\$129	\$78	\$7,745,795
EXCESS REVENUES (EXPENDITURES)	\$0	\$2,347	\$130	\$607,244	\$14,001
FUND BALANCE - Beginning	\$356	\$1,118	\$276	(\$601,651)	\$0
FUND BALANCE - Ending	\$356	\$3,465	\$406	\$5,593	\$14,001

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:	\$133,745.10
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	\$O
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:	\$184,326.38
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

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:	\$77,577.25
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:	\$34,348.33
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:	\$50,708.44
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:	\$89,393.44
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	2019A-1 DEBT	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	688,647.41	-	137,400.00	421,565.96	399,106.66	167,990.30	207,634.40	129,066.45	1,462,763.77
DIRECT RECEIPTS	688,647.41	-	137,400.00	421,565.96	399,106.66	167,990.30	207,634.40	129,066.45	1,462,763.77
TAX ROLL RECEIPTS	(3,418.09)	445,704.21	-	-	-	-	-	203,797.96	649,502.17
TOTAL RECEIPTS	685,229.32	445,704.21	137,400.00	421,565.96	399,106.66	167,990.30	207,634.40	332,864.41	2,112,265.94

TAX ROLL RECEIPTS

		SERIES 2016A-1 DEBT	SERIES 2016B DEBT SERVICE	SERIES 2018A-1 DEBT	SERIES 2018A-2 DEBT	SERIES 2019A-1 DEBT	SERIES 2019- 2 DEBT SERVICE		
		SERVICE	RECEIVED	SERVICE	SERVICE		RECEIVED	0&M	TOTAL
DISTRIBUTION	DATE	RECEIVED	_	RECEIVED	RECEIVED	RECEIVED		RECEIVED	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 CERTFICATES	6/10/2020	5,136.08	-	-	-	-	-	2 <i>,</i> 348.37	7,484.45
INTEREST	7/10/2020	-	-	-	-	-	-	8.08	8.08
11	7/13/2020	1,789.84	-	-	-	-	-	818.37	2,608.21
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		445,704.21	-	-	-	-	-	203,797.96	649,502.17

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%	69%	77%	65%	66%	75.9%	68.0%
PERCENT COLLECTED TAX ROLL	101%	0%	0%	0%	0%	0%	100.5%	100.5%
PERCENT COLLECTED TOTAL	101%	50%	69%	77%	65%	66%	89.3%	75.5%



Meadow View at Twin Creeks Community Development District

Check Run Summary

7/1/20 - 7/31/20

Date	Check Numbers		Amount
General Fund			
7/1/20	766-770	\$12,753.75	
7/7/20	771-788	\$517,407.19	
7/9/20	789-792	\$5,659.52	
7/16/20	793-800	\$33,127.33	
7/24/20	801-806	\$22,242.27	
	Total Checks		\$591,190.06
Autopayments			
7/7/20	Republic Services	\$218.53	
7/19/20	St Johns County Utílíty Dept	\$1,267.47	
7/21/20	Comcast	\$728.62	
7/28/20	Wells Fargo Credit Card	\$180.28	
7/28/20	FPL	\$5,111.12	
7/30/20	TECO	\$81.67	
	Total Paíd Electronically		\$7,587.69
Te	otal General Fund		\$598,777.75

* Fedex Invoices will be available upon request

*** CHECK DATES 07/01/2020 - 07/31/2020 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	
	AMOUNT #
7/01/20 00038 4/15/20 154784 202005 320-57200-45400 * 110.95 MAY SECURITY MONITORING	
	110.95 000766
7/01/20 00011 6/26/20 8 202006 310-51300-31600 * 500.00 SE 2018A-2 AMORT SCHEDULE	
6/26/20 8 202006 310-51300-31600 * 250.00 SE 2019A-2 AMORT SCHEDULE	
6/26/20 8 202006 310-51300-31600 * 500.00 SE 2020A-3 AMORT SCHEDULE	
	,250.00 000767
7/01/20 00020 6/22/20 64 202005 320-53800-45005 * 145.00 MAY LAKE MAINTENANCE	
6/22/20 64 202005 320-57200-45507 * 185.45 MAY JANITORIAL SERVICES	
6/22/20 64 202005 320-57200-45506 * 192.05 MAY POOL CHEMICALS	
6/22/20 64 202005 320-57200-44200 * 3,213.34 MAY REPAIRS/REPLACEMENTS	
	,735.84 000768
7/01/20 00020 6/23/20 65 202006 320-57200-45501 * 6,840.96 JUN LIFEGUARD SERVICES	
	,840.96 000769
7/01/20 00020 6/23/20 66 202006 320-57200-45501 * 816.00 JUN DECK MONITOR	
RIVERSIDE MANAGEMENT SERVICES	816.00 000770
7/07/20 00069 6/16/20 CFR#11 R 202007 300-13100-10100 * 5,600.00 REO#294 INV#2236A * 5,600.00	
	,600.00 000771
7/07/20 00069 6/16/20 CFR#11 R 202007 300-13100-10100 * 8,675.00 REO#296 INV#8125	
	,675.00 000772
7/07/20 00019 6/16/20 CFR#11 R 202007 300-13100-10100 * 3,100.00 REO#288 INV#2019-332-6	
	,100.00 000773
7/07/20 00019 6/16/20 CFR#11 R 202007 300-13100-10100 * 9,090.00 REO#289 INV#2019-332-5	
	,090.00 000774

MVTP MEADOW VIEW TP BPEREGRINO

	07/01/2020 - 07/31/2020 *** M B.				PAGE 2
CHECK VEND# DATE	DATE INVOICE YRMO DPT ACCT	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/07/20 00019	6/16/20 CFR#11 R 202007 300-13100- REQ#290 INV#219-332-4		*	13,635.00	
VEC#520 INV#512-225-4		CLARY & ASSOCIATES, INC.			13,635.00 000775
7/07/20 00005	6/16/20 CFR#11 R 202007 300-13100- REO #284 INVOICE #194489	10100	*	934.50	
		ENGLAND THIMS & MILLER, INC			934.50 000776
7/07/20 00005	6/16/20 CFR#11 R 202007 300-13100- REQ #285 INVOICE #194491	10100	*	10,455.46	
		ENGLAND THIMS & MILLER, INC			10,455.46 000777
7/07/20 00005	6/16/20 CFR#11 R 202007 300-13100- REQ #286 INVOICE #194497	10100	*	4,455.00	
		ENGLAND THIMS & MILLER, INC			4,455.00 000778
7/07/20 00005	6/16/20 CFR#11 R 202007 300-13100- REQ #287 INVOICE #194495	10100	*	2,036.00	
	KEQ #207 INVOICE #194495	ENGLAND THIMS & MILLER, INC			2,036.00 000779
7/07/20 00066	6/16/20 CFR#11 R 202007 300-13100-	10100	*	424.41	
KEQ#291 INV#30935	ENVIRONMENTAL RESOURCE SOLUTIONS	5		424.41 000780	
7/07/20 00058	6/16/20 CFR#11 R 202007 300-13100- REQ#297 DIRCT PURCH MAY20	10100	*	630.00	
		FEL-JACKSONVILLE WW-#149			630.00 000781
	6/16/20 CFR#11 R 202007 300-13100-	10100	*	23,221.75	
		HUGHES BROTHERS CONSTRUCTION INC			23,221.75 000782
7/07/20 00060	6/16/20 CFR#11 R 202007 300-13100- REQ#281 PAYMENT #18	10100	*	22,620.60	
		HUGHES BROTHERS CONSTRUCTION INC			22,620.60 000783
7/07/20 00060	6/16/20 CFR#11 R 202007 300-13100-	10100	*	5,215,54	
		HUGHES BROTHERS CONSTRUCTION INC			5,215.54 000784
7/07/20 00060	6/16/20 CFR#11 R 202007 300-13100- REQ#283 PAYMENT #9	10100	*	61,786.44	
		HUGHES BROTHERS CONSTRUCTION INC			61,786.44 000785
7/07/20 00060	6/16/20 CFR#11 R 202007 300-13100- REQ#293 INV#2236A		*	6,635.79	
KEQ#293 INV#2236A	VEQ#232 INV#2230A	HUGHES BROTHERS CONSTRUCTION INC	2		6,635.79 000786

MVTP MEADOW VIEW TP BPEREGRINO

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE 07/01/2020 - 07/31/2020 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	CK REGISTER	RUN 8/11/20	page 3
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/07/20 00061	6/16/20 CFR#11 R 202007 300-13100-10100	*	49,808.00	
	REQ#292 INV#1032 J2W SERVICES LLC			49,808.00 000787
7/07/20 00013	6/16/20 CFR#11 R 202007 300-13100-10100	*	289,083.70	
	REQ#295 PAYMENT #3 WEST ORANGE NURSERIES, INC			289,083.70 000788
7/09/20 00038	4/20/20 156477 202004 320-57200-44300	*	350.00	
	REPLACED 50 CARDS ATLANTIC SECURITY			350.00 000789
7/09/20 00038	6/15/20 162196 202007 320-57200-45400	*	110.95	
	JUL SECURITY MONITORING ATLANTIC SECURITY			110.95 000790
7/09/20 00001	7/01/20 60 202007 310-51300-34000	*	3,937.50	
	JUL MANAGEMENT FEES 7/01/20 60 202007 310-51300-35100	*	166.67	
	JUL INFORM TECHNOLOGY 7/01/20 60 202007 310-51300-31600	*	833.33	
	JUL DISSEMINATION SERVICE 7/01/20 60 202007 310-51300-51000	*	9.18	
	OFFICE SUPPLIES 7/01/20 60 202007 310-51300-42000	*	27.00	
	POSTAGE 7/01/20 60 202007 310-51300-42500	*	142.20	
	COPIES GOVERNMENTAL MANAGEMENT SERVICES			5,115.88 000791
7/09/20 00048	7/01/20 13756A 202007 320-57200-44207	*	82.69	
	REPAIR FITNESS EQUIPMENT SOUTHEAST FITNESS REPAIR			82.69 000792
7/16/20 00022	7/08/20 13129559 202007 320-57200-45506	*	750.00	
	POOL CHEMICALS POOLSURE			750.00 000793
7/16/20 00022	7/08/20 13129559 202007 320-57200-45506	*	495.00	
	POOL CHEMICALS POOLSURE			495.00 000794
7/16/20 00020	7/08/20 67 202006 320-57200-45501	*	504.00	
	JUN DECK MONITOR RIVERSIDE MANAGEMENT SERVICES			504.00 000795

MVTP MEADOW VIEW TP BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/11/20 PAGE 4 *** CHECK DATES 07/01/2020 - 07/31/2020 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/16/20 00020	7/01/20 63 202007 320-57200-4550)7	*	1,295.00	
	JUL JANITORIAL SERVICES 7/01/20 63 202007 320-57200-4550)5	*	1,365.00	
	JUL POOL MAINTENANCE 7/01/20 63 202007 320-57200-4550)4	*	1,666.67	
	JUL CONTRACT ADMIN 7/01/20 63 202007 320-57200-4550	00	*	5,000.00	
	JUL FACILITY MANAGEMENT	VERSIDE MANAGEMENT SERVICES			9,326.67 000796
7/16/20 00020	7/08/20 68 202006 320-57200-4550)1		5,614.88	
	JUN LIFEGUARD SERVICES	VERSIDE MANAGEMENT SERVICES			5,614.88 000797
7/16/20 00040	4/08/20 JAX10412 202004 320-53800-4500			151.75	
	SPORTS FIELD REPAIRS	LLOWSTONE LANDSCAPE			151.75 000798
7/16/20 00040	4/08/20 JAX10412 202004 320-53800-4500			631.18	
	MAINLINE REPAIR YE	LLOWSTONE LANDSCAPE			631.18 000799
7/16/20 00040	6/15/20 JAX12216 202006 320-53800-4500)3	*		
	JUN LANDSCAPE MAINTENANCE	LLOWSTONE LANDSCAPE			15,653.85 000800
7/24/20 00005	7/02/20 194720 202006 310-51300-3110	00	*	5,622.01	
	JUN PROFESSIONAL SERVICES	IGLAND THIMS & MILLER, INC			5,622.01 000801
	7/09/20 346198ES 202006 320-57200-4591		*	10.38	
	JUN GAS	LORIDA NATURAL GAS			10.38 000802
7/24/20 00003	6/30/20 115845 202004 310-51300-3150		*	5,138.21	
	APR GENERAL COUNSEL	DPPING GREEN & SAMS			5,138.21 000803
7/24/20 00014	7/01/20 0617801 202007 320-57200-4591	.5	*	2,307.62	
	JUL LEASE PAYMENT MU	NICIPAL ASSET MANAGEMENT, INC			2,307.62 000804
7/24/20 00002	6/09/20 10328440 202006 310-51300-4800	00		152.58	
	NOTICE OF MEETING 6/18/20	AUGUSTINE RECORD			152.58 000805

MVTP MEADOW VIEW TP BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE *** CHECK DATES 07/01/2020 - 07/31/2020 *** MEADOW VIEW @ TWIN BANK A MEADOW VIEW		RUN 8/11/20 PAGE 5
CHECK VEND#INVOICEEXPENSED TO VEN DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	NDOR NAME STATUS	AMOUNTCHECK AMOUNT #
7/24/20 00013 7/01/20 12069 202007 320-53800-45003 JUL LANDSCAPE MAINTENANCE WEST ORANGE NUF	* RSERIES, INC	9,011.47 9,011.47 000806
	TOTAL FOR BANK A	591,190.06
	TOTAL FOR REGISTER	591,190.06

