

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

SEPTEMBER 17, 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

September 11, 2020

Board of Supervisors
Meadow View at Twin Creeks
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District is scheduled for **Thursday, September 17, 2020 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the August 20, 2020 Meeting
- IV. Ratification of Proposal from Clary & Associates for Surveying and Mapping Services Related to the Beacon Lake Parkway Extension
- V. Consideration of Memorandum of Understanding with the St. Johns County Property Appraiser Regarding Confidential Information
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary
 - C. District Manager
 - D. Amenity Manager – Memorandum
 - E. Operations Manager
- VII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 14
 - E. Consideration of Funding Request No. 49
- VIII. Supervisors' Requests and Audience Comments
- IX. Next Scheduled Meeting – October 15, 2020 at 10:00 a.m. at the offices of GMS
- X. Adjournment

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

The fourth order of business is ratification of proposal from Clary & Associates for surveying and mapping services related to Beacon Lake Parkway extension. A copy of the proposal is enclosed for your review.

The fifth order of business is ratification of memorandum of understanding with the St. Johns County Property Appraiser regarding confidential information. A copy of the agreement is enclosed for your review and approval.

Enclosed under financial reports is the balance sheet and income statement, assessment receipts schedule, check register, construction funding request number 14 and funding request number 49.

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

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

Sincerely,

James Oliver

James Oliver

District Manager
Meadow View at Twin Creeks
Community Development District

AGENDA

Meadow View at Twin Creeks Community Development District Agenda

Thursday
September 17, 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.meadowviewattwincreeksbdd.com

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VIII. Supervisors' Requests and Audience Comments

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X. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Sarah Warren	District Counsel (by phone)
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager (by phone)
Timi Wright	Riverside Management Services (by phone)
Venus Durden	Riverside Management Services (by phone)

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

Affidavit of Publication

A copy of the affidavit of publication for the public hearing and meeting was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 16, 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 July 16, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2021 Budget

Mr. Oliver stated the budget before you was approved back in May and has been refined over the last couple of months. The most important thing to note is that there is no increase in assessments. As in year's past, the tax roll assessments make up some of the revenues for the District and the difference is made up by direct bill, and by developer contributions. This budget grows from \$1.1 million to \$1.2 million and the biggest reason for the increase would be on page two under grounds maintenance the landscape maintenance costs go from about \$187,000 to \$292,000. Of course, as the district grows, we will have more areas to maintain. You'll also see the repairs and maintenance line grows from \$10,000 to \$36,000.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the public hearing was opened.

There were no comments from the public.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the public hearing was closed.

A. Consideration of Resolution 2020-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021

Ms. Warren gave a brief overview of the purpose of the resolution noting that this resolution adopts the budget for the fiscal year.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2020-10 was approved.

B. Consideration of Resolution 2020-11, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Warren gave a brief overview of resolution 2020-11 noting this resolution provides for the collection of assessments on the tax roll pursuant to the uniform method as well as collection for the portion of the budget attributable to any undeveloped properties being direct collected.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2020-11 was approved.
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C. Consideration of Deficit Funding Agreement with Heartwood 23, LLC

Ms. Warren stated this agreement provides that to the extent the operating expenses exceeds the amount of assessments collected, the developer agrees to deficit fund those expenses and provide funding within 30 days of written request by the District.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the deficit funding agreement with Heartwood 23, LLC was approved.
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SIXTH ORDER OF BUSINESS

Ratification of Proposals

A. Basham & Lucas Proposal for Design Services Related to Community Park

Mr. Oliver stated this proposal was previously executed by the Vice Chairman.

Mr. Kovacic stated this is an ongoing effort for us to get to the finish line to complete improvements of both the community park and lakeside park.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the proposal from Basham & Lucas was ratified.
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B. Environmental Resource Solutions Proposal for Environmental Permitting Assistance for Beacon Lake Parkway Extension Project

Mr. Kovacic stated this is related to permitting and is associated with the remaining portion of Beacon Lake Parkway to be constructed.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor Environmental Resource Solutions proposal was approved.

C. Duval Asphalt for Phase 1 Asphalt Top Lift

Mr. Oliver stated this proposal has been signed by the Vice Chairman.

Mr. Lyman stated I spoke to Duval yesterday and asked them to give us a proposal to do temporary striping and to come back and do the thermal as well, so they will be sending that over.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the proposal from Duval Asphalt was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Warren stated we are continuing to monitor everything COVID-related and we will keep the board apprised.

B. District Engineer - Requisition Summary

The Board and Engineer briefly discussed the purpose of various requisitions included on the requisition summary.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor requisition numbers 317-340 were approved.

Mr. Lockwood stated I have several change orders from Hughes Brothers. Most of them are credits. For Beacon Lake Phase 3A subdivision there is an increase of \$373,000 related to the parks. There is another change order related to the 3A Parkway and it is a deduct of \$427,000 for installation of sidewalk. There is another change order related to Phase 2B for a credit of \$178,000. The next change order is related to Phase 3A subdivision for a credit of \$119,000 and is mostly clean up stuff. Change order number seven is for adding direct purchases we didn't use related to Phase 2 in the amount of \$32,000. The last change order is a credit of \$310,000 related mostly to sidewalk and pipe we didn't install.

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

C. District Manager – Consideration of a Regular Meeting Schedule for Fiscal Year 2021

A copy of the proposed meeting schedule was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the meeting schedule for Fiscal Year 2021 was approved as presented.

D. Amenity Manager – Report

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

E. Operations Manager – Dog Waste Station Quotes

Copies of the quotes were included in the agenda package and are similar in price.

On MOTION by Ms. Simpson seconded by Mr. Parker with all in favor purchasing six round aluminum can dog waste stations was approved.

Ms. Simpson informed the Board that lifeguards are scheduled to be done after August 31st, which leaves no one to sanitize the pool deck furniture at times that the facility attendant is not onsite. Mr. Parker stated that he was okay with extending use of a deck monitor on Mondays and Tuesdays and extending use of lifeguards on weekends through September 27th.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

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

C. Check Register

A copy of the check register totaling \$598,777.75 was included in the agenda package.

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

D. Consideration of Construction Funding Request No. 13

Construction funding request number 13 totals \$827,005.77 and mirrors the requisition summary approved earlier.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor construction funding request number 13 was approved.

E. Consideration of Funding Request No. 48

A revised copy of funding request number 48 was presented in the amount of \$83,383.15.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor funding request number 48 was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Parker asked did we get a revised easement for the proposed dock construction by Toll Brothers?

Mr. Kovacic stated Jonathan (at Hopping Green & Sams) is working on the language.

Mr. Lockwood reported that the issues with the sanitary sewer line have been resolved with Hughes Brothers cleaning out the line.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 17, 2020 at 10:00 a.m. at the Offices of GMS

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



bkovacic@bbxcapital.com

August 21, 2020

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

Attn: Jim Oliver

Re: Beacon Lake Parkway Extension
St. Johns, Florida

Dear Mr. Oliver:

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

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

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

- 1) \$3,250.00
- 2) \$2,800.00
- 3) \$1,500.00 plus fees

Initial BK

August 21, 2020

Page 2

Meadow View at Twin Creeks CDD

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

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

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

TERMS:

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

Initial BK

August 21, 2020

Page 3

Meadow View at Twin Creeks CDD

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

Sincerely,

Clary & Associates, Inc.
Professional Surveyors & Mappers

Jeff Steinle
Vice-President

Company
(CLIENT) Name: Meadow View at Twin Creeks Community Development District

c/o Governmental Management Services, LLC
Address: 475 West Town Place, Suite 113

City: St. Augustine State: FL Zip: 32092

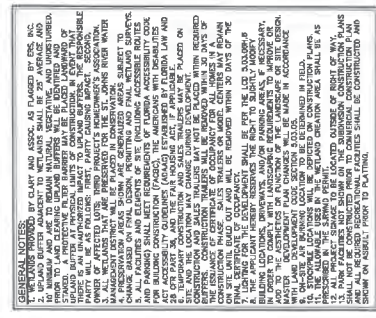
Phone No: (904) 940-5850

E-Mail Address: JOliver@gmsnf.com

Name/Signature: Blaz Kovacic

Title: Vice Chair

Date: August 25, 2020



FIFTH ORDER OF BUSINESS

MEMORANDUM OF UNDERSTANDING
BETWEEN THE ST. JOHNS COUNTY PROPERTY APPRAISER
AND MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

This Memorandum of Understanding ("MOU") dated September 9, 2020 is made between the Meadow View at Twin Creeks Community Development District, a local unit of special purpose government ("District"), and the St. Johns County Property Appraiser, a constitutional officer of the State of Florida ("Property Appraiser"). The parties agree as follows:

WHEREAS, the parties have a need for Property Assessment Records and GIS digital data for operation of certain functions; and

WHEREAS, the Property Appraiser, receives requests pursuant to Chapter 119, Florida Statutes, to protect information that is confidential and exempt from public disclosure; and

WHEREAS, the Property Appraiser redacts Property Assessment Records and GIS digital data based on such requests; and

WHEREAS, the District requires access to the unredacted Property Assessment Records and GIS digital data for proper functioning of governmental functions; and

WHEREAS, the parties desire to protect information that is confidential and exempt from disclosure pursuant to Florida Statutes.

NOW THEREFORE, the parties agree as follows:

1. The recitals above are hereby incorporated and made a part of this MOU.
2. The Property Appraiser will update and maintain the Property Assessment Records and GIS ownership data to protect the information that has been identified as confidential and exempt from public disclosure pursuant to Section 119.071(4)d.2., Fla. Stat., or other applicable Statute ("Exempt Information") and will include a reference to the statutory citation under which the exemption is being claimed. During the regularly scheduled update, the Property Appraiser, will save a file containing all data (both exempt and non-exempt); the file will be placed in a secure location with access available to the District. The Property Appraiser will be responsible for creating, maintaining and hosting the secure location available to the District. The data will be made available in a file format deemed appropriate by the Property Appraiser according to the nature of the data and placed in the secure folder created, maintained and hosted by the Property Appraiser. The Property Appraiser will provide credentials for access to the secure location and the District assumes responsibility for restricting access to data provided.
3. The District will update and maintain the data to protect the Exempt Information and will include a reference to the statutory citation under which the exemption is being claimed.
4. The District will share the confidential data corresponding to the confidential and exempt Property Assessment Records and GIS ownership data provided by the Property Appraiser, with the District and its statutorily authorized district manager, including the statutory citation under which the exemption is being claimed.
5. The parties agree to maintain the Exempt Information as confidential and exempt from public disclosure pursuant to Florida Statutes.
6. The parties agree to implement, maintain and update appropriate security measures and permissions within their respective networks to ensure that confidential data is only accessible by appropriate employees or agents in full compliance with Florida Law and administrative regulations. In

addition, each party agrees to provide its employees with appropriate training to ensure the lawful access and use of such confidential information.

7. The parties agree to provide the redacted records and the applicable statutory exemption identified by the Property Appraiser and the District when responding to a public records request that would include any portion of the Exempt Information.

8. Each party agrees to be responsible for the negligent acts of its officers, agents and employees. As between the parties, subject to the limitation of Section 768.28 Fla. Stat. Each party assumes the responsibility for the intentional or negligent acts or omissions of its employees. This provision shall not be deemed a waiver of the sovereign immunity afforded the parties by Florida law, the provisions of Section 768.28 Fla. Stat. or a consent to be sued by third parties.

9. This MOU may be terminated immediately by any party upon written notification to the other parties. Any dispute or conflict between the parties that arises from the implementation of the Agreement shall be provided in writing to representatives of the parties. The representatives shall meet to discuss disputed issue(s) and attempt in good faith to resolve such dispute(s).

10. Any modifications to this MOU must be made in writing executed by all parties hereto.

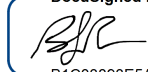
IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be signed by their respective duly authorized officers.

ST. JOHNS COUNTY PROPERTY APPRAISER

Eddie Creamer, PROPERTY APPRAISER

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

DocuSigned by:



B1C03893E5A342A...

District Chairman

SIXTH ORDER OF BUSINESS

B.

Meadow View at Twin Creeks Community Development District

September 17, 2020

1. Ratification of Requisition #341 (2019 Special Assessment Bonds)
2. Consideration of Requisitions #342 – #362 (2019 Special Assessment Bonds)

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

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT				
2019 Bond Series				
REQUISITION SUMMARY				
September 17, 2020				
2019 SPECIAL ASSESSMENT BONDS REQUISITIONS				
	TO BE RATIFIED			
8/24/2020	341	St. Johns County Utility Department	Beacon Lake Phase 3A Lift Station Telemetry	\$ 16,250.00
			TOTAL REQUISITIONS TO BE RATIFIED	\$ 16,250.00
2019 SPECIAL ASSESSMENT BONDS REQUISITIONS				
	TO BE APPROVED			
9/17/2020	342	Hughes Brothers Construction, Inc.	Beacon Lake TH Extras - Invoice 21878	\$ 30,512.38
9/17/2020	343	Duval Asphalt	Beacon Lake Phase 1 Top Lifts	\$ 130,320.20
9/17/2020	344	ECS Florida, LLC	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 828057	\$ 3,085.50
9/17/2020	345	Environmental Resource Solutions, Inc.	Beacon Lake Parkway Ext Environmental consulting services-Invoice 37144	\$ 1,790.00
9/17/2020	346	Environmental Resource Solutions, Inc.	Beacon Lake Phase 3B Environmental consulting services-Invoice 37128	\$ 667.50
9/17/2020	347	Xylem Water Solutions	Beacon Lake Phase TH PS#4 - Direct Purchase Invoice 3556B29553	\$ 745.00
9/17/2020	348	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 195299	\$ 1,201.50
9/17/2020	349	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 195300	\$ 816.73
9/17/2020	350	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 195311	\$ 2,983.67
9/17/2020	351	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 195312	\$ 3,313.50
9/17/2020	352	ETM	Beacon Lake Parkway Collector Rd from Beacon Laked TH to Beacon Lake Pkwy Phase 2A (WA#21) Invoice 195313	\$ 6,367.50
9/17/2020	353	West Orange Nurseries, Inc.	Beacon Lake Phase 2 Parkway - Application for Payment No. 4 Retainage	\$ 71,754.71
9/17/2020	354	Clary & Associates, Inc.	Beacon Lake Unit TH-R Boundary Survey, set permanent monuments for TH Replat-Invoice 2020-326-2	\$ 1,725.00
9/17/2020	355	Clary & Associates, Inc.	Beacon Lake Unit TH-R TH Replat - Invoice 2020-326-3	\$ 1,500.00
9/17/2020	356	Clary & Associates, Inc.	Beacon Lake Unit 3AR Boundary survey, permanent reference monuments-Invoice 2020-327-2	\$ 1,725.00
9/17/2020	357	Clary & Associates, Inc.	Beacon Lake Unit 3A Plat Administration - Invoice 2020-327-3	\$ 1,500.00
9/17/2020	358	ETM	Beacon Lake Parkway Collector Rd from Beacon Laked TH to Beacon Lake Pkwy Phase 2A (WA#21) Invoice 194728	\$ 5,900.00
9/17/2020	359	Hughes Brothers Construction, Inc.	Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$ 64,503.32
9/17/2020	360	Hughes Brothers Construction, Inc.	Contractor Application for Payment #22 - Beacon Lake Phase 2	\$ 271,664.42
9/17/2020	361	Hughes Brothers Construction, Inc.	Contractor Application for Payment #11- Beacon Lake Phase 2B	\$ 49,100.71
9/17/2020	362	Hughes Brothers Construction, Inc.	Contractor Application for Payment #11 - Beacon Lake Phase 3A Parkway	\$ 2,520.00
			REQUISITIONS TO BE APPROVED	\$653,696.64
			TOTAL REQUISITIONS TO BE APPROVED September 17, 2020	\$669,946.64

D.

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

Memorandum

Date: September 17th, 2020
To: Meadow View at Twin Creeks Board of Supervisors
Jim Oliver, Richard Whetsel
From: Brian Stephens, Field Operations Manager
Venus Durden, 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.
- New annual flowers have been installed.
- Yellowstone has performed the monthly irrigation inspection.
- 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.
- The holes inside of the dog park have been filled.
- The lock on the Pool Men's Restroom has been repaired.
- All of the netting on the water feature has been bleached.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- The chemical probes for both pools have been cleaned.
- The Lake House sign has been repaired and rehung with new hardware.
- The Tennis courts have been fully repaired and ready to use.
- The band Be Easy Played at our Labor Day event. They were a hit, I received positive feedback from the community.

Upcoming Events:

- Food Truck Friday's have been planned through December 18th with the complete lineup.
- I am planning a Fall/Halloween event for October, while keeping in mind proper social distancing protocols.
- RMS is continuing to meet 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.

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.

SEVENTH ORDER OF BUSINESS

A.