MVTP MEADOW VIEW TP BPEREGRINO



	PLEASE PAY BY AMOUNT	INVOICE DATE
	05/06/2020 \$110.95	04/15/2020
Meadow View at Twin Creeks CCD		
475 West Town Place Suite #114	INVOICE	NO. 154784
St Augustine FL 32092	Site: Beacon Lakes	Amonitios
		w View @ Twin
	Creeks)	
RECEIVED	Site Address: 850 Beacon La St Augustine	
	Period: 05/01/2020 to	
JUN 2 9 2020	Recurring No.: 4197	
	Job Name:	
•	Order No.:	
	28	Ð
Description		A) W. 572. 454
Meadow View @ Twin Creeks	1. 30	(0, 570, 457)
Converter Manitoving		
Security Monitoring	Cub Total av Tax	\$110.95
	Sub-Total ex Tax Tax	\$0.00
	Total	\$110.95
	[•••••••••••••••••••••••••••••••••••••••
"Thank you-we really appreciate your business! Please send payment within 21 days invoice.		\$110.95
IMPORTANT: Please remember to test your system monthly.	Tax	\$0.00
Need automation for your home? Visit us online at www.smarthome.biz	Total inc Tax	\$110.95
	Amount Applied Balance Due	\$0.00 \$110.95
There will be a 1.5% interest charge per month on late invoices.	Balance Due	
How To Pay	INV	OICE NO. 154784
Credit Card (MasterCard, Visa, Amex)	Mail	
	Detach this section and mail check to:	
Credit Card No.	Atlantic Security	
	1714 Cesery Blvd	
	Jacksonville, FL 32211	
Card Holder's Name: CCV:		
Expiry Date: / Signature:		

DUE DATE:

05/06/2020

AMOUNT DUE:

\$110.95

Meadow View at Twin Creeks CCD

NAME:

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Bill To

Meadowview at Twin Creek CDD C/O GMS

Invoice

Date	Invoice #
6/26/2020	8

RECEIVED

JUN 3 0 2020

Terms	Due Date
Net 30	7/26/2020

· · ·		Description		Amount	
Amortization Schedule Series 2018A-2 8-1-20 Prep Amortization Schedule Series 2019A-2 Prepay \$35, Amortization Schedule Series 2020A-3 8-1-20 Prep	000	`	Ð . 573, 316	· · · · · · · · · · · · · · · · · · ·	500.00 250.00 500.00
				 tal yments/Credits lance Due	\$1,250.00 \$0.00 \$1,250.00
Phone #		E-	mail		\$1340V,VU
865-717-0976		tcarter@disclo	sureservices.info		

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

Invoice

Invoice #: 64

Invoice Date: 6/22/2020

Bill To: Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	JUN 2 5 2020	Due Date: 6 Case: P.O. Number:	5/22/2020
Description	Hours/C	Qty Rate	Amount
Facility Maintenance May 1 - May 31, 2020 Maintenance Supplies BALLA 6-23-20 JAKE MAINT - #145.00 DOI. 320.53800.54005 DANITORIAL - #185.45 DOI. 320.57200.415507 Pool Chemicals - #192.05 DOI. 320.57200.415506 REPAIRS + REPLACEMENTS - #3213.34 DOI. 320.57200.44200 DOD		2,819.74 916.10	2,819.74 916.10
	Тс	otal	\$3,735.84
	Pa	ayments/Credits	\$0.00
	B	alance Due	\$3,735.84

RECEIVED

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

Date	<u>Hours</u>	<u>Employee</u>	Description
5/1/20	2	K.H.	Installed new hose for handicap chair in spray feature, picked up supplies
5/4/20	4	K.H.	Additional Janitorial for preparing for facility for re-opening
6/5/20	8	R.W.	Pressure washed amenity center and pool furniture
5/6/20	1	K.H.	Additional janitorial and prep for re-opening
5/7/20	8	R.W,	Deep sterilization of playground, dog park, picnic tables and benches, checked and changed trash receptacles at playground and dog park, pressure washed back of amenity center and boat house, removed debris and raked all playgrounds
5/12/20	8	R.W.	Fill and prep columns for paint, fill and prep 2 swing set structures for paint, removed debris in parking lot and playgrounds, wipe all benches and picnic tables, cleaned dirty pavers on pool deck, rake playgrounds
5/14/20	8	R.W.	Sand and paint columns and swing structure, rehang windscreens on tennis courts and removed damaged screens, pressure wash park of the pool deck to remove bird droppings
5/15/20	2	K.H.	Repaired windscreens on tennis courts, sanilized hendralls, benches and all outdoor equipment, excluding pool deck
5/15/20	2	R.W.	Secure fence securely to main fence structure, flx center court strap on right court, clean courts for opening
5/18/20	4	T.C.	Removed all debris in trash from lakes
5/19/20	8	R.W.	Paint swing structure, removed debris at amenily center, pool, playgrounds, dog park, roadways and common areas, sanilize playground, all benches and picnic tables, pressure wash pool deck to remove bird droppings
5/21/20	8	R.W.	Pressure washed pool deck, beacon lake door mats and benched behind crew house, fix broken umbrella and put in storage, clean all railings and benches at amenity center entrance, measure sidewalk width near 384 Convex per resident request
6/26/20	8	R.W.	Pressure wash amenily center entrance and breezeway, removed debris in parking lot, playground and roadways, move filness equipment for social distancing, set up and install 2 new sanitary wipe dispensers, move damaged windscreens to pump yard
5/28/20	8	R.W.	Hang social distancing signs at amenity center, pressure wash pool furniture, removed spider webs from pool pavilion, removed debris at parking lot and playground
TOTAL	79	I	
MILES	123	,	Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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RMS

MVTC

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MAINTENANCE BILLABLE PURCHASES

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Period Ending 06/05/20

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MEADOWVIEW	C11100	Press I face blowled	8,46	B.S.
AT TWIN CREEKS CDD	5/7/20	Female Hose Mender	8,46	B.S.
(MVTC)	5/8/20	Bleach (2)	6,40 11,48	B.S. B.S.
	5/8/20	Hoze Nozzle	10,32	
	5/8/20	Jet Nozzle	7,54	в.S. В.S.
	5/8/20	Spray Bottles (2)		
	5/8/20	Mr Clean Cleaner (2)	17.18	
	5/8/20	Disinfectant Wipes (4)	22.91	
	5/8/20	Adult Bag Valve Mask	18,23	
	5/8/20	Infant Bag Valve Mask	18.23	
	5/13/20	Number Divklers (or Lifeguard Book	9.46	
	5/15/20	Total Alkalinity	42.54	B.S.
	5/15/20	Metal Control	25.29	
	5/15/20	Metal Control	25,29	
	5/19/20	Pumice Stick	2.86	
	5/19/20	CLR Remover	6.75	T.C.
	5/19/20	HDX Terry Towels 20pk	11.47	T.C.
	5/21/20	Toilet Bowl Cleaner	4.65	T.C.
	5/26/20	Terry Towels 36pk	16.07	R.M.
	5/26/20	24" Paini Edge	7.44	R.M.
	5/26/20	Gloss White 1 Gallon	34,48	R.M.
	5/26/20	6" Plastic Tray (2)	4.30	R.M.
	5/26/20	7" Plastic Tray (2)	6.83	R.M.
	5/26/20	Agetone	19.86	R.M.
	5/26/20	2.0 Angle Brush (3)	20,25	R.M.
	5/26/20	3M Painters Tape	4.11	R.M.
	6/2/20	Germisept Gym Wipes 4 rolls 3200wipes (4)	547,40	R.M.
	6/3/20	Pine Sole	4.35	
	VIVIAV		0.00	

TOTAL \$916.10

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Riverside Management Services, Inc

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

Invoice

RECEIVED

JUN 2 5 2020

Invoice #: 65 Invoice Date: 6/23/2020 Due Date: 6/23/2020 Case: P.O. Number:

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

427.56	16.00	6,840.96
		•
	·	
Total		\$6,840.96
Paymen	ts/Credits	\$0.00
Balance	Due	\$6,840.96
	Paymen	Total Payments/Credits Balance Due

RMW 6,24,20

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	<u>1</u>	<u>late</u>	Amount	
427,56	Lifeguard Services	\$	16.00	\$	6,840.96
	Covers Pay Period Ending; June 18, 2020				
	TOTAL DUE:			\$	6,840.96

LIFEGUARDS #320-572-45501

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MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT LIFEGUARD BILLABLE HOURS PAY PERIOD ENDING 6/18/20

Date	Hours	Employee	Description
6/1/20	7.9	S.T,	Lifeguarding
6/1/20	7.5	н.д.	Lifeguarding
6/1/20	2.5	K,G,	Lifeguarding
6/1/20	8,65	ፒM.	Lifeguarding
6/2/20	8,08).A.	Lifeguarding
6/2/20	8.08	Н.В.А.	Lifeguarding
6/2/20	4	K.G.	Lifeguarding
6/2/20	8,77	Т.М.	Lifeguarding
6/3/20	7.5	H,A,	Lifeguarding
6/3/20	7.92	J.A.	Lifeguarding
6/3/20	7.92	H.B.A.	Lifeguarding
6/3/20	4	K.G.	Lifeguarding
6/5/20	7,93	R.S.	Lifeguarding
6/5/20	7,67	S.T.	Lifeguarding
6/5/20	8	J.A.	Lifeguarding
6/5/20	8	H.B.A.	Lifeguarding
6/6/20	7,98	R.S.	Lifeguarding
6/6/20	7.83	S.T.	Lifeguarding
6/6/20	7.92	Τ.Μ.	Lifeguarding
6/6/20	4	K.G.	Lifeguarding
6/7/20	7.87	J.A.	Lifeguarding
6/7/20	7.87	H.B.A.	Lifeguarding
6/8/20	8,17	S.T.	Lifeguarding
6/8/20	8.05	H.A.	Lifeguarding
6/8/20	4	K.G.	Lifeguarding
6/9/20	8.07	S.T.	Lifeguarding
6/9/20	7.92	J.A.	Lifeguarding
6/9/20	8	H.B.A.	Lifeguarding
6/9/20	4	K.G.	Lifeguarding
6/10/20	5.88	R.S.	Lifeguarding
6/10/20	6.05	J.A.	Lifeguarding
6/10/20	5.75	H.B.A.	Lifeguarding
6/10/20	4	K.G.	Lifeguarding
6/11/20	8,13	R.S.	Lifeguarding
6/11/20	7,97	S.T.	Lifeguarding
6/11/20	7.93	H.A.	Lifeguarding
6/11/20	4	K.G.	Lifeguarding
6/12/20	7.93	R.S.	Lifeguarding
6/12/20	7.92	J.A.	Lifeguarding
6/12/20	7,83	H.B.A.	Lifeguarding
6/13/20	8.1	R.S.	Lifeguarding
6/13/20	7.17	J.A.	Lifeguarding
6/13/20	7.5	K,G,	Lifeguarding
6/14/20	7.92	R.S.	Lifeguarding
6/14/20	4	H.A.	Lifeguarding
6/14/20	7.72	J.A.	Lifeguarding
6/14/20	7.67	H.B.A.	Lifeguarding
6/15/20	8,1	S.T.	Lifeguarding
6/15/20	7.5	H.A.	Lifeguarding
6/15/20	7.8	J.A.	Lifeguarding
6/15/20	4	K.G.	Lifeguarding
6/16/20	7.92	J.A.	Lifeguarding
6/16/20	7.87	H.B.A.	Lifeguarding
6/16/20	4	H.A.	Lifeguarding
6/16/20	4	K.G.	Lifeguarding
6/17/20	7,95	J.A.	Lifeguarding
6/17/20	7.95	H.B.A.	Lifeguarding
6/17/20	4,25	K.G.	Lifeguarding
6/18/20	8,4	S.T.	Lifeguarding
6/18/20	8.25	H.A.	Lifeguarding
6/18/20	5,5	K,G,	Lifeguarding
6/18/20	4,5	M.K.	Lifequarding
0/10/20	-1-3	1,111/1	ការកុងកុលបារអ្ន

TOTAL 427.56

PPE 6-18-20

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

Invoice

RECEIVED

JUN 2 5 2020

Invoice #: 66 Invoice Date: 6/23/2020 Due Date: 6/23/2020 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
Deck Monitor through June 18, 2020	51	16.00	816.00
320, 572.45501			
20 B			
	Total		\$816.00
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$816.00

RHW

6,24,20

MVTC CDD

DECK MONITOR INVOICE DETAIL

Quantity	Description		Rate	Amount	
51	Deck Monitor	\$	16,00	4 3-	816,00
	Covers Pay Period Ending: June 18, 2020				
	#320-572-45501				

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TOTAL DUE:

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\$ 816,00

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 6/18/20

<u>Date</u>	Hours	Employee	Description
6/1/20	9,25	T.A.W.	Deck Monitor for Pool & Gym
6/2/20	8.25	T.A.W.	Deck Monitor for Pool & Gym
6/8/20	8.25	T.A.W.	Deck Monitor for Pool & Gym
6/9/20	8.75	T.A.W.	Deck Monitor for Pool & Gym
6/15/20	8,25	T.A.W.	Deck Monitor for Pool & Gym
6/16/20	8.25	T.A.W.	Deck Monitor for Pool & Gym

TOTAL	51

PPE 6-18-20

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Meadow View at Twin Creeks

Community Development District

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Construction Funding Request #11 June 16, 2020

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

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #11 June 16, 2020

Req.	PAYEE	n Diantes and Par
296	Basham Lucas Beacon Lake Invoice 8125	\$ 8,675.00
297	Ferguson Water Works Beacon Lake Phase 3A Sub - Direct Purchase (May 2020)	\$ 630.00
	Total Funding Request	\$ 517,407.19
	Less: ECS Florida LLC Duplicate Payment Refund	\$ (1,793.00)
	Total Adjusted Funding Request	\$ 515,614.19
	Please make check payable to: Meadow View at Twin Creeks CDD	
	475 West Town Place Suite 114 St. Augustine FL 32092	

Secretary/Asst. Secretary

- A.



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/11/2020	\$350,00	04/20/2020

INVOICE NO. 156477

	a Marka Karana ang Pring Propinsi sa sa
Site:	Beacon Lakes Amenities
	Center(Meadow View @ Twin
	Creeks)
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Job No.:	58856
Job Name:	
Order No.:	

Description

pending parts contact on barn door needs to be replace Ademco need to order 100 cards getting 17 cards back that will not work since he purchased them last time cdvi Cc cards last cards 18469 that is know Richard McGovern @ 316-9279 03/23/2020 - Brent Touchet: Additional parts on job - drop 50 cards

04/20/2020 - Brent Touchet: The job is complete.

Drop last 50 cardslf you have any further problems with your system please contact us.

Service - Security

			Sub-T	otal ex Tax	\$350.00
		2-20	11/10	Tax	\$0.00
38 (A)	1,320,	292	445	Total	\$350.00





INVOICE NO. 156477

"Thank you-we really appreciate your business! Please send payment within 21 days of receiving this	Sub-Total ex Tax	\$350.00
invoice.	Тах	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$350.00
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$350.00
There will be a 1.5% interest charge per month on late invoices.		

How	То Рау				INVOIO	E INO. 1/5647/7
	Credit Card (MasterCard, Visa, Amex)		Mail			
Constants			Detach this se	ection and	mail check to:	
	Credit Card No.]	Atlantic Secu 1714 Cesery Jacksonville,	Bivd		
	Card Holder's Name: CCV:	-				
	Expiry Date: / Signature:	-				
NAME:	Meadow View at Twin Creeks CCD	DUE DA	TE: 05/1	1/2020	AMOUNT DUE:	\$350.00
Please	Reference: 156477					



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2020	\$110.95	06/15/2020

INVOICE NO. 162196

Site:	Beacon Lakes Amenities
	Center(Meadow View @ Twin
	Creeks)
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	07/01/2020 to 07/31/2020
Recurring No.:	4197
Job Name:	
Order No.:	

Description

Meadow View @ Twin Creeks

38 A) 1. 320. 572. 454

Security Monitoring

		Sub-Total ex Tax	\$110.95
		Тах	\$0.00
		Total	\$110.95
thin 21 days of r	eceiving this	Sub-Total ex Tax	\$110.95
5	0		\$0.00
			\$110.95
			\$0.00
		Balance Due	\$110.95
	Mail		
	1714 Cesery B	Blvd	
· ·		/2020 AMOUNT DUE:	\$110.95
DUE DAT	IE: 07/06/	ZUZU ANIOUNT DOL.	\$110.90
DUE DAT	IE: 07/06/	ANICONT DOL.	\$110.95
		Mail Detach this sec Atlantic Secur 1714 Cesery E Jacksonville,	Tax Total thin 21 days of receiving this Sub-Total ex Tax Tax Total inc Tax Amount Applied Balance Due INVOICE Mail Detach this section and mail check to: Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

RECEIVED

Bill To:

Meadow View at Twin Creeks CDD JUL 0 2 2020 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - July 2020 1, 3/0, 573, 340 Information Technology - July 2020 357 Dissemination Agent Services - July 2020 3/6 Office Supplies 570 Postage 1/25 Copies 4/35		3,937.50 166.67 833.33 9.18 27.00 142.20	3,937.50 166.67 833.33 9.18 27.00 142.20
	Total	1	\$5,115.88
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$5,115.88

Invoice

Invoice #: 60 Invoice Date: 7/1/20 Due Date: 7/1/20 Case: P.O. Number:

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 # 13756A

Date: 01-Jul-2020 Payment is due within 30 days of invoice date.

RECEIVED

JUL 0 8 2020

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:	LF TM (BASE) S/N AST175918 (CONSOLE) S/N GIT101050 - HEADPHONE JACK. RICHARD 904-316-9279

Description	Part #	Part Cost	QTY	Total
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		0.00	1.00	0.00
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	20.00	1.00	20.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	0.50	30.00
LF - TM - HP/USB PCB BOARD: LF - TM - HP/USB PCB BOARD	B084-92391- 0004	32.69	1.00	32.69
Comments:		Parts Total	82.69	
			Тах	0.00
			Balance	82.69

Technician: ROBERT PETERKIN

Thank you for your business.

1, 320, 572, 44207 48 D

pool	sure) Invoice)	Date Invoice #	¥ 1	7/8/2020 31295593890
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043			Due Date	7/28/2020		
ar@poolsure.com 800-858-POOL (76	65)		PO #			
www.poolsure.com	,	D	elivery Ticket #	Sales Order #13	331250	
			Delivery Date	7/8/2020		
		De	livery Location	Meadow View a	t Twin Creeks CI	D Pool
Bill To Meadow View at Twin 475 West Town Place			Customer #	13BEA030		
Suite 114 St. Augustine FL 3209		Meadow View at Twin Creeks CDD Ship To Meadow View at Twin Creeks CDD 755 Cr-210 W 755 Cr-210 W St Johns FL 32259 St Johns FL 32259 Inding act that any accounts remaining unpaid after the due date are subject to 1 1/2% per				
month late charge and atto	rney fees.					
Item ID 115-300	Item Bleach Minibulk Delivere		Quantity 50	Units 0 gal	Rate 1.50	Amount 750.00
	RECE JUL 1 22 D 1, 320, 57					

Total Amount Due

750.00 **\$750.00**

Remittance Slip

Customer 13BEA030

Invoice # 131295593890



Amount Due Amount Paid \$750.00

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

pool	sure) Invoice		Date Invoice #	¥ 1	7/8/2020 31295593895
1707 Townhurst Dr	**************************************		Terms	Net 20		
Houston TX 77043			Due Date	7/28/2020		
ar@poolsure.com 800-858-POOL (766	35)		PO #			
www.poolsure.com			very Ticket #	Sales Order #13	331249	
			Delivery Date	7/8/2020		
Bill To		Deliv	ery Location	Meadow View a	t Twin Creeks CD	D Activity Po
Meadow View at Twin 475 West Town Place	Creeks CDD		Customer #	13BEA030		
Suite 114 St. Augustine FL 3209	92		Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259		eks CDD
LATE FEE: This constitutes month late charge and atto	notice under the truth in lend rney fees.	ling act that any accounts re	maining unpaid aft	er the due date	are subject to 1	1/2% per
Item ID	Item		Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivere	ed	300) gal	1.50	450.00
160-050	Pool Acid bulk by Gallon		15	5 gal	3.00	45.00
	JU	CEIVED L 1 0 2020 S72 45506				

Total 495.00 Amount Due \$495.00

Remittance Slip

Customer 13BEA030

Invoice # 131295593895



Amount Due Amount Paid \$495.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372 **Riverside Management Services, Inc**

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

Invoice

Invoice #: 67 Invoice Date: 7/8/2020 Due Date: 7/8/2020 Case: P.O. Number:

RECEIVED

JUL 1 0 2020

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

Description	Hours/Qty	Rate	Amount
Description Deck Monitor through July 2, 2020 1, 320, 572, 45501 IN D	Hours/Qty 31.5	Rate 16.00	Amount 504.00
	Total Payment Balance	ts/Credits Due	\$504.00 \$0.00 \$504.00

2mu 7,9,20 ¢

MVTC CDD

DECK MONITOR INVOICE DETAIL

Quantity	Description	<u>Rate</u>	Amount
31.5	Deck Monitor	\$ 16.00	\$ 504.00
	Covers Pay Period Ending; July 2, 2020		
	#320-572-45501		

TOTAL DUE:

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\$ 504.00

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 7/2/20

<u>Date</u> 6/22/20 6/23/20 6/29/20 6/30/20	Hours 8.25 7.25 8.25 7.75	<u>Employee</u> T.A.W. T.A.W. T.A.W. T.A.W. T.A.W.	<u>Description</u> Deck Monitor for Pool & Gym Deck Monitor far Paol & Gym Deck Monitor for Pool & Gym Deck Monitor for Pool & Gym
TOTAL	31.5		

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

Invoice

Invoice #:	63
Invoice Date:	7/1/2020
Due Date:	7/1/2020
Case:	
P.O. Number:	

RECEIVED

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

JUL 0 8 2020

Description	n	Hours/Qty	Rate	Amount
Janilorial Services - July 2020 32,0, 4 Pool Maintenance Services - July 2020	572, 45507		1,295.00 1,365.00	1,295.00 1,365.00
Contract Administration -July 2020 3 2.0 Facility Management - Meadow View - Ju	.572,45504 1y2020 320,572,4550	2	1,666.67 5,000.00	1,666,67 5,000,00
20	B			
		Total		\$9,326.67
		Payme	nts/Credits	\$0,00
		Balanc	e Due	\$9,326.67

Riverside Management Services, Inc

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

Invoice

Invoice #: 68 Invoice Date: 7/8/2020 Due Date: 7/8/2020 Case: P.O. Number:

Bill To: Meadow View @ Twin Creeks CDD 475 West Town Place

Suite 114 St. Augustine, FL 32092 JUL 1 0 2020

RECEIVED

Description	Но	urs/Qty	Rate	Amount
Lifeguard Services through July 2, 2020		350.93	16.00	5,614.88
	<u> </u>	Total		\$5,614.88
	-	Paymen	ts/Credits	\$0,00
	-	Balance	Due	\$5,614.88
			RHW	

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	Description	į	Rate	Amount
350.93	Lifeguard Services	\$	16.00	\$ 5,614.88
	Covers Pay Period Ending: July 2, 2020			
	TOTAL DUE:			\$ 5,614.88

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LIFEGUARDS #320-572-45501

Date Hours Employee Description 6/19/20 5.83 J.A. Lifeguarding 6/19/20 5.83 H.B.A. Lifeguarding 6/20/20 8.17 S.T. Lifeguarding 6/20/20 8.95 T.M. Lifeguarding 6/20/20 4 H.A. Lifeguarding 6/21/20 7.5 K.G. Lifeguarding 6/21/20 7.87 J.A. Lifeguarding 6/21/20 7.88 S.T. Lifeguarding 6/22/20 8 S.T. Lifeguarding 6/22/20 6.77 K.G. Lifeguarding 6/22/20 4 M.K. Lifeguarding 6/23/20 6.83 J.A. Lifeguarding 6/23/20 6.57 S.T. Lifeguarding 6/23/20 6.58 K.G. Lifeguarding 6/24/20 7.83 S.T. Lifeguarding 6/25/20 7.83 S.T. Lifeguarding 6/25/20 <td< th=""><th></th><th></th><th></th><th></th></td<>				
6/19/20 5.83 H.B.A. Lifeguarding 6/19/20 6.05 S.T. Lifeguarding 6/20/20 8.17 S.T. Lifeguarding 6/20/20 8.95 T.M. Lifeguarding 6/20/20 4 H.A. Lifeguarding 6/20/20 7.5 K.G. Lifeguarding 6/21/20 7.87 J.A. Lifeguarding 6/21/20 7.87 J.A. Lifeguarding 6/21/20 7.67 J.A. Lifeguarding 6/22/20 6.77 K.G. Lifeguarding 6/22/20 6.77 K.G. Lifeguarding 6/23/20 6.83 J.A. Lifeguarding 6/23/20 6.83 J.A. Lifeguarding 6/23/20 6.57 S.T. Lifeguarding 6/24/20 7.82 J.A. Lifeguarding 6/24/20 7.83 S.T. Lifeguarding 6/25/20 7.83 S.T. Lifeguarding 6/25/20 7.92 J.A. Lifeguarding 6/26/20 7.92	Date		<u>Employee</u>	Description
6/19/20 6.05 S.T. Llfeguarding 6/20/20 8.17 S.T. Llfeguarding 6/20/20 8.95 T.M. Llfeguarding 6/20/20 4 H.A. Llfeguarding 6/21/20 7.5 K.G. Llfeguarding 6/21/20 7.87 J.A. Llfeguarding 6/21/20 7.88 S.T. Llfeguarding 6/22/20 8 S.T. Llfeguarding 6/22/20 8 S.T. Llfeguarding 6/22/20 6.77 K.G. Llfeguarding 6/22/20 6.83 J.A. Llfeguarding 6/23/20 6.83 J.A. Llfeguarding 6/23/20 6.57 S.T. Llfeguarding 6/24/20 7.82 J.A. Llfeguarding 6/24/20 7.82 J.A. Llfeguarding 6/25/20 7.5 H.A. Llfeguarding 6/25/20 7.52 K.G. Llfeguarding 6/26/20 7.9		5,83	J.A.	Lifeguarding
6/20/20 8,17 S.T. Lifeguarding 6/20/20 4 H.A. Lifeguarding 6/20/20 7.5 K.G. Lifeguarding 6/21/20 7.87 J.A. Lifeguarding 6/21/20 7.87 J.A. Lifeguarding 6/21/20 7.88 S.T. Lifeguarding 6/22/20 8 S.T. Lifeguarding 6/22/20 8 S.T. Lifeguarding 6/22/20 6.77 K.G. Lifeguarding 6/23/20 6.83 J.A. Lifeguarding 6/23/20 6.83 J.A. Lifeguarding 6/23/20 6.57 S.T. Lifeguarding 6/24/20 7.82 J.A. Lifeguarding 6/24/20 7.83 S.T. Lifeguarding 6/24/20 7.83 S.T. Lifeguarding 6/25/20 7.83 S.T. Lifeguarding 6/25/20 7.92 J.A. Lifeguarding 6/26/20 7.				Lifeguarding
6/20/20 8.95 T.M. Lifeguarding $6/20/20$ 7.5 K.G. Lifeguarding $6/21/20$ 7.87 J.A. Lifeguarding $6/21/20$ 7.87 J.A. Lifeguarding $6/21/20$ 7.88 S.T. Lifeguarding $6/21/20$ 7.67 J.A. Lifeguarding $6/22/20$ 8 S.T. Lifeguarding $6/22/20$ 6.77 K.G. Lifeguarding $6/22/20$ 6.83 J.A. Lifeguarding $6/23/20$ 6.83 J.A. Lifeguarding $6/23/20$ 6.57 S.T. Lifeguarding $6/23/20$ 6.57 S.T. Lifeguarding $6/24/20$ 7.82 J.A. Lifeguarding $6/24/20$ 7.82 J.A. Lifeguarding $6/24/20$ 7.82 J.A. Lifeguarding $6/25/20$ 7.83 S.T. Lifeguarding $6/25/20$ 7.92 J.A. Lifeguarding $6/26/20$ 7.92 J.A. Lifeguarding 6	6/19/20	6.05	S.T.	Lifeguarding
6/20/20 4 H.A. Lifeguarding 6/20/20 7.5 K.G. Lifeguarding 6/21/20 7.87 J.A. Lifeguarding 6/21/20 7.92 H.B.A. Lifeguarding 6/21/20 7.88 S.T. Lifeguarding 6/22/20 8 S.T. Lifeguarding 6/22/20 8 S.T. Lifeguarding 6/22/20 4 M.K. Lifeguarding 6/22/20 6.77 K.G. Lifeguarding 6/23/20 6.83 J.A. Lifeguarding 6/23/20 6.57 S.T. Lifeguarding 6/23/20 6.57 S.T. Lifeguarding 6/24/20 7.82 J.A. Lifeguarding 6/24/20 7.83 S.T. Lifeguarding 6/25/20 7.83 S.T. Lifeguarding 6/25/20 7.92 H.B.A. Lifeguarding 6/26/20 7.92 J.A. Lifeguarding 6/26/20 7.92 J.A. Lifeguarding 6/26/20 7.92 J	6/20/20	8,17	S.T.	Lifeguarding
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TOTAL 350,93	7/2/20	4	R.P.	Lifeguarding
	TOTAL	350,93		