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

Meadow View at Twin Creeks
Community Development District
Combined Balance Sheet
August 31, 2020

	General	Debt Service	Capital Project	Totals
<u>Assets:</u>				
Cash	\$73,941	---	---	\$73,941
Investments:				
Custody - US Bank	\$75,226	---	---	\$75,226
<u>Series 2016 A1</u>				
Reserve	---	\$133,746	---	\$133,746
Revenue	---	\$175,423	---	\$175,423
<u>Series 2016 A2</u>				
Revenue	---	\$28,982	---	\$28,982
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<u>Series 2016 B</u>				
Reserve	---	\$114,450	---	\$114,450
Interest	---	\$0	---	\$0
Revenue	---	\$3,434	---	\$3,434
Prepayment	---	\$2	---	\$2
Construction	---	---	\$3,466	\$3,466
<u>Series 2018 A1</u>				
Reserve	---	\$184,327	---	\$184,327
Revenue	---	\$63,145	---	\$63,145
Construction	---	---	\$406	\$406
<u>Series 2018 A2</u>				
Reserve	---	\$127,164	---	\$127,164
Revenue	---	\$84,588	---	\$84,588
Prepayment	---	\$952,697	---	\$952,697
<u>Series 2019 A1</u>				
Reserve	---	\$77,578	---	\$77,578
Revenue	---	\$14,501	---	\$14,501
Construction	---	---	\$5,593	\$5,593
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Revenue	---	\$22,042	---	\$22,042
Prepayment	---	\$0	---	\$0
<u>Series 2020 A1</u>				
Reserve	---	\$34,348	---	\$34,348
Interest	---	\$124,969	---	\$124,969
Construction	---	---	\$1	\$1
Cost of Issuance	---	---	\$6,800	\$6,800
<u>Series 2020 A2</u>				
Reserve	---	\$50,708	---	\$50,708
Interest	---	\$190,695	---	\$190,695
Prepayment	---	\$30,751	---	\$30,751
<u>Series 2020 A3</u>				
Reserve	---	\$89,393	---	\$89,393
Interest	---	\$338,080	---	\$338,080
Prepayment	---	\$340,008	---	\$340,008
Construction	---	---	\$1	\$1
Cost of Issuance	---	---	\$7,200	\$7,200
Due From Developer	\$80,384	---	---	\$80,384
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$3,654	---	---	\$3,654
Total Assets	\$236,590	\$3,275,924	\$23,823	\$3,536,338
<u>Liabilities:</u>				
Accounts Payable	\$3,958	---	---	\$3,958
<u>Fund Balances:</u>				
Nonspendable	\$7,039	\$0	\$0	\$7,039
Restricted for Capital Projects	---	---	\$23,823	\$23,823
Restricted for Debt Service	---	\$3,275,924	---	\$3,275,924
Unassigned	\$225,593	---	---	\$225,593
Total Liabilities & Fund Equity	\$236,590	\$3,275,924	\$23,823	\$3,536,338

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending August 31, 2020

	Adopted Budget	Prorated Thru 08/31/20	Actual Thru 08/31/20	Variance
<u>REVENUES:</u>				
Developer Contributions	\$716,009	\$622,462	\$622,462	\$0
Assessments - Tax Roll	\$202,720	\$202,720	\$203,798	\$1,078
Assessments - Direct	\$170,111	\$170,111	\$170,111	\$0
Interest/Miscellaneous Income	\$0	\$0	\$45	\$45
Facility Revenue	\$0	\$0	\$1,250	\$1,250
TOTAL REVENUES	\$1,088,840	\$995,293	\$997,666	\$2,373
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$20,000	\$18,333	\$37,122	(\$18,788)
Attorney Fees	\$30,000	\$27,500	\$22,225	\$5,275
Annual Audit	\$3,800	\$3,800	\$5,800	(\$2,000)
Arbitrage (i)	\$1,800	\$1,800	\$3,000	(\$1,200)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$7,500	\$6,875	\$8,750	(\$1,875)
Trustee Fees	\$20,000	\$20,000	\$13,909	\$6,091
Management Fees	\$47,250	\$43,313	\$43,313	\$0
Information Technology	\$2,000	\$1,833	\$1,833	(\$0)
Website Compliance	\$1,200	\$1,200	\$2,250	(\$1,050)
Telephone	\$500	\$458	\$439	\$20
Postage	\$500	\$458	\$782	(\$324)
Insurance	\$9,000	\$9,000	\$5,750	\$3,250
Printing and Binding	\$4,000	\$3,667	\$2,435	\$1,232
Legal Advertising	\$3,000	\$2,750	\$1,230	\$1,520
Other Current Charges	\$2,500	\$2,292	\$1,139	\$1,153
Office Supplies	\$500	\$458	\$135	\$323
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$158,725	\$148,913	\$155,286	(\$6,373)
<u>AMENITY CENTER:</u>				
Utilities				
Telephone/Cable/Internet	\$9,200	\$8,433	\$8,108	\$325
Electric	\$40,000	\$36,667	\$27,753	\$8,914
Water/Irrigation	\$20,000	\$18,333	\$14,901	\$3,432
Gas	\$1,500	\$1,375	\$1,273	\$102
Trash Removal	\$6,000	\$5,500	\$2,061	\$3,439
Security				
Security Monitoring	\$1,331	\$1,220	\$1,688	(\$468)
Access Cards	\$3,000	\$2,750	\$663	\$2,088
Contracted Security	\$20,000	\$18,333	\$0	\$18,333
Management Contracts				
Facility Management	\$125,000	\$114,583	\$55,000	\$59,583
Pool Attendants	\$48,000	\$44,000	\$29,107	\$14,893
Canoe Launch Attendant	\$28,800	\$26,400	\$0	\$26,400
Snack Bar Attendant	\$16,640	\$15,253	\$0	\$15,253
Field Mgmt / Admin	\$25,000	\$22,917	\$18,333	\$4,583
Pool Maintenance	\$30,000	\$27,500	\$16,917	\$10,583
Pool Chemicals	\$15,000	\$13,750	\$8,459	\$5,291

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending August 31, 2020

	Adopted Budget	Prorated Thru 08/31/20	Actual Thru 08/31/20	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$15,540	\$14,245	\$16,108	(\$1,863)
Facility Maintenance	\$15,000	\$13,750	\$13,847	(\$97)
Repairs & Maintenance	\$10,000	\$9,167	\$26,698	(\$17,531)
Capital Projects	\$12,000	\$11,000	\$1,206	\$9,794
Snack Bar Inventory- CGS	\$1,000	\$917	\$526	\$390
Food Service License	\$500	\$458	\$492	(\$34)
Rental and Leases	\$27,691	\$25,383	\$25,384	(\$0)
Subscriptions	\$12,000	\$11,000	\$2,988	\$8,012
Pest Control	\$2,280	\$2,090	\$1,900	\$190
Supplies	\$2,000	\$1,833	\$1,004	\$829
Towel/Linen Service	\$0	\$0	\$660	(\$660)
Furniture, Fixtures & Equipment	\$0	\$0	\$3,370	(\$3,370)
Special Events	\$30,000	\$27,500	\$21,506	\$5,994
Holiday Decorations	\$9,000	\$8,250	\$0	\$8,250
Fitness Center Repairs/Supplies	\$2,000	\$1,833	\$1,995	(\$162)
Office Supplies	\$2,000	\$1,833	\$476	\$1,357
ASCAP/BMI Licenses	\$1,000	\$917	\$0	\$917
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	\$517,192	\$344,067	\$173,125
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400.00	\$5,867	\$0	\$5,867
Electric	\$15,000.00	\$13,750	\$9,245	\$4,505
Landscape Maintenance	\$187,846.00	\$172,192	\$227,807	(\$55,615)
Landscape Contingency	\$25,000.00	\$22,917	\$44,433	(\$21,516)
Lake Maintenance	\$10,800.00	\$9,900	\$10,045	(\$145)
Grounds Maintenance	\$12,000.00	\$11,000	\$8,736	\$2,264
Pump Repairs	\$5,000.00	\$4,583	\$13,192	(\$8,609)
Streetlighting	\$22,000.00	\$20,167	\$18,939	\$1,228
Streetlight Repairs	\$5,000.00	\$4,583	\$0	\$4,583
Irrigation Repairs	\$7,500.00	\$6,875	\$10,390	(\$3,515)
Miscellaneous	\$5,000.25	\$4,584	\$74	\$4,510
Contingency	\$67,086.25	\$61,496	\$4,913	\$56,583
GROUNDS MAINTENACE EXPENDITURES	\$368,633	\$337,913	\$347,774	(\$9,860)
TOTAL EXPENDITURES	\$1,088,840	\$1,004,017	\$847,126	\$156,891
EXCESS REVENUES (EXPENDITURES)	\$0		\$150,540	
FUND BALANCE - Beginning	\$0		\$82,092	
FUND BALANCE - Ending	\$0		\$232,632	