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Supervisor		

Lifeguarding 3

350.93



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 104122	4/8/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 8, 2020 Invoice Amount: \$151.75

Description Current Amount	
sports field repairs	
Irrigation Reapairs \$151.75	
RECEIVED	

JUL 1 4 2020

Invoice Total

\$151.75

40 D 1,320,538,45009

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



Bill To:

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

Property Name:

INVOICE

INVOICE #	INVOICE DATE
JAX 104123	4/8/2020
TERMS	POINUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 8, 2020 Invoice Amount: \$631.18

Description

Mainline repair Entrance Side Near Flower Bed

CDD

Irrigation Reapairs

RECEIVED

Meadow View at Twin Creeks

JUL 1 4 2020

Invoice Total

\$631.18

\$631.18

Current Amount

1.322.538.45009

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



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 122160	6/15/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 15, 2020 Invoice Amount: \$15,653.85

Description

Monthly Landscape Maintenance June 2020

Current Amount \$15,653.85

RECEVED

JUL 1 4 2020

Invoice Total

\$15,653.85

40 D 1. 322. 538. 15003

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 475 W Town Place Suite 114 St. Augustine, FL 32092 July 2, 2020 Project No: Invoice No:

17348.00000 0194720

Project 17348.00000 2019/2020 General Consulting Services (WA#8) Work Description: Monthly requisitions and pay applications. Prepare annual CDD Report and submit to GMS and CDD Board.

Professional Services rendered through June 30, 2020 Professional Personnel

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		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	5/30/2020	1.50	178.00	267.00	
Lockwood, Scott	6/13/2020	2.25	178.00	400.50	
Lockwood, Scott	6/20/2020	24.00	178.00	4,272.00	
CADD/GIS Technician					
Sims, Daniel	6/20/2020	4.25	118.00	501.50	
Administrative Support					
Blair, Shelley	6/20/2020	1.50	81.00	121.50	
Totals		33.50		5,562.50	
Total Lat	or				5,562.50
Expenses					
Mileage				51.75	
Total Ex	penses		1.15 times	51.75	59.51
	the second second second second	Invo	oice Total this I	Period	\$5,622.01

NUL 2 2 2026

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAFE ARCHITECTS 14775 Cld SL Augustine Road • Jacksonwide, Florida 32258 • Lei 904-642-8900 • fax 904-646-9465 CA-0002564 LC-0000316

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🚯 Florida Natural Gas	Phone: 877-436-442	27 Fax: 844-393-9006	
P.O. Box 934726 Atlanta, GA 31193-4726	Email: customerser	rvice@onlyfng.com	
	Invoice		
	antine transformation of the second statements of the second statements of the second statements of the second	Billing Group #	39005
MDG2020 00000215 00 	. ! !] . [] ! .	Invoice Date:	July 09, 2020
Meadow View at Twin Creeks CDD dba B		invoice #:	346198ES
Accounts Payable		Due Date:	August 03, 2020
475 W. Town Place #114 St Augustine, FL 32092-0000		Current Charges:	\$10.38 Methodologi generationed at 100000 generation at 10000 generation at 10000 generation at 10000 generation at 100
		Last Payment:	\$6.40
	JUL 20 2020	Payment Date:	May 29, 2020
		Prior Balance Dile:	\$0.00
		Total Amount Due:	\$10,38

Description Term Therm Cost **INSIDE FERC FGT Z3** 06/03/20 - 07/06/20 12.80 \$3.19 Fuel 06/03/20 - 07/06/20 0.38 \$0.09 Commodity Charges Sub Total: 13.18 \$3.28 Transportation \$1.15 \$1.15 Transportation Charges Sub Total: Customer Charge \$5.95 Miscellaneous Charges Sub Total: \$5.95 Pre-Tax Sub Total: \$10.38 Sales Taxes \$0.00 Taxes Sub Total: \$0.00 **Total Current Charges:** \$10.38

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

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C	Make Checks Payable To: Florida Natural Gas Please Include your Billing Group # on your check.		
Invoice Date:	July 09, 2020	Accounts Payable	Wire/ACH Payment To:		
Invoice #:	346198ES	475 W. Town Place #114 St Augustine, FL 32092-0000	Bank:	Wells Fargo Bank Atlanta GA	
Due Date:	August 03, 2020		ABA #:	121000248	
Current Charges:	\$10.38		Acct Name:	Florida Natural Gas	
Last Payment:	\$6.40	المعادية (مراجع مراجع مراجع ا	Account #:	2000036933330	
Payment Date:	May 29, 2020				
Prior Balance Due:	\$0.00			Mail Payment To:	
Total Amount Due:	\$10.38			Florida Natural Gas	
Amount Paid:	งสำนักหนึ่งให้ที่ไปสำนักสารีสรายสูงแบบหลังหางที่ไม่ได้สังได้มีมีมีให้สุดและสุดหนุกสุด			P.O. Box 934726 Atlanta, GA 31193-4726	

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Hopping Green & Sams Attorneys and Counselors

119 S. Monroe Street, Ste. 300 P.O. Box 6526

		850.222.7500	
Meadow View at Twin Creeks Communi District c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092		RECEIVED ^{Billed throug}	er 115845 h 05/31/2020
General C MVTCDD		JLE	1·31·513·315 3
FOR PROF 04/06/20	ESSION/ LMG	AL SERVICES RENDERED Research and analyze impact of federal, state, and local orders regarding amenity closures and reopenings.	0.50 hrs
05/01/20	MGC	Review auditor letter.	0.20 hrs
05/01/20	SSW	Prepare for and attend conference call regarding potential phase 1 amenity re-opening; research items related to same.	1.60 hrs
05/04/20	SSW	Prepare revised outline of amenity re-opening guidelines and circulate same for review.	0.60 hrs
05/06/20	SSW	Review re-opening plan information provided by developer; prepare comments to same.	0.40 hrs
05/07/20	SSW	Prepare comments to draft meeting agenda outline and meeting notice; confer with Oliver and Hogge regarding same.	0.40 hrs
05/08/20	SSW	Prepare for and attend conference call regarding potential phase 1 re-opening of amenities; research follow-up questions regarding same; prepare comments to revised re-opening plan; research and respond to requests for documents and clarification requests received from auditor.	2.40 hrs
05/08/20	LMG	Follow up on status of construction-related agreements in response to auditor's request.	0.40 hrs
05/11/20	SSW	Prepare and transmit final comments to draft agenda outline to Hogge.	0.20 hrs
05/12/20	SSW	Prepare form of waiver and release of liability for resident use of amenity facilities upon re-opening; confer with Parker and Simpson regarding same; prepare final comments to proposed amenity facility re-opening plan.	1.90 hrs

0.40 hrs Continued research on phase 1 and 2 opening regulations and issues: review 05/14/20 JLK summer camp and youth sports program parameters and ADA questions. Prepare comments to draft agenda; confer with Hogge regarding same; 1.40 hrs 05/14/20 SSW prepare comments to draft correspondence to residents regarding phase 1 amenity re-openings; confer with Simpson and Parker regarding same; prepare agenda items; confer with Oliver regarding same.

Confer with Parker and Simpson regarding potential re-opening of fitness center 1.90 hrs SSW 05/18/20 facilities in response to Governor's newly issued Executive Order; prepare and

05/22/20 SSW Research questions regarding re-opening of additional amenity facilities; prepare memorandum regarding same; confer with Parker, Simpson, and Oliver regarding same. 2 05/28/20 SSW Prepare and circulate comments to draft annual audit; follow-up with Simpson regarding re-openings of additional amenity facilities. 1 05/28/20 SSW Prepare and circulate comments to draft annual audit; follow-up with Simpson regarding re-openings of additional amenity facilities. 1 05/28/20 APA Prepare attorney update to auditor letter response fiscal year end 2019. 0 Total fees for this matter \$5,0 DISBURSEMENTS Conference Calls 0 United Parcel Service Total disbursements for this matter \$ MATTER SUMMARY Papp, Annie M Paralegal 0.30 hrs 140 /hr \$1 Klinski, Jennifer L. 0.40 hrs 275 /hr \$1 Gentry, Lauren M. 0.30 hrs 140 /hr \$1 TOTAL CHARGES FOR THIS MATTER \$5,0 TOTAL CHARGES FOR THIS MATTER \$5,1 BILLING SUMMARY Papp, Annie M Paralegal 0.80 hrs 140 /hr \$1 Papp, Annie M Paralegal 0.80 hrs 140 /hr \$1 \$5,1 </th <th>General Coun</th> <th></th> <th></th> <th>Bill No.</th> <th></th> <th></th> <th>Page 2</th>	General Coun			Bill No.			Page 2		
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TOTAL CHARGES FOR THIS BILL \$5,1							\$48.71		
			TOTAL CHARGES FOR	THIS B	ILL		\$5,138.21		

Please include the bill number with your payment.

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617801 DATE: 7/1/2020

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

DUE DATE	RENTAL PERIOD
8/7/2020	

JUL 18 2020

1.32.572.45915

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

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617801	8/7/2020	\$2,307.62	

Meadow View at Twin Creeks CDD Ernesto J Torres 475West Town Place, Suite 114 St. Augustine, FL 32902 Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401

Questions on this invoice call:

(866) 470-7133 Option 2



START STOP	凹	NEWSPAPE		DESCR		PRODUCT		SAU SIZE	16	BILLED UNITS	TIME: RUN	5	RATE	AMOUNT
05/31 06/29 06/09 06/09	P1401(Balance Forwar Payment - Lock BOS REG MTG	i box 742		Augustine Record	1.00 x f	3.5000	8,5	KUŅ	1	\$8.98	\$152.5 \$-152.5 \$-152.5 \$76.3
06/09 06/09	103284	407-060920	020	BOS REG MTG			Aug Record Online	1.00 x 8		8,5		1	\$8.97	\$76.2
					PREVIO	US AMOUNT OWED:		\$152.	58					
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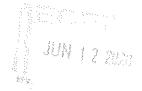
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Legal Ad Invoice



The St. Augustine Record

	Send Payments to: The St. Augustine Record One News Place St. Augustine, FL 32086						
Acct: Phone: E-Mail: Client:	15651 9049405850 MEADOW VIEW AT TWIN CREEK	Name: Address:	MEADOW VIEW AT TV 475 WEST TOWN PLA SAINT AUGUSTINE	CE, SUITE 114	DD FL	Zip:	32092
Ad Number: Start: Placement: Copy Line:	0003284407-01 06/09/2020 SA Legals MEADOW VIEW AT TWIN CREEK	Issues: 1 Rep: Meli	rtney hogge issa Rhinehart Y DEVELOPMENT DIST	Paytype: Stop: RICT NOTICE C	BILL 06/09/2020 DF PUBLIC N		NG HELD DUR



Legal Ad Invoice

The St. Augustine Record

Lines Depth Columns

Price

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

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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\$152.58

HEALTH EMERCENCY DUE TO COVID-19 Natice is hereby given that the Board of Supervisors ("Board") of the Méadow View at Twin Creeks Commanity De-velopment. Bistrict-("d'District") will hold a regular meeting on Thursday, June 18, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meetin-g"). The Meeting is anticipated to be conducted remotely, pursuant to ZOOM media technology and/or by tel-ephone pursuant to Executive Orders 20-52, 20-69 and 20-123 issued by Governor DeSantis, including any ex-tensions or supplements thereof, and pursuant to Section 120.64(5)(b)2, *Florida Statutes.* An electronic copy of the agenda may be obtained by contact-ing the office of the District Manager, c/o Governmental Management Serv-ices, LLC, at (904) 940-5850 or joliver @gmsnl.com ("District Manager's Of-fice") and is also expected to be availa-ble on the District's website, www.mead owviewattwincreekscdl.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 Serv-ic's Board of Supervisors, which may be held in person or utilizing ZOOM me-dia technology due to the current (OVID-19) public health emergery, the District fully encourages public partici-pation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit ques-tions and comments to the District Manager at least 24-hours in advance at (904) 940-6850 or joliver@gmsnl.com

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. Anyone wishing to participate in the meeting will occur should refer to the District's website, W ww.meadowviewattwincreeksced.com.
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 vised that person will need a vised that person will need a verbatim record of the proceedings and that accordingly, the person moy need to ensure that a verbatim record of the proceedings and that accordingly. In such crunt, any be conducted by media communitations technology. In such crunt, anyone requiring assistance in order to obtain accordingly difference in the meeting will be conducted by media communications media technology being utilized to conjust the meeting, should ender the District Manager's Office at least forty-right (48) hours prior to the meeting. Similarly, any person requiring or that meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-right (48) hours prior to the meeting. Similarly, any person requiring or that meeting state according the contact the District Manager's Office at least forty-right (48) hours prior to the meeting. Similarly, any person requiring or that meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-right (48) hours prior to the meeting. Similarly, any person requiring or that the meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office

James Oliver District Manager 0003284407 June 9, 2020

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651 AD# 0003284407-01

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 BOS REG MTG 6/18/20 was published in said newspaper on 06/09/2020.

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

who is personally known to Ъу me or who has produced as identification

JUN 1 n 2020

(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

COVID-19 Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community De-velopment District ("District") will hold a regular meeting on Thursday, June 18, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meetin-g"). The Meeting is anticipated to be conducted remotely, pursuant to ZOOM media technology and/or by tel-ephone pursuant to Executive Orders 20-52, 20-69 and 20-123 issued by Governor DeSantis, including any ex-tensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. An electronic copy of the agenda may be obtained by contact-ing the office of the District Managers Of-fice") and is also expected to be availa-ble on the District website, www.mead owviewattwincreekscdd.com at least seven days prior to the meeting. Should conditions allow the Meeting to occur ble on the District's website, <u>www.hteau</u> <u>owwiewattwincreeksedd.com at least</u> 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 Distric-t's Board of Supervisors, which may be held in person or utilizing ZOOM me-dia technology due to the current COVID-19 public health emergency, the District fully encourages public partici-pation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit ques-tions and comments to the District Manager at least 24-hours in advance at (904) 940-5850 or joliver@gmainf.com to facilitate the Board's consideration of such questions and comments during the metric device avision to narie.

Manager at least 24-hours in advance at (904) 940-5850 or <u>ioliver(Egmsnif.com</u>) to facilitate the Board's consideration of such questions and comments during the meeting. Anyone wishing to partic-ipate in the meeting will occur should refer to the District's webgite, <u>W</u> <u>www.meadowviewattwincreeksed(com</u>). The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for com-munity 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 re-spect to any matter considered at the Meeting is advised that person will need a verbain record of the pro-ceedings is made, including the testi-mony and evidence upon which such appeal is to be based. As indicated above, this meeting may be conducted by medic communications technology. In such coent, anyone re-quiring assistance in order to obtain ac-cess to the telephonic, video conferencing, or other communications media technology being utilized to con-duct this meeting should contact the District Manager's Office at least forty-eight (46) hours prior to the meeting. Similarly, any person requiring or that otherroise may nead sustistance accessing or participating in this meeting because of a disability or physical impairment is strongly concurred to contact the District Manager's Office at least forty-eight (46) hours prior to the meeting. Similarly, any person requiring or that otherroise may need accessing or other the devisition 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 (46) hours prior to the meeting. Similarly, any person requiring or that bistrict Manager's Office at least forty-eight (46) hours prior to the meeting. Similarly encouraged to contact the Florida Relay Service by diating 7-1-7, or 1-800-955-8777 (Vice), for aid in contacting the District

James Oliver James Unver District Manager 0003284407 June 9, 2020



Notary Public State of Florida TIFFANY M LOWE My Commission GG 115811 Expires 06/18/2021



www.westorangenurseries.com

Invoice

1.32.538.45003 13 PROJECT

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INVOICE# DATE 7/1/2020 12069

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 JULY Maintenance

P.O. NUMBER	TERMS	REP	SHIP 7/1/2020	VIA	F.O.B.	PF	OJECT
QUANTITY 1	ITEM CODE Maintenance	-	DESCRIPT Lawn Mainte rol & Fertiliz	enance : incl		асн 011.47	amount 9,011.
		JULY 202	20				
					JUL 16 2020		

TOTAL

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Meadow View at Twin Creeks

Community Development District

Funding Request #48

August 11, 2020

	PAYEE	G	ENERAL FUND FY 2020
1	Atlantic Security	1	110.05
	May Security Monitoring Inv #154784 4/15/20	\$	110.95
	Replaced 50 Cards Inv #162196 4/20/20 July Security Monitoring Inv #162196 6/15/20	\$ \$	350.00 110.95
	Sury Security Monitoring Inv #102190 0/15/20	φ	110.95
2	Disclosure Services LLC		
	DS 2018A Amort Schedule Prepayment Inv #8 6/26/20	\$	500.00
	DS 2019A-2 Amort Schedule Prepayment Inv #8 6/26/20	\$	250.00
	DS 2020A-3 Amort Schedule Prepayment Inv #8 6/26/20	\$	500.00
3	England Thims & Miller		
•	June Professional Services Inv #194720 7/2/20	\$	5,622.01
4	Florida Natural Gas		10.00
	June Amenity Center Gas Inv #346198ES 7/9/20	\$	10.38
5	Governmental Management Services, LLC		
	July Management Fees Inv #60 7/1/20	\$	5,115.88
6	Hopping Green & Sams	÷	E 120 21
	May General Counsel Inv #115845 6/30/20	\$	5,138.21
7	MunicipalAsset Management Inc		
	July Lease Payment Invoice #0617801 7/1/20	\$	2,307.62
8	Poolsure	¢	750.00
	July Pool Chemical Inv #131295593890 7/8/20 July Activity Pool Chemical Inv #131295593895 7/8/20	\$ \$	750.00 495.00
		Ψ	455.00
9	Riverside Management Services Inc		
	May Lifeguard Services Inv #64 6/22/20	\$	3,735.84
	June Lifeguard Services Inv #65 6/23/20	\$	6,840.96
	June Deck Monitor Inv #66 6/2320	\$	816.00
	June Deck Monitor Inv #67 7/8/20 Facility and Management Services July 2020 Inv #63 7/1/2020	\$ ¢	504.00 9,326.67
	June Lifeguard Services Inv #68 7/8/20	\$ \$	5,614.88
		Ŷ	5,61 1100
10	SoutheastFitness		
	Repair Fitness Equipment Inv #13756A 7/1/20	\$	82.69
11	St Augustine Record		
	Notice of Meeting 6/17/20 Inv #103284407-06092020	\$	152.58
	5-, ,	т	
12	West Orange Nurseries Inc		
	July Landscape Maintenance Inv #12069 7/1/20	\$	9,011.47
13	Yellowstone Landscape		
	Sports Field Repairs April Irrgiation Repairs Inv #JAX104122 4/8/20	\$	151.75
	Mainline Repair Entrance Side Irrgiation Repairs Inv #JAX104123 4/8/20	\$	631.18
	June 2020 Landscape Maintenance Inv #JAX122160 6/15/20	\$	15,653.85

Meadow View at Twin Creeks

Community Development District

Funding Request #48

August 11, 2020

	PAYEE		G	ENERAL FUND
				FY 2020
14	Wells Fargo Credit Card* June Purchases		\$	180.28
	Total Funding Request		\$	73,963.15
	*Wells Fargo Credit Card transaction available upon request			
	Please make check payable to:	Meadow View at Twin Cre c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092	eks	CDD
	Signature:		_	
	Chairman/Vice Chai	irman		
	Signature:	roton (_	
	Secretary/Asst. Secr	retary		



	PLEASE PAY BY AMOUNT	INVOICE DATE
	05/06/2020 \$110.95	04/15/2020
Meadow View at Twin Creeks CCD		
475 West Town Place Suite #114	INVOICE	NO. 154784
St Augustine FL 32092	Site: Beacon Lakes	Amonitios
		w View @ Twin
	Creeks)	
RECEIVED	Site Address: 850 Beacon La St Augustine	
	Period: 05/01/2020 to	
JUN 2 9 2020	Recurring No.: 4197	
	Job Name:	
•	Order No.:	
	28	Ð
Description		A) W. 572. 454
Meadow View @ Twin Creeks	1. 30	(0, 570, 457)
Converter Manitoving		
Security Monitoring	Cub Total av Tax	\$110.95
	Sub-Total ex Tax Tax	\$0.00
	Total	\$110.95
	[•••••••••••••••••••••••••••••••••••••••
"Thank you-we really appreciate your business! Please send payment within 21 days invoice.		\$110.95
IMPORTANT: Please remember to test your system monthly.	Tax	\$0.00
Need automation for your home? Visit us online at www.smarthome.biz	Total inc Tax	\$110.95
	Amount Applied Balance Due	\$0.00 \$110.95
There will be a 1.5% interest charge per month on late invoices.	Balance Due	
How To Pay	INV	OICE NO. 154784
Credit Card (MasterCard, Visa, Amex)	Mail	
	Detach this section and mail check to:	
Credit Card No.	Atlantic Security	
	1714 Cesery Blvd	
	Jacksonville, FL 32211	
Card Holder's Name: CCV:		
Expiry Date: / Signature:		

DUE DATE:

05/06/2020

AMOUNT DUE:

\$110.95

Meadow View at Twin Creeks CCD

NAME:



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/11/2020	\$350,00	04/20/2020

INVOICE NO. 156477

	a Marka Shara Ang Pring Propinsi sa sa				
Site:	Beacon Lakes Amenities				
	Center(Meadow View @ Twin				
	Creeks)				
Site Address:	850 Beacon Lakes Pkwy				
	St Augustine FL 32092				
Job No.:	58856				
Job Name:					
Order No.:					

Description

pending parts contact on barn door needs to be replace Ademco need to order 100 cards getting 17 cards back that will not work since he purchased them last time cdvi Cc cards last cards 18469 that is know Richard McGovern @ 316-9279 03/23/2020 - Brent Touchet: Additional parts on job - drop 50 cards

04/20/2020 - Brent Touchet: The job is complete.

Drop last 50 cardslf you have any further problems with your system please contact us.

Service - Security

			Sub-T	otal ex Tax	\$350.00
		2-20	11/10	Tax	\$0.00
38 (A)	1,320,	292	445	Total	\$350.00





INVOICE NO. 156477

"Thank you-we really appreciate your business! Please send payment within 21 days of receiving this	Sub-Total ex Tax	\$350.00
invoice.	Тах	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$350.00
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$350.00
There will be a 1.5% interest charge per month on late invoices.		

How	То Рау				INVOIO	E INO. 1/5647/7
	Credit Card (MasterCard, Visa, Amex)		Mail			
Constants			Detach this se	ection and	mail check to:	
	Credit Card No.]	Atlantic Secu 1714 Cesery Jacksonville,	Bivd		
	Card Holder's Name: CCV:	-				
	Expiry Date: / Signature:	-				
NAME:	Meadow View at Twin Creeks CCD	DUE DA	TE: 05/1	1/2020	AMOUNT DUE:	\$350.00
Please	Reference: 156477					



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2020	\$110.95	06/15/2020

INVOICE NO. 162196

Site:	Beacon Lakes Amenities
	Center(Meadow View @ Twin
	Creeks)
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	07/01/2020 to 07/31/2020
Recurring No.:	4197
Job Name:	
Order No.:	

Description

Meadow View @ Twin Creeks

38 A) 1. 320. 572. 454

Security Monitoring

		Sub-Total ex Tax	\$110.95
		Тах	\$0.00
		Total	\$110.95
thin 21 days of r	eceiving this	Sub-Total ex Tax	\$110.95
5	0		\$0.00
			\$110.95
			\$0.00
		Balance Due	\$110.95
	Mail		
	1714 Cesery B	Blvd	
		/2020 AMOUNT DUE:	\$110.95
DUE DAT	IE: 07/06/	ZUZU ANIOUNT DOL.	\$110.90
DUE DAT	IE: 07/06/	ANICONT DOL.	\$110.95
		Mail Detach this sec Atlantic Secur 1714 Cesery E Jacksonville,	Tax Total thin 21 days of receiving this Sub-Total ex Tax Tax Total inc Tax Amount Applied Balance Due INVOICE Mail Detach this section and mail check to: Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Bill To

Meadowview at Twin Creek CDD C/O GMS

Invoice

Date	Invoice #
6/26/2020	8

RECEIVED

JUN 3 0 2020

Terms	Due Date
Net 30	7/26/2020

· · ·		Description		Amount	
Amortization Schedule Series 2018A-2 8-1-20 Prep Amortization Schedule Series 2019A-2 Prepay \$35, Amortization Schedule Series 2020A-3 8-1-20 Prep	000	`	Ð . 573, 316	· · · · · · · · · · · · · · · · · · ·	500.00 250.00 500.00
				 tal yments/Credits lance Due	\$1,250.00 \$0.00 \$1,250.00
Phone #		E-	mail		\$1340V,VU
865-717-0976		tcarter@disclo	sureservices.info		



Meadow View at Twin Creeks Community Development District 475 W Town Place Suite 114 St. Augustine, FL 32092 July 2, 2020 Project No: Invoice No:

17348.00000 0194720

Project 17348.00000 2019/2020 General Consulting Services (WA#8) Work Description: Monthly requisitions and pay applications. Prepare annual CDD Report and submit to GMS and CDD Board.