(1) Includes fees for DS2016 FY17/FY18

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$61,988	\$54,335	\$80,379	\$50,840	\$0	\$0	\$76,293	\$76,086	\$70,903	\$69,254	\$82,383	\$0	\$622,462
Assessments - Tax Roll	\$0	\$4,775	\$78,184	\$108,675	\$0	\$1,354	\$7,634	\$2,348	\$0	\$826	\$0	\$0	\$203,798
Assessments - Direct	\$42,528	\$0	\$42,528	\$1,183	\$2,258	\$1,237	\$37,850	\$269	\$242	\$972	\$41,045	\$0	\$170,111
Interest/Miscellaneous Income	\$2	\$2	\$2	\$7	\$10	\$14	\$6	\$1	\$1	\$0	\$0	\$0	\$45
Facility Revenue	\$0	\$750	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Total Revenues	\$104,518	\$59,863	\$201,093	\$161,205	\$2,269	\$2,605	\$121,783	\$78,704	\$71,146	\$71,053	\$123,428	\$0	\$997,666
<u>Expenditures:</u>													
<u>Administrative</u>													
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	\$2,663	\$0	\$0	\$22,225
Annual Audit	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$4,000	\$800	\$0	\$0	\$0	\$5,800
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000
Assessment 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	\$833	\$0	\$8,750
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	\$3,938	\$0	\$43,313
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$1,833
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	\$81	\$0	\$439
Postage	\$5	\$9	\$12	\$71	\$67	\$228	\$83	\$9	\$145	\$27	\$127	\$0	\$782
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	\$144	\$0	\$2,435
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	\$30	\$0	\$1,139
Office Supplies	\$13	\$16	\$16	\$1	\$19	\$16	\$0	\$11	\$25	\$9	\$11	\$0	\$135
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	\$7,815	\$5,331	\$0	\$155,286
<u>Amenity Center</u>													
Telephone	\$727	\$722	\$722	\$729	\$729	\$729	\$835	\$729	\$729	\$729	\$730	\$0	\$8,108
Electric	\$2,970	\$2,721	\$2,650	\$2,769	\$2,758	\$2,877	\$2,588	\$1,603	\$1,933	\$2,340	\$2,545	\$0	\$27,753
Water/Irrigation	\$2,364	\$648	\$1,211	\$918	\$1,222	\$1,602	\$1,359	\$1,322	\$1,841	\$1,267	\$1,145	\$0	\$14,901
Gas	\$214	\$52	\$242	\$117	\$17	\$199	\$99	\$78	\$88	\$88	\$78	\$0	\$1,273
Trash Removal	\$114	\$180	\$180	\$180	\$172	\$179	\$178	\$223	\$0	\$219	\$438	\$0	\$2,061
Security Monitoring	\$111	\$111	\$111	\$578	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$1,688
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	\$5,000	\$0	\$55,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$948	\$0	\$3,323	\$13,776	\$11,059	\$0	\$0	\$29,107
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	\$1,667	\$0	\$18,333
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,585	\$1,365	\$1,529	\$1,365	\$1,365	\$1,365	\$2,883	\$0	\$16,917
Pool Chemicals	\$885	\$885	\$600	\$0	\$1,200	\$360	\$1,305	\$192	\$1,008	\$1,245	\$779	\$0	\$8,459
Janitorial	\$1,295	\$1,295	\$1,295	\$1,295	\$1,441	\$1,315	\$1,308	\$1,855	\$2,032	\$1,682	\$1,295	\$0	\$16,108
Facility Maintenance	\$1,020	\$1,143	\$0	\$3,413	\$478	\$100	\$198	\$53	\$4,645	\$2,731	\$67	\$0	\$13,847

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$2,025	\$3,194	\$3,419	\$515	\$6,361	\$4,790	\$3,181	\$3,213	\$0	\$0	\$0	\$0	\$26,698
New Capital Projects	\$0	\$0	\$0	\$0	\$543	\$663	\$0	\$0	\$0	\$0	\$0	\$0	\$1,206
Snack Bar Inventory- CGS	\$0	\$272	\$153	\$102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526
Food Service License	\$0	\$0	\$0	\$250	\$0	\$0	\$242	\$0	\$0	\$0	\$0	\$0	\$492
Rental and Leases	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$25,384
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	\$190	\$0	\$0	\$1,900
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
Furniture, Fixtures & Equipment	\$0	\$3,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,370
Special Events	\$2,839	\$8,278	\$5,412	\$0	\$0	\$945	\$1,365	\$1,125	\$0	\$1,425	\$117	\$0	\$21,506
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	\$196	\$0	\$1,995
Office Supplies	\$0	\$0	\$0	\$260	\$0	\$10	\$59	\$18	\$65	\$0	\$65	\$0	\$476
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$33,212	\$0	\$0	\$0	\$655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,867
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$575	\$0	\$0	\$0	\$575
Performance Guaranty Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$7,201	\$0	\$0	\$0	\$0	\$0	\$7,201
Total Amenity Center Expenditures	\$58,622	\$34,814	\$27,409	\$21,852	\$26,595	\$28,396	\$31,072	\$24,475	\$37,782	\$33,626	\$19,424	\$0	\$344,067
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	\$1,291	\$0	\$9,245
Landscape Maintenance	\$22,001	\$15,654	\$15,654	\$15,654	\$15,654	\$15,654	\$24,665	\$24,665	\$24,665	\$28,875	\$24,665	\$0	\$227,807
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	\$900	\$900	\$900	\$0	\$10,045
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	\$2,599	\$0	\$18,939
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$2,617	\$0	\$69	\$1,737	\$0	\$983	\$783	\$297	\$3,904	\$0	\$0	\$0	\$10,390
Miscellaneous	\$0	\$0	\$25	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74
Contingency	\$762	\$1,712	\$2,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,913
Total Administrative	\$29,919	\$26,556	\$36,072	\$28,037	\$22,465	\$33,155	\$42,055	\$28,426	\$32,160	\$39,474	\$29,456	\$0	\$347,774
Total Expenses	\$110,173	\$70,693	\$73,556	\$67,979	\$64,788	\$74,462	\$88,886	\$74,533	\$86,930	\$80,916	\$54,210	\$0	\$847,126
Excess Revenues (Expenditures)	(\$5,655)	(\$10,830)	\$127,537	\$93,226	(\$62,520)	(\$71,857)	\$32,897	\$4,171	(\$15,784)	(\$9,863)	\$69,218	\$0	\$150,540

***Meadow View at Twin Creeks
Community Development District
Funding Requests***

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2019</i>	<i>Requested Funding Amount FY 2020</i>	<i>Balance Due From Developer</i>
30	9/11/18	1/23/19	\$34,148.68	\$34,148.68	\$0.00	\$0.00
31	10/10/18	1/23/19	\$14,973.18	\$14,973.18	\$0.00	\$0.00
32	11/7/18	12/21/18	\$31,919.36	\$31,919.36	\$0.00	\$0.00
33	12/12/18	1/2/19	\$35,012.39	\$35,012.39	\$0.00	\$0.00
34	1/10/19	2/4/19	\$69,696.10	\$69,696.10	\$0.00	\$0.00
35	2/12/19	3/19/19	\$95,825.53	\$95,825.53	\$0.00	\$0.00
36	6/10/19	7/10/19	\$19,859.03	\$19,859.03	\$0.00	\$0.00
37	7/10/19	8/14/19	\$51,288.97	\$51,288.97	\$0.00	\$0.00
38	8/6/19	8/29/19	\$70,913.54	\$70,913.54	\$0.00	\$0.00
39	9/16/19	10/2/19	\$100,857.69	\$61,895.69	\$38,962.00	\$0.00
40	10/10/19	11/7/19	\$59,050.67	\$36,025.08	\$23,025.59	\$0.00
41	11/13/19	12/10/19	\$54,592.27	\$257.27	\$54,335.00	\$0.00
42	12/11/19	1/29/20	\$87,001.27	\$6,622.02	\$80,379.25	\$0.00
43	1/7/20	1/29/20	\$50,840.10	\$0.00	\$50,840.10	\$0.00
44	4/15/20	5/8/2020 Wire	\$76,292.80	\$0.00	\$76,292.80	\$0.00
45	5/15/20	6/19/20	\$76,086.05	\$0.00	\$76,086.05	\$0.00
46	6/10/20	7/1/20	\$70,903.46	\$0.00	\$70,903.46	\$0.00
47	7/8/20	7/29/20	\$69,254.15	\$0.00	\$69,254.15	\$0.00
48	8/11/20				\$82,383.15	(\$82,383.15)
TOTAL			\$1,068,515.24	\$528,436.84	\$622,461.55	(\$82,383.15)