Professional Services rendered through June 30, 2020 Professional Personnel

i folessionari cisonnei					
		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	5/30/2020	1.50	178.00	267.00	
Lockwood, Scott	6/13/2020	2.25	178.00	400.50	
Lockwood, Scott	6/20/2020	24.00	178.00	4,272.00	
CADD/GIS Technician					
Sims, Daniel	6/20/2020	4.25	118.00	501.50	
Administrative Support					
Blair, Shelley	6/20/2020	1.50	81.00	121.50	
Totals		33.50		5,562.50	
Total Lat	or				5,562.50
Expenses					
Mileage				51.75	
Total Ex	penses		1.15 times	51.75	59.51
	the second second second second	Invo	oice Total this I	Period	\$5,622.01

NUL 2 2 2026

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAFE ARCHITECTS 14775 Cld SL Augustine Road • Jacksonwide, Florida 32258 • Lei 904-642-8900 • fax 904-646-9465 CA-0002564 LC-0000316

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🚯 Florida Natural Gas	Phone: 877-436-442	27 Fax: 844-393-9006	
P.O. Box 934726 Atlanta, GA 31193-4726	Email: customerser	rvice@onlyfng.com	
	Invoice		
	antine transformation of the second statements of the second statements of the second statements of the second	Billing Group #	39005
MDG2020 00000215 00 	Invoice Date:	July 09, 2020	
Meadow View at Twin Creeks CDD dba B		invoice #:	346198ES
Accounts Payable		Due Date:	August 03, 2020
475 W. Town Place #114 St Augustine, FL 32092-0000		Current Charges:	\$10.38 Millioners generationers and all all all all all all all all all al
		Last Payment:	\$6.40
	JUL 2-0-2020	Payment Date:	May 29, 2020
		Prior Balance Dile:	\$0.00
		Total Amount Due:	\$10,38

Description Term Therm Cost **INSIDE FERC FGT Z3** 06/03/20 - 07/06/20 12.80 \$3.19 Fuel 06/03/20 - 07/06/20 0.38 \$0.09 Commodity Charges Sub Total: 13.18 \$3.28 Transportation \$1.15 \$1.15 Transportation Charges Sub Total: Customer Charge \$5.95 Miscellaneous Charges Sub Total: \$5.95 Pre-Tax Sub Total: \$10.38 Sales Taxes \$0.00 Taxes Sub Total: \$0.00 **Total Current Charges:** \$10.38

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

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C	÷	ks Payable To: Florida Natural Gas your Billing Group # on your check.
Invoice Date:	July 09, 2020	Accounts Payable	Wire/ACH P	ayment To:
Invoice #:	346198ES	475 W. Town Place #114 St Augustine, FL 32092-0000	Bank:	Wells Fargo Bank Atlanta GA
Due Date:	August 03, 2020		ABA #:	121000248
Current Charges:	\$10.38		Acct Name:	Florida Natural Gas
Last Payment:	\$6.40	المعادية (مراجع مراجع مراجع ا	Account #:	2000036933330
Payment Date:	May 29, 2020			
Prior Balance Due:	\$0.00			Mail Payment To:
Total Amount Due:	\$10.38			Florida Natural Gas
Amount Paid:	งสำนักหนึ่งให้ที่ไปสำนักสารีสรายสูงแบบหลังหางที่ไม่ได้สังได้มีมีมีให้สุดและสุดหนุกสุด			P.O. Box 934726 Atlanta, GA 31193-4726

100000 01 01 000215 000215 P

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Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

RECEIVED

Bill To:

Meadow View at Twin Creeks CDD JUL 0 2 2020 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - July 2020 1, 3/0, 573, 340 Information Technology - July 2020 357 Dissemination Agent Services - July 2020 3/6 Office Supplies 570 Postage 1/25 Copies 4/35		3,937.50 166.67 833.33 9.18 27.00 142.20	3,937.50 166.67 833.33 9.18 27.00 142.20
	Total	1	\$5,115.88
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$5,115.88

Invoice

Invoice #: 60 Invoice Date: 7/1/20 Due Date: 7/1/20 Case: P.O. Number:

Hopping Green & Sams Attorneys and Counselors

119 S. Monroe Street, Ste. 300 P.O. Box 6526

		alianassee, rL 32314 850.222.7500	
		STATEMENT ====================================	
Meadow Vie District c/o GMS, Li 475 West T St. Augustir	C Town Place		r 115845 h 05/31/2020
General C MVTCDD		JLE	1·31·513·315 3
FOR PROF 04/06/20	ESSION/ LMG	AL SERVICES RENDERED Research and analyze impact of federal, state, and local orders regarding amenity closures and reopenings.	0.50 hrs
05/01/20	MGC	Review auditor letter.	0.20 hrs
05/01/20	SSW	Prepare for and attend conference call regarding potential phase 1 amenity re-opening; research items related to same.	1.60 hrs
05/04/20	SSW	Prepare revised outline of amenity re-opening guidelines and circulate same for review.	0.60 hrs
05/06/20	SSW	Review re-opening plan information provided by developer; prepare comments to same.	0.40 hrs
05/07/20	SSW	Prepare comments to draft meeting agenda outline and meeting notice; confer with Oliver and Hogge regarding same.	0.40 hrs
05/08/20	SSW	Prepare for and attend conference call regarding potential phase 1 re-opening of amenities; research follow-up questions regarding same; prepare comments to revised re-opening plan; research and respond to requests for documents and clarification requests received from auditor.	2.40 hrs
05/08/20	LMG	Follow up on status of construction-related agreements in response to auditor's request.	0.40 hrs
05/11/20	SSW	Prepare and transmit final comments to draft agenda outline to Hogge.	0.20 hrs
05/12/20	SSW	Prepare form of waiver and release of liability for resident use of amenity facilities upon re-opening; confer with Parker and Simpson regarding same; prepare final comments to proposed amenity facility re-opening plan.	1.90 hrs

0.40 hrs Continued research on phase 1 and 2 opening regulations and issues: review 05/14/20 JLK summer camp and youth sports program parameters and ADA questions. Prepare comments to draft agenda; confer with Hogge regarding same; 1.40 hrs 05/14/20 SSW prepare comments to draft correspondence to residents regarding phase 1 amenity re-openings; confer with Simpson and Parker regarding same; prepare agenda items; confer with Oliver regarding same.

Confer with Parker and Simpson regarding potential re-opening of fitness center 1.90 hrs SSW 05/18/20 facilities in response to Governor's newly issued Executive Order; prepare and

transmit correspondence regarding considerations related to same, guidance and restrictions applicable to same issued by Governor and DBPR, and sample guidelines and protocols for re-opening of same. 0. 05/19/20 SSW Prepare and transmit revised agenda items; confer with District Manager regarding same. 0. 05/20/20 SSW Confer with Parker, Simpson, and Oliver regarding potential re-opening of fitness center facilities. 0. 05/22/20 SSW Conduct meeting follow-up. 0. 05/28/20 SSW Prepare and circulate comments to draft annual audit; follow-up with Simpson, and Oliver regarding re-opening of additional amenity facilities; 2. 05/28/20 SSW Prepare and circulate comments to draft annual audit; follow-up with Simpson regarding re-openings of additional amenity facilities. 0. 05/28/20 APA Prepare attorney update to auditor letter response fiscal year end 2019. 0. Total disbursements for this matter \$5.00 Total disbursements for this matter \$ 0.80 hrs 140 /hr \$1. 0.90 hrs 275 /hr \$4.50 0.90 hrs 275 /hr \$4.50 0.90 hrs 275 /hr \$4.50	General Coun		Bill No. 115845				Page 2	
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Kilinski, Jennifer L.0.40 hrs275 /hr\$1Gentry, Lauren M.0.90 hrs275 /hr\$2Collazo, Mike0.20 hrs275 /hr\$Warren, Sarah S.16.60 hrs275 /hr\$TOTAL FEESTOTAL DISBURSEMENTS\$\$,0TOTAL CHARGES FOR THIS MATTER\$\$,13BILLING SUMMARYPapp, Annie M Paralegal0.80 hrs140 /hr\$11Kilinski, Jennifer L.0.40 hrs275 /hr\$12Gentry, Lauren M.0.90 hrs275 /hr\$12Collazo, Mike0.20 hrs275 /hr\$24Warren, Sarah S.16.60 hrs275 /hr\$25Collazo, Mike0.20 hrs275 /hr\$4TOTAL FEESTOTAL DISBURSEMENTS\$5,0TOTAL DISBURSEMENTS\$5,0TOTAL DISBURSEMENTS\$4,50	MATTER	SUMMAR	<u> </u>					
Kilinski, Jennifer L.0.40 hrs275 /hr\$1Gentry, Lauren M.0.90 hrs275 /hr\$2Collazo, Mike0.20 hrs275 /hr\$2Warren, Sarah S.16.60 hrs275 /hr\$4,5TOTAL FEESTOTAL CHARGES FOR THIS MATTERPapp, Annie M Paralegal0.80 hrs140 /hr\$11Kilinski, Jennifer L.0.40 hrs275 /hr\$12Gentry, Lauren M.0.90 hrs275 /hr\$12Collazo, Mike0.90 hrs275 /hr\$12Kilinski, Jennifer L.0.40 hrs275 /hr\$12Gentry, Lauren M.0.90 hrs275 /hr\$14Warren, Sarah S.16.60 hrs275 /hr\$12Collazo, Mike0.20 hrs275 /hr\$24Warren, Sarah S.16.60 hrs275 /hr\$4,50TOTAL DISBURSEMENTSTOTAL FEES\$5,0TOTAL DISBURSEMENTS\$4,50		Papp, A	Annie M Paralegal		0.80 hrs	140 /hr	\$112.00	
Collazo, Mike 0.20 hrs 275 /hr \$ Warren, Sarah S. 16.60 hrs 275 /hr \$4,5 TOTAL FEES \$5,0 TOTAL DISBURSEMENTS \$ TOTAL CHARGES FOR THIS MATTER \$ BILLING SUMMARY \$ Papp, Annie M Paralegal 0.80 hrs 140 /hr Killinski, Jennifer L. 0.40 hrs 275 /hr Gentry, Lauren M. 0.90 hrs 275 /hr Collazo, Mike 0.20 hrs 275 /hr Warren, Sarah S. 16.60 hrs 275 /hr		• •			0.40 hrs		\$110.00	
Warren, Sarah S. 16.60 hrs 275 /hr \$4,5 TOTAL FEES \$5,0 TOTAL DISBURSEMENTS \$ TOTAL CHARGES FOR THIS MATTER \$ BILLING SUMMARY \$ Papp, Annie M Paralegal 0.80 hrs 140 /hr \$11 Killinski, Jennifer L. 0.40 hrs 275 /hr \$12 Gentry, Lauren M. 0.90 hrs 275 /hr \$24 Collazo, Mike 0.20 hrs 275 /hr \$4,50 Warren, Sarah S. 16.60 hrs 275 /hr \$4,50 TOTAL DISBURSEMENTS \$5,0 \$5,0 Collazo, Mike \$275 /hr \$4,50 Warren, Sarah S. 16.60 hrs 275 /hr \$4,50 TOTAL DISBURSEMENTS \$5,0 \$5,0 TOTAL DISBURSEMENTS \$5,0 \$5,0 KURP \$5,0 \$5,0 TOTAL DISBURSEMENTS \$5,0 State \$5,0 TOTAL DISBURSEMENTS \$5,0 State \$5,0 TOTAL DISBURSEMENTS \$5,0 State \$5,0 State \$5,0		Gentry,	, Lauren M.		0.90 hrs		\$247.50	
TOTAL FEES TOTAL DISBURSEMENTS \$5,0 TOTAL CHARGES FOR THIS MATTER \$5,13 TOTAL CHARGES FOR THIS MATTER \$5,13 BILLING SUMMARY Papp, Annie M Paralegal 0.80 hrs 140 /hr \$11 Kilinski, Jennifer L. 0.40 hrs 275 /hr \$11 Gentry, Lauren M. 0.90 hrs 275 /hr \$12 Collazo, Mike 0.20 hrs 275 /hr \$24 Collazo, Mike 0.20 hrs 275 /hr \$24 Warren, Sarah S. 16.60 hrs 275 /hr \$4,50 TOTAL FEES TOTAL DISBURSEMENTS \$5,0			•				\$55.00	
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TOTAL CHARGES FOR THIS MATTER\$5,13BILLING SUMMARYPapp, Annie M Paralegal0.80 hrs140 /hr\$1Kilinski, Jennifer L.0.40 hrs275 /hr\$1Gentry, Lauren M.0.90 hrs275 /hr\$2Collazo, Mike0.20 hrs275 /hr\$4Warren, Sarah S.16.60 hrs275 /hr\$4,50TOTAL FEES\$5,0TOTAL DISBURSEMENTS4			Т	TOTAL F	EES		\$5,089.50	
BILLING SUMMARY Papp, Annie M Paralegal 0.80 hrs 140 /hr \$1: Kilinski, Jennifer L. 0.40 hrs 275 /hr \$1: Gentry, Lauren M. 0.90 hrs 275 /hr \$2: Collazo, Mike 0.20 hrs 275 /hr \$2: Warren, Sarah S. 16.60 hrs 275 /hr \$4: TOTAL FEES \$5,0 TOTAL DISBURSEMENTS \$5,0			TOTAL DISBL	IRSEMEI	NTS		\$48.71	
Papp, Annie M Paralegal0.80 hrs140 /hr\$11Kilinski, Jennifer L.0.40 hrs275 /hr\$12Gentry, Lauren M.0.90 hrs275 /hr\$24Collazo, Mike0.20 hrs275 /hr\$27Warren, Sarah S.16.60 hrs275 /hr\$4,50TOTAL FEES\$5,0TOTAL DISBURSEMENTS\$4,50			TOTAL CHARGES FOR THI	S MATI	TER		\$5,138.21	
Kilinski, Jennifer L.0.40 hrs275 /hr\$12Gentry, Lauren M.0.90 hrs275 /hr\$24Collazo, Mike0.20 hrs275 /hr\$4Warren, Sarah S.16.60 hrs275 /hr\$4,50TOTAL FEES\$5,0\$5,0TOTAL DISBURSEMENTS\$4	BILLING	SUMMA	RY					
Kilinski, Jennifer L.0.40 hrs275 /hr\$12Gentry, Lauren M.0.90 hrs275 /hr\$24Collazo, Mike0.20 hrs275 /hr\$4Warren, Sarah S.16.60 hrs275 /hr\$4,50TOTAL FEES\$5,0\$5,0TOTAL DISBURSEMENTS\$4		Pann /	Annie M Paralegal		0.80 hrs	140 /hr	\$112.00	
Gentry, Lauren M. 0.90 hrs 275 /hr \$24 Collazo, Mike 0.20 hrs 275 /hr \$ Warren, Sarah S. 16.60 hrs 275 /hr \$4,50 TOTAL FEES \$5,0 TOTAL DISBURSEMENTS \$			_				\$110.00	
Collazo, Mike 0.20 hrs 275 /hr \$ Warren, Sarah S. 16.60 hrs 275 /hr \$4,50 TOTAL FEES \$5,0 TOTAL DISBURSEMENTS \$					0.90 hrs		\$247.50	
TOTAL FEES \$5,0 TOTAL DISBURSEMENTS \$			-		0.20 hrs	275 /hr	\$55.00	
TOTAL DISBURSEMENTS			-		16.60 hrs	275 /hr	\$4,565.00	
TOTAL DISBURSEMENTS				ΓΟΤΑΙ Ε	EES		\$5,089.50	
TOTAL CHARGES FOR THIS BILL \$5,1							\$48.71	
			TOTAL CHARGES FOR	THIS B	ILL		\$5,138.21	