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending August 31, 2020

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru</i> <i>08/31/20</i>	<i>Actual</i> <i>Thru</i> <i>08/31/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2016 A1</i>	\$443,376	\$443,376	\$445,704	\$2,328
<i>Interest Income</i>	\$1,000	\$917	\$294	(\$623)
<i>TOTAL REVENUES</i>	\$444,376	\$444,293	\$445,998	\$1,705
<u>EXPENDITURES:</u>				
<u>Series 2016 A1</u>				
<i>Interest Expense - 11/1</i>	\$166,763	\$166,763	\$166,763	\$0
<i>Interest Expense - 5/1</i>	\$166,763	\$166,763	\$166,763	\$0
<i>Principal Expense - 5/1</i>	\$110,000	\$110,000	\$110,000	\$0
<i>TOTAL EXPENDITURES</i>	\$443,525	\$443,525	\$443,525	\$0
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$851		\$2,473	
<i>FUND BALANCE - Beginning</i>	\$202,329		\$335,882	
<i>FUND BALANCE - Ending</i>	\$203,180		\$338,355	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures

For the Period ending August 31, 2020

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru</i> <i>08/31/20</i>	<i>Actual</i> <i>Thru</i> <i>08/31/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Special Assessments - 2016 B</i>	\$274,800	\$137,400	\$137,400	\$0
<i>Prepayments</i>	\$0	\$0	\$615,115	\$615,115
<i>Prepayment Interest</i>	\$0	\$0	\$5,056	\$5,056
<i>Interest Income</i>	\$600	\$550	\$167	(\$383)
<i>TOTAL REVENUES</i>	\$275,400	\$137,950	\$757,738	\$619,788
<u>EXPENDITURES:</u>				
<i>Interest Expense - 11/1</i>	\$137,400	\$137,400	\$137,400	\$0
<i>Principal Expense - 11/1 (Prepayment)</i>	\$0	\$0	\$145,000	(\$145,000)
<i>Interest Expense - 12/15</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 2/2 (Prepayment)</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest Expense - 2/2</i>	\$0	\$0	\$75	(\$75)
<i>Interest Expense - 5/1</i>	\$137,400	\$137,400	\$132,900	\$4,500
<i>Principal Expense - 5/1</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 6/19</i>	\$0	\$0	\$4,920	(\$4,920)
<i>Principal Expense - 6/19 (Prepayment)</i>	\$0	\$0	\$615,000	(\$615,000)
<i>Interest Expense - 8/3</i>	\$0	\$0	\$300	(\$300)
<i>Principal Expense - 8/3 (Prepayment)</i>	\$0	\$0	\$20,000	(\$20,000)
<i>TOTAL EXPENDITURES</i>	\$274,800	\$274,800	\$1,060,595	(\$785,795)
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$153)	(\$153)
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$153)	(\$153)
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$600		(\$303,010)	
<i>FUND BALANCE - Beginning</i>	\$138,886		\$420,896	
<i>FUND BALANCE - Ending</i>	\$139,486		\$117,886	

Meadow View at Twin Creeks
Community Development District
Debt Service Fund Series 2018 A1
Statement of Revenues & Expenditures
For the Period ending August 31, 2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>08/31/20</i>	<i>08/31/20</i>	

REVENUES:

<i>Assessments Direct</i>	\$612,550	\$434,556	\$434,556	\$0
<i>Interest Income</i>	\$750	\$688	\$234	(\$454)

TOTAL REVENUES

\$613,300	\$435,244	\$434,790	(\$454)
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EXPENDITURES:

<i>Interest Expense - 11/1</i>	\$241,425	\$241,425	\$241,425	\$0
<i>Interest Expense - 5/1</i>	\$241,425	\$241,425	\$241,425	\$0
<i>Principal Expense - 5/1</i>	\$130,000	\$130,000	\$130,000	\$0

TOTAL EXPENDITURES

\$612,850	\$612,850	\$612,850	\$0
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
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TOTAL OTHER SOURCES AND USES

\$0	\$0	\$0	\$0
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EXCESS REVENUES (EXPENDITURES)

\$450	(\$178,060)
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FUND BALANCE - Beginning

\$241,813	\$426,428
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FUND BALANCE - Ending

\$242,263	\$248,368
-----------	-----------

Meadow View at Twin Creeks
Community Development District
Debt Service Fund Series 2018 A2
Statement of Revenues & Expenditures
For the Period ending August 31, 2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>08/31/20</i>	<i>08/31/20</i>	

REVENUES:

<i>Assessments Direct</i>	\$520,960	\$430,672	\$430,672	\$0
<i>Interest Income</i>	\$750	\$688	\$341	(\$346)
<i>Prepayments</i>	\$0	\$0	\$2,636,536	\$2,636,536

TOTAL REVENUES

\$521,710	\$431,360	\$3,067,550	\$2,636,190
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EXPENDITURES:

<i>Interest Expense - 11/1</i>	\$210,980	\$210,980	\$210,980	\$0
<i>Interest Expense - 5/1</i>	\$210,980	\$210,980	\$210,980	\$0
<i>Principal Expense - 5/1</i>	\$100,000	\$100,000	\$100,000	\$0
<i>Principal Expense - 5/1 (Prepayment)</i>	\$0	\$0	\$1,395,000	(\$1,395,000)
<i>Interest Expense - 8/3</i>	\$0	\$0	\$4,900	(\$4,900)
<i>Principal Expense - 8/3 (Prepayment)</i>	\$0		\$350,000	(\$350,000)

TOTAL EXPENDITURES

\$521,960	\$521,960	\$2,271,860	(\$1,749,900)
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$130)	(\$130)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$130)	(\$130)
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EXCESS REVENUES (EXPENDITURES)

(\$250)	\$795,560
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FUND BALANCE - Beginning

\$211,313	\$367,992
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FUND BALANCE - Ending

\$211,063	\$1,163,553
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Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending August 31, 2020

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru</i> <i>08/31/20</i>	<i>Actual</i> <i>Thru</i> <i>08/31/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Assessments - Direct 2019 A1</i>	\$257,360	\$167,990	\$167,990	\$0
<i>Assessments - Direct 2019 A2</i>	\$315,630	\$207,634	\$207,634	\$0
<i>Interest Income</i>	\$500	\$458	\$210	(\$248)
<i>Prepayments</i>	\$0	\$0	\$33,719	\$33,719
<i>TOTAL REVENUES</i>	\$573,490	\$376,083	\$409,554	\$33,471
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
<i>Interest Expense - 11/1</i>	\$103,490	\$103,490	\$103,490	\$0
<i>Interest Expense - 5/1</i>	\$103,490	\$103,490	\$103,490	\$0
<i>Principal Expense - 5/1</i>	\$50,000	\$50,000	\$50,000	\$0
<u>2019 A2</u>				
<i>Interest Expense - 11/1</i>	\$129,050	\$129,050	\$129,050	\$0
<i>Interest Expense - 5/1</i>	\$129,050	\$129,050	\$129,050	\$0
<i>Principal Expense - 5/1</i>	\$55,000	\$55,000	\$55,000	\$0
<i>Interest Expense - 8/3</i>	\$0	\$0	\$508	(\$508)
<i>Principal Expense - 8/3 (Prepayment)</i>	\$0	\$0	\$35,000	(\$35,000)
<i>TOTAL EXPENDITURES</i>	\$570,080	\$570,080	\$605,588	(\$35,508)
<u>OTHER SOURCES/(USES)</u>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$79)	(\$79)
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$79)	(\$79)
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$3,410		(\$196,112)	
<i>FUND BALANCE - Beginning</i>	\$232,540		\$404,922	
<i>FUND BALANCE - Ending</i>	\$235,950		\$208,810	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending August 31, 2020

<i>Proposed</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>08/31/20</i>	<i>08/31/20</i>	

REVENUES:

<i>Assessments - Direct 2020 A1</i>	\$0	\$0	\$0	\$0
<i>Assessments - Direct 2020 A2</i>	\$0	\$0	\$0	\$0
<i>Assessments - Direct 2020 A3</i>	\$0	\$0	\$0	\$0
<i>Prepayment A2</i>	\$0	\$0	\$30,751	\$30,751
<i>Prepayment A3</i>	\$0	\$0	\$445,006	\$445,006
<i>Interest Income</i>	\$0	\$0	\$10	\$10

TOTAL REVENUES

\$0	\$0	\$475,767	\$475,767
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EXPENDITURES:

2020 A1

<i>Interest Expense - 11/1</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 5/1</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$0	\$0	\$0	\$0

2020 A2

<i>Interest Expense - 11/1</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 5/1</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$0	\$0	\$0	\$0

2020 A3

<i>Interest Expense - 11/1</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 5/1</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 8/3</i>	\$0	\$0	\$1,019	(\$1,019)
<i>Principal Expense - 8/3 (Prepayment)</i>	\$0	\$0	\$105,000	(\$105,000)

TOTAL EXPENDITURES

\$0	\$0	\$106,019	(\$106,019)
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$2)	(\$2)
<i>Bonds Proceeds</i>	\$829,206	\$829,206	\$829,206	\$0

TOTAL OTHER SOURCES AND USES

\$829,206	\$829,206	\$829,205	(\$2)
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EXCESS REVENUES (EXPENDITURES)

\$829,206	\$1,198,953
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FUND BALANCE - Beginning

\$0	\$0
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FUND BALANCE - Ending

\$829,206	\$1,198,953
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Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending August 31, 2020

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019	Series 2020
<u>REVENUES:</u>					
Interest Income	\$0	\$2	0.27	774.73	0.20
Developer Contributions	\$0	\$0	\$0	\$9,696,892	\$0
TOTAL REVENUES	\$0	\$2	0.27	9,697,667	0.20
<u>EXPENDITURES:</u>					
Capital Outlay	\$0	(\$2,193)	\$0	\$9,047,538	\$0
Capital 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	\$9,047,538	\$7,731,794
<u>OTHER SOURCES/(USES)</u>					
Interfund Transfer In (Out)	\$0	\$153	\$130	\$79	\$2
Bond Proceeds	\$0	\$0	\$0	\$0	\$7,745,794
TOTAL OTHER SOURCES/(USES)	\$0	\$153	\$130	\$79	\$7,745,795
EXCESS REVENUES (EXPENDITURES)	\$0	\$2,348	\$130	\$650,207	\$14,002
FUND BALANCE - Beginning	\$356	\$1,118	\$276	(\$644,614)	\$0
FUND BALANCE - Ending	\$356	\$3,466	\$406	\$5,593	\$14,002

Meadow View at Twin Creeks
Community Development District
Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,745.72
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:	\$114,450.00
Bonds outstanding - 10/26/2016	\$9,405,000
Less: May 1, 2017	\$0
Less: December 15, 2018 (Prepayment)	(\$3,400,000)
Less: March 21, 2019 (Prepayment)	(\$1,425,000)
Less: November 11, 2019 (Prepayment)	(\$145,000)
Less: February 2, 2020 (Prepayment)	(\$5,000)
Less: June 19, 2020 (Prepayment)	(\$615,000)
Less: August 3, 2020 (Prepayment)	(\$20,000)
Current Bonds Outstanding	\$3,795,000

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:	\$184,327.24
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:	\$127,164.00
Bonds outstanding - 11/19/2018	\$7,535,000
Less: May 1, 2020	(\$100,000)
Less: May 1, 2020 (Prepayment)	(\$1,395,000)
Less: August 3, 2020 (Prepayment)	(\$350,000)
Current Bonds Outstanding	\$5,690,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,577.61
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)
Less: August 3, 2020 (Prepayment)	(\$35,000)
Current Bonds Outstanding	\$4,360,000

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:	\$34,348.49
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

Meadow View at Twin Creeks
Community Development District
Long Term Debt Report

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
Less: August 3, 2020 (Prepayment)	(\$105,000)
Current Bonds Outstanding	\$4,305,000

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2018A-2 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2019- 2 DEBT SERVICE NET	FY20 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	1,174	-	251,250.00	612,550.00	520,960.00	257,360.00	315,630.00	170,111.18	2,127,861.18
TOTAL DIRECT INVOICE	1,174	-	251,250.00	612,550.00	520,960.00	257,360.00	315,630.00	170,111.18	2,127,861.18
TAX ROLL ASSESSED	302	443,364.15	-	-	-	-	-	202,719.93	646,084.08
TOTAL ASSESSED	1,476	443,364.15	251,250.00	612,550.00	520,960.00	257,360.00	315,630.00	372,831.11	2,773,945.26

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	574,275.05	-	137,400.00	436,078.70	434,371.55	167,990.30	207,634.40	170,111.18	1,553,586.13
DIRECT RECEIPTS	574,275.05	-	137,400.00	436,078.70	434,371.55	167,990.30	207,634.40	170,111.18	1,553,586.13
TAX ROLL RECEIPTS	(3,418.09)	445,704.21	-	-	-	-	-	203,797.96	649,502.17
TOTAL RECEIPTS	570,856.96	445,704.21	137,400.00	436,078.70	434,371.55	167,990.30	207,634.40	373,909.14	2,203,088.30

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2018A-2 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2019- 2 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/19/2019	5,874.96	-	-	-	-	-	2,686.21	8,561.17
2	11/25/2019	-	-	-	-	-	-	-	-
3	11/26/2019	4,569.42	-	-	-	-	-	2,089.28	6,658.70
4	12/13/2019	28,214.31	-	-	-	-	-	12,900.47	41,114.78
5 (11/26-12/6)	12/19/2019	142,780.56	-	-	-	-	-	65,283.73	208,064.29
6 (11/2-11/3)	1/14/2020	145,133.45	-	-	-	-	-	66,359.55	211,493.00
7 (11/9-12/31)	1/29/2020	92,103.09	-	-	-	-	-	42,112.41	134,215.50
INTEREST (10/1-12/31)	1/30/2020	444.31	-	-	-	-	-	203.15	647.46
8 (1/1-1/30)	3/30/2020	2,961.66	-	-	-	-	-	1,354.17	4,315.83
INTEREST	4/14/2020	210.94	-	-	-	-	-	96.45	307.39
9 (2/1-4/30)	5/6/2020	16,485.59	-	-	-	-	-	7,537.72	24,023.31
TAX CERTIFICATES	6/10/2020	5,136.08	-	-	-	-	-	2,348.37	7,484.45
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%	55%	71%	83%	65%	66%	100.0%	73.0%
PERCENT COLLECTED TAX ROLL	101%	0%	0%	0%	0%	0%	100.5%	100.5%
PERCENT COLLECTED TOTAL	101%	55%	71%	83%	65%	66%	100.3%	79.4%

C.

*Meadow View at Twin Creeks
Community Development District*

Check Run Summary

8/1/20 - 8/31/20

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>General Fund</i>		
8/3/20	807-812	\$13,065.05
8/5/20	813-830	\$447,640.15
8/7/20	831-836	\$23,377.83
8/14/20	837-846	\$49,284.55
8/20/20	847	\$2,890.51
8/28/20	848-852	\$6,891.44
<i>Total Checks</i>		<hr/> \$543,149.53
<i>Autopayments</i>		
8/6/20	Republic Services	\$219.06
8/18/20	St Johns County Utility Dept	\$1,145.43
8/21/20	Comcast	\$730.25
8/28/20	Wells Fargo Credit Card	\$684.16
8/27/20	FPL	\$6,435.03
8/31/20	TECO	\$77.91
<i>Total Paid Electronically</i>		<hr/> \$9,291.84
<i>Total General Fund</i>		<hr/> \$552,441.37