Please include the bill number with your payment.

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617801 DATE: 7/1/2020

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

DUE DATE	RENTAL PERIOD
8/7/2020	

JUL 18 2020

1.32.572.45915

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

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617801	8/7/2020	\$2,307.62	

Meadow View at Twin Creeks CDD Ernesto J Torres 475West Town Place, Suite 114 St. Augustine, FL 32902 Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401

pool	sure) Invoice)	Date Invoice #	¥ 1	7/8/2020 31295593890
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043			Due Date	7/28/2020		
ar@poolsure.com 800-858-POOL (76	65)		PO #			
www.poolsure.com	,	D	elivery Ticket #	Sales Order #13	331250	
			Delivery Date	7/8/2020		
		De	livery Location	Meadow View a	t Twin Creeks CI	D Pool
Bill To Meadow View at Twin 475 West Town Place			Customer #	13BEA030		
Suite 114 St. Augustine FL 3209	92 notice under the truth in lend	ding act that any accounts	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259			
month late charge and atto	rney fees.					
Item ID 115-300	Item Bleach Minibulk Delivere		Quantity 50	Units 0 gal	Rate 1.50	Amount 750.00
	RECE JUL 1 22 D 1, 320, 57					

Total Amount Due

750.00 **\$750.00**

Remittance Slip

Customer 13BEA030

Invoice # 131295593890



Amount Due Amount Paid \$750.00

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

pool	sure) Invoice		Date Invoice #	¥ 1	7/8/2020 31295593895
1707 Townhurst Dr	**************************************		Terms	Net 20		
Houston TX 77043			Due Date	7/28/2020		
ar@poolsure.com 800-858-POOL (766	35)		PO #			
www.poolsure.com			very Ticket #	Sales Order #13	331249	
			Delivery Date	7/8/2020		
Bill To		Deliv	ery Location	Meadow View a	t Twin Creeks CD	D Activity Po
Meadow View at Twin 475 West Town Place	Creeks CDD		Customer #	13BEA030		
Suite 114 St. Augustine FL 3209	92		Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259			
LATE FEE: This constitutes month late charge and atto	notice under the truth in lend rney fees.	ling act that any accounts re	maining unpaid aft	er the due date	are subject to 1	1/2% per
Item ID	Item		Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivere	ed	300) gal	1.50	450.00
160-050	Pool Acid bulk by Gallon		15	5 gal	3.00	45.00
	JU	CEIVED L 1 0 2020 S72 45506				

Total 495.00 Amount Due \$495.00

Remittance Slip

Customer 13BEA030

Invoice # 131295593895



Amount Due Amount Paid \$495.00

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

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

Invoice

Invoice #: 64

Invoice Date: 6/22/2020

Bill To: Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	JUN 2 5 2020	Due Date: 6 Case: P.O. Number:	5/22/2020
Description	Hours/C	Qty Rate	Amount
Facility Maintenance May 1 - May 31, 2020 Maintenance Supplies BALLA 6-23-20 JAKE MAINT - #145.00 DOI. 320.53800.54005 DANITORIAL - #185.45 DOI. 320.57200.415507 Pool Chemicals - #192.05 DOI. 320.57200.415506 REPAIRS + REPLACEMENTS - #3213.34 DOI. 320.57200.44200 DOD		2,819.74 916.10	2,819.74 916.10
	Тс	otal	\$3,735.84
	Pa	ayments/Credits	\$0.00
	B	alance Due	\$3,735.84

RECEIVED

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

Date	<u>Hours</u>	<u>Employee</u>	Description
5/1/20	2	K.H.	Installed new hose for handicap chair in spray feature, picked up supplies
5/4/20	4	K.H.	Additional Janitorial for preparing for facility for re-opening
6/5/20	8	R.W.	Pressure washed amenity center and pool furniture
5/6/20	1	K.H.	Additional janitorial and prep for re-opening
5/7/20	8	R.W,	Deep sterilization of playground, dog park, picnic tables and benches, checked and changed trash receptacles at playground and dog park, pressure washed back of amenity center and boat house, removed debris and raked all playgrounds
5/12/20	8	R.W.	Fill and prep columns for paint, fill and prep 2 swing set structures for paint, removed debris in parking lot and playgrounds, wipe all benches and picnic tables, cleaned dirty pavers on pool deck, rake playgrounds
5/14/20	8	R.W.	Sand and paint columns and swing structure, rehang windscreens on tennis courts and removed damaged screens, pressure wash park of the pool deck to remove bird droppings
5/15/20	2	K.H.	Repaired windscreens on tennis courts, sanilized hendralls, benches and all outdoor equipment, excluding pool deck
5/15/20	2	R.W.	Secure fence securely to main fence structure, flx center court strap on right court, clean courts for opening
5/18/20	4	T.C.	Removed all debris in trash from lakes
5/19/20	8	R.W.	Paint swing structure, removed debris at amenily center, pool, playgrounds, dog park, roadways and common areas, sanilize playground, all benches and picnic tables, pressure wash pool deck to remove bird droppings
5/21/20	8	R.W.	Pressure washed pool deck, beacon lake door mats and benched behind crew house, fix broken umbrella and put in storage, clean all railings and benches at amenity center entrance, measure sidewalk width near 384 Convex per resident request
6/26/20	8	R.W.	Pressure wash amenily center entrance and breezeway, removed debris in parking lot, playground and roadways, move filness equipment for social distancing, set up and install 2 new sanitary wipe dispensers, move damaged windscreens to pump yard
5/28/20	8	R.W.	Hang social distancing signs at amenity center, pressure wash pool furniture, removed spider webs from pool pavilion, removed debris at parking lot and playground
TOTAL	79	I	
MILES	123	,	Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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MAINTENANCE BILLABLE PURCHASES

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Period Ending 06/05/20

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MEADOWVIEW	C11100	Parala Dava Mandar	8,46	B.S.
AT TWIN CREEKS CDD	5/7/20	Female Hose Mender	8,46	B.S.
(MVTC)	5/8/20	Bleach (2)	11.48	B.S.
	5/8/20	Hoze Nozzle	10,32	B.S.
	5/8/20	Jet Nozzle	7.54	в.S. В.S.
	5/8/20	Spray Bottles (2)		
	5/8/20	Mr Clean Cleaner (2)	17.18	B.S.
	5/8/20	Disinfectant Wipes (4)	22.91	B.S.
	5/8/20	Adult Bag Valve Mask	18,23	T.W.
	5/8/20	Infant Bag Valve Mask	18.23	T.W.
	5/13/20	Number Divklers (or Lifeguard Book	9.46	T.W.
	5/15/20	Total Alkalinity	42.54	B.S.
	5/15/20	Metal Control	25,29	
	5/15/20	Metal Control	25,29	
	5/19/20	Pumice Stick	2.86	T.C.
	5/19/20	CLR Remover	6.75	T.C.
	5/19/20	HDX Terry Towels 20pk	11.47	T.C.
	5/21/20	Toilet Bowl Cleaner	4.65	T.C.
	5/26/20	Terry Towels 36pk	16.07	R.M.
	5/26/20	24" Paini Edge	7.44	R.M.
	5/26/20	Gloss White 1 Gallon	34,48	R.M.
	5/26/20	6" Plastic Tray (2)	4.30	R.M.
	5/26/20	7" Plastic Tray (2)	6.83	R.M.
	5/26/20	Agetone	19.86	R.M.
	5/26/20	2.0 Angle Brush (3)	20,25	R.M.
	5/26/20	3M Painters Tape	4.11	R.M.
	6/2/20	Germisept Gym Wipes 4 rolls 3200wipes (4)	547,40	R.M.
	6/3/20	Pine Sole	4.35	
	VIVIAV		0.00	
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TOTAL \$916.10

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Riverside Management Services, Inc

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

Invoice

RECEIVED

JUN 2 5 2020

Invoice #: 65 Invoice Date: 6/23/2020 Due Date: 6/23/2020 Case: P.O. Number:

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

427.56	16.00	6,840.96
1	1	
		•
Total		\$6,840.96
Paymen	ts/Credits	\$0.00
Balance	Due	\$6,840.96
	Paymen	Total Payments/Credits Balance Due

RMW 6,24,20

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description		<u>late</u>	Amount	
427,56	Lifeguard Services	\$	16.00	\$	6,840.96
	Covers Pay Period Ending; June 18, 2020				
	TOTAL DUE:			\$	6,840.96

LIFEGUARDS #320-572-45501

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MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT LIFEGUARD BILLABLE HOURS PAY PERIOD ENDING 6/18/20

Date	Hours	Employee	Description
6/1/20	7.9	S.T,	Lifeguarding
6/1/20	7.5	н.д.	Lifeguarding
6/1/20	2.5	K,G,	Lifeguarding
6/1/20	8,65	ፒM.	Lifeguarding
6/2/20	8,08).A.	Lifeguarding
6/2/20	8.08	Н.В.А.	Lifeguarding
6/2/20	4	K.G.	Lifeguarding
6/2/20	8,77	Т.М.	Lifeguarding
6/3/20	7.5	H,A,	Lifeguarding
6/3/20	7.92	J.A.	Lifeguarding
6/3/20	7.92	H.B.A.	Lifeguarding
6/3/20	4	K.G.	Lifeguarding
6/5/20	7,93	R.S.	Lifeguarding
6/5/20	7,67	S.T.	Lifeguarding
6/5/20	8	J.A.	Lifeguarding
6/5/20	8	H.B.A.	Lifeguarding
6/6/20	7,98	R.S.	Lifeguarding
6/6/20	7.83	S.T.	Lifeguarding
6/6/20	7.92	Τ.Μ.	Lifeguarding
6/6/20	4	K.G.	Lifeguarding
6/7/20	7.87	J.A.	Lifeguarding
6/7/20	7.87	H.B.A.	Lifeguarding
6/8/20	8,17	S.T.	Lifeguarding
6/8/20	8.05	H.A.	Lifeguarding
6/8/20	4	K.G.	Lifeguarding
6/9/20	8.07	S.T.	Lifeguarding
6/9/20	7.92	J.A.	Lifeguarding
6/9/20	8	H.B.A.	Lifeguarding
6/9/20	4	K.G.	Lifeguarding
6/10/20	5.88	R.S.	Lifeguarding
6/10/20	6.05	J.A.	Lifeguarding
6/10/20	5.75	H.B.A.	Lifeguarding
6/10/20	4	K.G.	Lifeguarding
6/11/20	8,13	R.S.	Lifeguarding
6/11/20	7,97	S.T.	Lifeguarding
6/11/20	7.93	H.A.	Lifeguarding
6/11/20	4	K.G.	Lifeguarding
6/12/20	7.93	R.S.	Lifeguarding
6/12/20	7.92	J.A.	Lifeguarding
6/12/20	7,83	H.B.A.	Lifeguarding
6/13/20	8.1	R.S.	Lifeguarding
6/13/20	7.17	J.A.	Lifeguarding
6/13/20	7.5	K,G,	Lifeguarding
6/14/20	7.92	R.S.	Lifeguarding
6/14/20	4	H.A.	Lifeguarding
6/14/20	7.72	J.A.	Lifeguarding
6/14/20	7.67	H.B.A.	Lifeguarding
6/15/20	8,1	S.T.	Lifeguarding
6/15/20	7.5	H.A.	Lifeguarding
6/15/20	7.8	J.A.	Lifeguarding
6/15/20	4	K.G.	Lifeguarding
6/16/20	7.92	J.A.	Lifeguarding
6/16/20	7.87	H.B.A.	Llfeguarding
6/16/20	4	H.A.	Lifeguarding
6/16/20	4	K.G.	Lifeguarding
6/17/20	7,95	J.A.	Lifeguarding
6/17/20	7.95	H.B.A.	Lifeguarding
6/17/20	4,25	K.G.	Lifeguarding
6/18/20	8,4	S.T.	Lifeguarding
6/18/20	8.25	H.A.	Lifeguarding
6/18/20	5,5	K,G,	Lifeguarding
6/18/20	4,5	M.K.	Lifequarding
0/10/20	-1-3	1,111/1	ការកុងកុលបារអ្ន