* Fedex Invoices will be available upon request

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/08/20	PAGE	2
*** CHECK DATES 08/01/2020 - 08/31/2020 ***														
MEADOW VIEW @ TWIN CREEKS GF														
BANK A MEADOW VIEW-GENERAL														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/05/20	00005	7/02/20 CFR #12	202008 300-13100-10100		*	5,555.77	
		CFR #12 REQ #304		ENGLAND THIMS & MILLER, INC			5,555.77 000818
8/05/20	00005	7/02/20 CFR #12	202008 300-13100-10100		*	1,107.16	
		CFR #12 REQ #305		ENGLAND THIMS & MILLER, INC			1,107.16 000819
8/05/20	00005	7/08/20 CFR #12	202008 300-13100-10100		*	6,447.37	
		CFR #12 REQ#302		ENGLAND THIMS & MILLER, INC			6,447.37 000820
8/05/20	00049	7/13/20 CFR #12	202008 300-13100-10100		*	40.00	
		CFR #12 REQ #313		HARBINGER			40.00 000821
8/05/20	00060	6/25/20 CFR #12	202008 300-13100-10100		*	174,768.51	
		CFR #12 REQ #298		HUGHES BROTHERS CONSTRUCTION INC			174,768.51 000822
8/05/20	00060	6/25/20 CFR #12	202008 300-13100-10100		*	29,213.42	
		CFR #12 REQ #299		HUGHES BROTHERS CONSTRUCTION INC			29,213.42 000823
8/05/20	00060	6/25/20 CFR #12	202008 300-13100-10100		*	13,356.88	
		CFR #12 REQ #300		HUGHES BROTHERS CONSTRUCTION INC			13,356.88 000824
8/05/20	00060	6/25/20 CFR #12	202008 300-13100-10100		*	9,247.50	
		CFR #12 REQ #301		HUGHES BROTHERS CONSTRUCTION INC			9,247.50 000825
8/05/20	00091	7/06/20 CFR #12	202008 300-13100-10100		*	4,215.30	
		CFR #12 REQ #309		POLYWOOD			4,215.30 000826
8/05/20	00068	7/10/20 CFR #12	202008 300-13100-10100		*	87,780.00	
		CFR #12 REQ #316		QUANTUM ELECTRICAL CONTRACTORS, INC			87,780.00 000827
8/05/20	00092	6/25/20 CFR #12	202008 300-13100-10100		*	1,999.50	
		CFR #12 REQ #311		SOUTHERN RECREATION			1,999.50 000828
8/05/20	00093	6/30/20 CFR #12	202008 300-13100-10100		*	30,150.00	
		CFR #12 REQ #314		UNITED LANDSCAPES			30,150.00 000829

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/05/20	00013	7/09/20 CFR #12	202008 300-13100-10100		*	64,663.29	
		CFR #12 REQ #312		WEST ORANGE NURSERIES, INC			64,663.29 000830
8/07/20	00076	7/09/20 36511	202007 320-53800-45007		*	580.00	
		REPLACE 5HP CONTROL BOX		EAST COAST WELLS & PUMPS SERVICE			580.00 000831
8/07/20	00028	7/16/20 687-1073	202008 320-57200-45914		*	219.06	
		AUG REFUSE		REPUBLIC SERVICES #687			219.06 000832
8/07/20	00034	7/30/20 1306220	202007 320-57200-45507		*	387.30	
		JANITORIAL SUPPLIES		SEA BREEZE FOOD SERVICE			387.30 000833
8/07/20	00046	6/11/20 6689599	202006 320-57200-45917		*	190.00	
		JUN PEST CONTROL		TURNER PEST CONTROL			190.00 000834
8/07/20	00040	7/01/20 JAX12682	202007 320-53800-45003		*	15,653.85	
		JUL LANDSCAPE MAINTENANCE		YELLOWSTONE LANDSCAPE			15,653.85 000835
8/07/20	00040	7/09/20 JAX13042	202007 320-53800-45004		*	6,347.62	
		SUMMER ANNUALS 2020		YELLOWSTONE LANDSCAPE			6,347.62 000836
8/14/20	00078	8/04/20 32768	202008 320-57200-45505		*	1,293.00	
		CAT 2000 PH/ORP PROBE		COMPAC FILTRATION, INC.			1,293.00 000837
8/14/20	00045	7/31/20 63960	202007 320-53800-45005		*	900.00	
		JUL LAKE MAINTENANCE		FUTURE HORIZONS, INC.			900.00 000838
8/14/20	00001	8/01/20 61	202008 310-51300-34000		*	3,937.50	
		AUG MANAGEMENT FEES			*	166.67	
		8/01/20 61	202008 310-51300-35100		*	833.33	
		AUG INFORM TECHNOLOGY			*	10.51	
		8/01/20 61	202008 310-51300-31600		*	126.87	
		AUG DISSEMINATION SERVICE			*		
		8/01/20 61	202008 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		8/01/20 61	202008 310-51300-42000		*		
		POSTAGE			*		

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/01/20 61	202008 310-51300-42500		*	144.45	
		COPIES					
		8/01/20 61	202008 310-51300-41000		*	81.49	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,300.82 000839
8/14/20 00014		8/01/20 617836	202008 320-57200-45915		*	2,307.62	
		AUG LEASE PAYMENT					
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 000840
8/14/20 00020		7/31/20 73	202007 320-57200-45501		*	4,789.12	
		JUL LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES			4,789.12 000841
8/14/20 00020		7/31/20 74	202007 320-57200-45501		*	512.00	
		JUL DECK MONITOR					
				RIVERSIDE MANAGEMENT SERVICES			512.00 000842
8/14/20 00020		8/01/20 72	202008 320-57200-45507		*	1,295.00	
		AUG JANIROTIAL SEERVICES					
		8/01/20 72	202008 320-57200-45505		*	1,365.00	
		AUG POOL MAINTENANCE					
		8/01/20 72	202008 320-57200-45504		*	1,666.67	
		AUG CONTRACT ADMIN					
		8/01/20 72	202008 320-57200-45500		*	5,000.00	
		AUG FACILITY MANAGEMENT					
				RIVERSIDE MANAGEMENT SERVICES			9,326.67 000843
8/14/20 00046		7/20/20 6761828	202007 320-57200-45917		*	190.00	
		JUL PEST CONTROL					
				TURNER PEST CONTROL			190.00 000844
8/14/20 00013		8/01/20 12092	202008 320-53800-45003		*	9,011.47	
		AUG LANDSCAPE MAINTENANCE					
				WEST ORANGE NURSERIES, INC			9,011.47 000845
8/14/20 00040		8/01/20 JAX13586	202008 320-53800-45003		*	15,653.85	
		AUG LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			15,653.85 000846
8/20/20 00020		8/11/20 75	202007 320-57200-49400		*	157.50	
		JUL SPECIAL EVENTS					
		8/11/20 75	202007 320-57200-45508		*	2,733.01	
		JUL FACILITY MAINTENANCE					
				RIVERSIDE MANAGEMENT SERVICES			2,890.51 000847
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/28/20	00021	8/10/20 350544ES JUL GAS	202007 320-57200-45913		*	6.42	
				FLORIDA NATURAL GAS			6.42 000848
8/28/20	00045	6/30/20 63568 JUN LAKE MAINTENANCE	202006 320-53800-45005		*	900.00	
				FUTURE HORIZONS, INC.			900.00 000849
8/28/20	00003	8/24/20 116665 JUL GENERAL COUNSEL	202007 310-51300-31500		*	2,663.14	
				HOPPING GREEN & SAMS			2,663.14 000850
8/28/20	00040	6/24/20 JAX12322 APR IRRIGATION REPAIRS	202006 320-53800-45009		*	2,168.72	
				YELLOWSTONE LANDSCAPE			2,168.72 000851
8/28/20	00040	6/30/20 JAX12505 MAINLINE REPAIR	202006 320-53800-45009		*	1,153.16	
				YELLOWSTONE LANDSCAPE			1,153.16 000852
TOTAL FOR BANK A						543,149.53	
TOTAL FOR REGISTER						543,149.53	

MVTP MEADOW VIEW TP BPEREGRINO



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

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

RECEIVED

JUL 23 2020

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2020	\$110.95	07/15/2020

INVOICE NO. 165729

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 08/01/2020 to 08/31/2020
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

1.32.572.454
38

Security Monitoring

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2020	\$110.95	07/15/2020

INVOICE NO. 165729

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 165729

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 08/05/2020 **AMOUNT DUE:** \$110.95