TOTAL 427.56

PPE 6-18-20

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

Invoice

RECEIVED

JUN 2 5 2020

Invoice #: 66 Invoice Date: 6/23/2020 Due Date: 6/23/2020 Case: P.O. Number:

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

Hours/Qty	Rate	Amount
51	16.00	816.00
	1	
Total		\$816.00
Paymen	ts/Credits	\$0.00
Balance	Due	\$816.00
	51 Total Paymen	51 16.00

RHW

6,24,20

MVTC CDD

DECK MONITOR INVOICE DETAIL

Quantity	Description	Rate		Amount
51	Deck Monitor	\$ 16,00	4 3-	816,00
	Covers Pay Period Ending: June 18, 2020			
	#320-572-45501			

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TOTAL DUE:

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\$ 816,00

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 6/18/20

<u>Date</u>	Hours	Employee	Description
6/1/20	9,25	T.A.W.	Deck Monitor for Pool & Gym
6/2/20	8.25	T.A.W.	Deck Monitor for Pool & Gym
6/8/20	8.25	T.A.W.	Deck Monitor for Pool & Gym
6/9/20	8.75	T.A.W.	Deck Monitor for Pool & Gym
6/15/20	8,25	T.A.W.	Deck Monitor for Pool & Gym
6/16/20	8.25	T.A.W.	Deck Monitor for Pool & Gym

TOTAL	51

PPE 6-18-20

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Riverside Management Services, Inc

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

Invoice

Invoice #: 67 Invoice Date: 7/8/2020 Due Date: 7/8/2020 Case: P.O. Number:

RECEIVED

JUL 1 0 2020

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

Description	Hours/Qty	Rate	Amount
Description Deck Monitor through July 2, 2020 1, 320, 572, 45501 IN D	Hours/Qty 31.5	Rate 16.00	Amount 504.00
	Total Payment Balance	ts/Credits Due	\$504.00 \$0.00 \$504.00

2mu 7,9,20 ¢

MVTC CDD

DECK MONITOR INVOICE DETAIL

Quantity	Description	<u>Rate</u>	Amount
31.5	Deck Monitor	\$ 16.00	\$ 504.00
	Covers Pay Period Ending; July 2, 2020		
	#320-572-45501		

TOTAL DUE:

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\$ 504.00

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 7/2/20

<u>Date</u> 6/22/20 6/23/20 6/29/20 6/30/20	Hours 8.25 7.25 8.25 7.75	<u>Employee</u> T.A.W. T.A.W. T.A.W. T.A.W. T.A.W.	<u>Description</u> Deck Monitor for Pool & Gym Deck Monitor far Paol & Gym Deck Monitor for Pool & Gym Deck Monitor for Pool & Gym
TOTAL	31.5		

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

Invoice

Invoice #:	63
Invoice Date:	7/1/2020
Due Date:	7/1/2020
Case:	
P.O. Number:	

RECEIVED

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

JUL 0 8 2020

Description	n	Hours/Qty	Rate	Amount
Janilorial Services - July 2020 32,0, 4 Pool Maintenance Services - July 2020	572, 45507		1,295.00 1,365.00	1,295.00 1,365.00
Contract Administration -July 2020 3 2.0 Facility Management - Meadow View - Ju	.572,45504 1y2020 320,572,4550	2	1,666.67 5,000.00	1,666,67 5,000,00
20	B			
		Total		\$9,326.67
		Payme	nts/Credits	\$0,00
		Balanc	e Due	\$9,326.67

Riverside Management Services, Inc

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

Invoice

Invoice #: 68 Invoice Date: 7/8/2020 Due Date: 7/8/2020 Case: P.O. Number:

Bill To: Meadow View @ Twin Creeks CDD 475 West Town Place

Suite 114 St. Augustine, FL 32092 JUL 1 0 2020

RECEIVED

Description	Но	urs/Qty	Rate	Amount
Lifeguard Services through July 2, 2020		350.93	16.00	5,614.88
	<u> </u>	Total		\$5,614.88
	-	Paymen	ts/Credits	\$0,00
	-	Balance	Due	\$5,614.88
			RHW	

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	Description	į	Rate	Amount
350.93	Lifeguard Services	\$	16.00	\$ 5,614.88
	Covers Pay Period Ending: July 2, 2020			
	TOTAL DUE:			\$ 5,614.88

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LIFEGUARDS #320-572-45501

Date Hours Employee Description 6/19/20 5.83 J.A. Lifeguarding 6/19/20 5.83 H.B.A. Lifeguarding 6/20/20 8.17 S.T. Lifeguarding 6/20/20 8.95 T.M. Lifeguarding 6/20/20 4 H.A. Lifeguarding 6/21/20 7.5 K.G. Lifeguarding 6/21/20 7.87 J.A. Lifeguarding 6/21/20 7.88 S.T. Lifeguarding 6/22/20 8 S.T. Lifeguarding 6/22/20 6.77 K.G. Lifeguarding 6/22/20 4 M.K. Lifeguarding 6/23/20 6.83 J.A. Lifeguarding 6/23/20 6.57 S.T. Lifeguarding 6/23/20 6.58 K.G. Lifeguarding 6/24/20 7.83 S.T. Lifeguarding 6/25/20 7.83 S.T. Lifeguarding 6/25/20 <td< th=""><th></th><th></th><th></th><th></th></td<>				
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Supervisor		

Lifeguarding 3

350.93

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 # 13756A

Date: 01-Jul-2020 Payment is due within 30 days of invoice date.

RECEIVED

JUL 0 8 2020

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:	LF TM (BASE) S/N AST175918 (CONSOLE) S/N GIT101050 - HEADPHONE JACK. RICHARD 904-316-9279

Description	Part #	Part Cost	QTY	Total
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		0.00	1.00	0.00
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	20.00	1.00	20.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	0.50	30.00
LF - TM - HP/USB PCB BOARD: LF - TM - HP/USB PCB BOARD	B084-92391- 0004	32.69	1.00	32.69
Comments:			Parts Total	82.69
			Тах	0.00
			Balance	82.69

Technician: ROBERT PETERKIN

Thank you for your business.

1, 320, 572, 44207 48 D

Questions on this invoice call:

(866) 470-7133 Option 2



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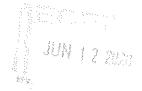
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Legal Ad Invoice



The St. Augustine Record

		The St. Au One N	Payments to: Igustine Record News Place ttine, FL 32086				
Acct: Phone: E-Mail: Client:	15651 9049405850 MEADOW VIEW AT TWIN CREEK	Name: Address:	MEADOW VIEW AT TV 475 WEST TOWN PLA SAINT AUGUSTINE	CE, SUITE 114	DD FL	Zip:	32092
Ad Number: Start: Placement: Copy Line:	0003284407-01 06/09/2020 SA Legals MEADOW VIEW AT TWIN CREEK	Issues: 1 Rep: Meli	rtney hogge issa Rhinehart Y DEVELOPMENT DIST	Paytype: Stop: RICT NOTICE C	BILL 06/09/2020 DF PUBLIC N		NG HELD DUR



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The St. Augustine Record

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

1.02

8.50

\$152.58

HEALTH EMERCENCY DUE TO COVID-19 Natice is hereby given that the Board of Supervisors ("Board") of the Méadow View at Twin Creeks Commanity De-velopment. Bistrict-("d'District") will hold a regular meeting on Thursday, June 18, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meetin-g"). The Meeting is anticipated to be conducted remotely, pursuant to ZOOM media technology and/or by tel-ephone pursuant to Executive Orders 20-52, 20-69 and 20-123 issued by Governor DeSantis, including any ex-tensions or supplements thereof, and pursuant to Section 120.64(5)(b)2, *Florida Statutes.* An electronic copy of the agenda may be obtained by contact-ing the office of the District Manager, c/o Governmental Management Serv-ices, LLC, at (904) 940-5850 or joliver @gmsnl.com ("District Manager's Of-fice") and is also expected to be availa-ble on the District's website, www.mead owviewattwincreekscdl.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 Serv-ic's Board of Supervisors, which may be held in person or utilizing ZOOM me-dia technology due to the current (OVID-19) public health emergery, the District fully encourages public partici-pation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit ques-tions and comments to the District Manager at least 24-hours in advance at (904) 940-6850 or joliver@gmsnl.com

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. Anyone wishing to participate in the meeting will occur should refer to the District's website, W ww.meadowviewattwincreeksced.com.
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 vised that person will need a vised that person will need a verbatim record of the proceedings and that accordingly, the person moy need to ensure that a verbatim record of the proceedings and that accordingly. In such crunt, any be conducted by media communitations technology. In such crunt, anyone requiring assistance in order to obtain accordingly difference in the meeting will be conducted by media communications media technology being utilized to conjust the meeting, should ender the District Manager's Office at least forty-right (48) hours prior to the meeting. Similarly, any person requiring or that meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-right (48) hours prior to the meeting. Similarly, any person requiring or that meeting state according the meeting. Similarly, any person requiring or the meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-right (48) hours prior to the meeting.
Similarly, any person requiring or that the meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-right (48) hours prior to the meeting.
Similarly,

James Oliver District Manager 0003284407 June 9, 2020

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651 AD# 0003284407-01

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 BOS REG MTG 6/18/20 was published in said newspaper on 06/09/2020.

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

who is personally known to Ъу me or who has produced as identification

JUN 1 n 2020

(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

COVID-19 Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community De-velopment District ("District") will hold a regular meeting on Thursday, June 18, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meetin-g"). The Meeting is anticipated to be conducted remotely, pursuant to ZOOM media technology and/or by tel-ephone pursuant to Executive Orders 20-52, 20-69 and 20-123 issued by Governor DeSantis, including any ex-tensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. An electronic copy of the agenda may be obtained by contact-ing the office of the District Managers Of-fice") and is also expected to be availa-ble on the District website, www.mead owviewattwincreekscdd.com at least seven days prior to the meeting. Should conditions allow the Meeting to occur ble on the District's website, <u>www.hteau</u> <u>owwiewattwincreeksedd.com at least</u> 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 Distric-t's Board of Supervisors, which may be held in person or utilizing ZOOM me-dia technology due to the current COVID-19 public health emergency, the District fully encourages public partici-pation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit ques-tions and comments to the District Manager at least 24-hours in advance at (904) 940-5850 or joliver@gmainf.com to facilitate the Board's consideration of such questions and comments during the metric device avision to narie.

Manager at least 24-hours in advance at (904) 940-5850 or <u>ioliver(Egmsnif.com</u>) to facilitate the Board's consideration of such questions and comments during the meeting. Anyone wishing to partic-ipate in the meeting will occur should refer to the District's webgite, <u>W</u> <u>www.meadowviewattwincreeksed(com</u>). The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for com-munity 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 re-spect to any matter considered at the Meeting is advised that person will need a verbain record of the pro-ceedings is made, including the testi-mony and evidence upon which such appeal is to be based. As indicated above, this meeting may be conducted by medic communications technology. In such const, anyone re-quiring assistance in order to obtain ac-cess to the telephonic, video conferencing, or other communications media technology being utilized to con-duct this meeting should contact the District Manager's Office at least forty-eight (46) hours prior to the meeting. Similarly, any person requiring or that otherroise may nead reassistance accessing or participating in this meeting because of a disability or physical impairment is strongly concurred to contact the District Manager's Office at least forty-eight (46) hours prior to the meeting. Similarly, any person requiring or that otherroise may need accessing or other the proves of the advision to 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 (46) hours in advance for further accommodations. If you are kearing or paped hours in advance for further accommodations. If you are kearing or District Manager's Office.

James Oliver James Unver District Manager 0003284407 June 9, 2020



Notary Public State of Florida TIFFANY M LOWE My Commission GG 115811 Expires 06/18/2021



www.westorangenurseries.com

Invoice

1.32.538.45003 13 PROJECT

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INVOICE# DATE 7/1/2020 12069

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 JULY Maintenance

P.O. NUMBER	TERMS	REP	SHIP 7/1/2020	VIA	F.O.B.	PF	OJECT
quantity 1	ITEM CODE Maintenance	-	DESCRIPT Lawn Mainte rol & Fertiliz	enance : incl		асн 011.47	amount 9,011.
		JULY 202	20				

TOTAL

@ 2003 M/ UIT MC. z 424 1-000-485-6610



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 104122	4/8/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 8, 2020 Invoice Amount: \$151.75

Description Current Amount	18 L 200
sports field repairs	
Irrigation Reapairs \$151.75	5
RECEIVED	

JUL 1 4 2020

Invoice Total

\$151.75

40 D 1,320,538,45009

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



Bill To:

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

Property Name:

Description

Meadow View at Twin Creeks

INVOICE

INVOICE #	INVOICE DATE
JAX 104123	4/8/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 8, 2020 Invoice Amount: \$631.18

Current Amount

Mainline repair Entrance Side Near Flower Bed

Irrigation Reapairs

RECEIVED

JUL 1 4 2020

Invoice Total

\$631.18

\$631.18

1.322.538.45009

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



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 122160	6/15/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 15, 2020 Invoice Amount: \$15,653.85

Description

Monthly Landscape Maintenance June 2020

Current Amount \$15,653.85

RECEVED

JUL 1 4 2020

Invoice Total

\$15,653.85

40 D 1. 322. 538. 15003

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