Please Reference: 165729

Hopping Green & Sams

Attorneys and Counselors

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

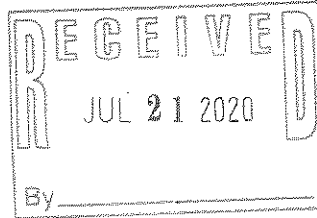
STATEMENT

July 21, 2020

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

Bill Number 115944
Billed through 06/30/2020

General Counsel
MVTCDD 00001 JLE



1.31.513.315
3

FOR PROFESSIONAL SERVICES RENDERED

06/01/20	SSW	Prepare revised notice of release of lien for Series 2006B Assessments; review executed financing documents and verify respective exhibits and finalize for recording.	0.80 hrs
06/02/20	SSW	Confer with Oliver and Parker regarding agenda items for June board meeting and manner of conducting same.	0.40 hrs
06/04/20	JJ	Follow up on phase 2 opening protocols.	0.30 hrs
06/04/20	SSW	Research Executive Order and guidelines regarding potential phase 2 re-opening of amenity facilities; confer with Simpson, Parker, and Oliver regarding same; confer with Oliver regarding holding June meeting using remote technology and agenda items for same.	1.10 hrs
06/05/20	SSW	Research physical quorum and public comment requirements and guidance pursuant to Governor's Executive Order and Task Force Report for Phase 2 Re-opening.	0.10 hrs
06/05/20	KEM	Prepare resolution ratifying sale of bonds.	0.30 hrs
06/09/20	SSW	Confer with Parker and Simpson regarding phase 2 re-opening plan; prepare comments to draft update to residents regarding same.	0.80 hrs
06/11/20	SSW	Prepare agenda items; confer with Hogge regarding same.	0.60 hrs
06/15/20	SSW	Review agenda package; confer with Oliver and Parker regarding same and regarding pending and on-going business items.	0.80 hrs
06/18/20	SSW	Prepare for and attend board meeting by teleconference.	2.40 hrs
06/19/20	SSW	Conduct meeting follow-up.	0.80 hrs
06/20/20	KEM	Prepare budget notice.	0.20 hrs
06/24/20	LMG	Research and analyze implications of Phase 2 reopening plan for amenities operation; develop best practices related to same.	0.30 hrs
06/25/20	SSW	Research updated local COVID-19 guidance and requirements; confer with Simpson and Parker regarding same; prepare comments to draft correspondence to residents regarding same.	2.60 hrs

06/25/20	KEM	Research status of mask mandate in St. Johns county.	0.20 hrs
06/26/20	JJ	Work session with Warren regarding requested COVID procedure update.	0.40 hrs
06/26/20	JLK	Review Phase 2 EO; prepare and review categories of reopening expansions; confer with in house lawyers on various nuances for same; multiple calls with district managers and amenity managers; multiple calls with FIA on same; review, edit and transmit COVID waivers and license agreements for use of same; review, edit and transmit reservation language and screening questionnaires; review PPE requirements promulgated by local jurisdictions; confer regarding COVID notification process.	0.30 hrs
06/26/20	SSW	Review Executive Order 20-150 regarding extension of waiver of physical quorum requirement for local government public meetings; prepare and circulate correspondence to District Managers regarding same.	0.10 hrs
06/28/20	KSB	Research and prepare correspondence to property appraiser regarding release of tax roll.	0.10 hrs
06/30/20	SSW	Confer with Hogge regarding meeting agenda items; prepare comments to draft meeting minutes.	0.40 hrs
Total fees for this matter			\$3,480.50

MATTER SUMMARY

Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.30 hrs	275 /hr	\$82.50
Ibarra, Katherine E. - Paralegal	0.70 hrs	140 /hr	\$98.00
Buchanan, Katie S.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.30 hrs	275 /hr	\$82.50
Warren, Sarah S.	10.90 hrs	275 /hr	\$2,997.50
TOTAL FEES			\$3,480.50

TOTAL CHARGES FOR THIS MATTER**\$3,480.50****BILLING SUMMARY**

Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.30 hrs	275 /hr	\$82.50
Ibarra, Katherine E. - Paralegal	0.70 hrs	140 /hr	\$98.00
Buchanan, Katie S.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.30 hrs	275 /hr	\$82.50
Warren, Sarah S.	10.90 hrs	275 /hr	\$2,997.50
TOTAL FEES			\$3,480.50

TOTAL CHARGES FOR THIS BILL**\$3,480.50****Please include the bill number with your payment.**

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

Invoice

Invoice #: 69
Invoice Date: 7/17/2020
Due Date: 7/17/2020
Case:
P.O. Number:

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

RECEIVED

JUL 24 2020

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2020		2,939.72	2,939.72
Maintenance Supplies		697.43	697.43
<i>Bkpts 7-21-20</i> <i>Pool Chemicals - \$23.32</i> <i>001.320.57200.45506</i> <i>Grounds Maint. - \$72.00</i> <i>001.320.53800.45006</i> <i>Facility Maint. - \$3541.83</i> <i>001.320.57200.45508</i> <i>20</i>			
Total			\$3,637.15
Payments/Credits			\$0.00
Balance Due			\$3,637.15

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/20	8	R.W.	Refilled all sanitizer bottles on pool deck, raked mulch on all playgrounds, cleaned benches and picnic tables, removed debris from amenity center, pool, parking lot, tennis courts, playground and roadway
6/4/20	8	R.W.	Pressure washed pool deck, secured cargo net ladder on splash feature, rearranged and cleaned janitorial closet and attic, picked up and cleaned all paint left in entry feature tower
6/9/20	8	R.W.	Repair tennis court windscreens, move extra paint to women's room attic, removed debris at amenity center, pool, parking lot, playgrounds, common areas and roadways
6/9/20	2	K.H.	Re-staked and stapled silk fence surrounding 2 lakes on Stroba Ct.
6/11/20	8	R.W.	Wiped down pool pavilion, repaired pool pavilion light, removed debris around amenity center, pool, parking lot, roadways, playgrounds, tennis courts and dog park
6/11/20	2	B.S.	Repaired lights on pool pavilion, reattached light and rewired
6/16/20	8	R.W.	Pressure washed pool pavilion, removed debris around amenity center, pool, parking lot, dog park, tennis courts, playgrounds, common areas and roadways
6/16/20	8	R.W.	Pressure washed pool deck, removed debris around amenity center, pool, parking lot, dog park, tennis courts and playgrounds
6/20/20	1.5	T.C.	Additional pool cleaning - approved by Danielle Simpson
6/23/20	8	R.W.	Pressure washed pool deck and entry area, removed debris at amenity center, pool, parking lot, dog park, tennis courts and playgrounds, straightened street sign at Hutchinson
6/25/20	8	R.W.	Repair tennis court windscreens, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playground, common areas and roadways
6/28/20	4	R.W.	Emergency Service - skimmed, scrubbed tiles, vacuumed and adjusted chemicals on pool
6/30/20	8	R.W.	Pressure washed front on amenity center and round about pavers, removed damaged windscreen, removed debris at amenity center, pool, parking lot, dog park, tennis court and playgrounds, skimmed and checked chemicals on pool
TOTAL	<u><u>81.5</u></u>		
MILES	<u><u>196</u></u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 07/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD	6/8/20	33 Gallon Trash Bags 50ct	16.07	K.H.
(MUTC)	6/8/20	Spray Bottle	3.77	K.H.
	6/8/20	12" Squeegee with Refill	11.48	K.H.
	6/8/20	1 Gallon Window Cleaner	17.22	K.H.
	6/8/20	Maglc Eraser 10ct	13.19	K.H.
	6/8/20	Lemon Fabuloso Cleaner 169oz	8.36	K.H.
	6/8/20	Swiffer Wet Jet Refill 17ct	9.74	K.H.
	6/10/20	Swiffer Wet Jet Refill Multipurpose	9.74	K.H.
	6/16/20	Key Copies (6)	44.09	B.S.
	6/22/20	Bottle Head Bolts (2)	9.15	B.S.
	6/22/20	5/16 Hex Nuts (4)	1.79	B.S.
	6/22/20	5/16 Washers (8)	2.48	B.S.
	6/24/20	Microfiber Towels 24pk	10.33	K.H.
	6/24/20	Terry Towels 20pk	11.47	K.H.
	6/24/20	Maglc Eraser 10ct	13.19	K.H.
	6/24/20	Granite Cleaner	5.14	K.H.
	6/24/20	Dust Mop	34.47	K.H.
	6/28/20	Replacement Glass for Lighthouse	431.25	B.S.
	6/29/20	Terry Towels 20pk	11.47	K.H.
	6/29/20	Stainless Steel Pad 3pk	2.85	K.H.
	6/29/20	Granite Polish	6.87	K.H.
	6/30/20	Tile Scrubber	7.23	B.S.
	6/30/20	Tile Cleaner	16.09	B.S.
			0.00	
		TOTAL	<u>\$697.43</u>	

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

Invoice

RECEIVED

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

JUL 24 2020

Invoice #: 70
Invoice Date: 7/17/2020
Due Date: 7/17/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Lifeguard Services Through July 16, 2020 320.572,45501 20	337.39	16.00	5,398.24
Total			\$5,398.24
Payments/Credits			\$0.00
Balance Due			\$5,398.24

CPH

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
337.39	Lifeguard Services	\$ 16.00	\$ 5,398.24
	Covers Pay Period Ending: July 16, 2020		
	TOTAL DUE:		<u>\$ 5,398.24</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS PAY PERIOD ENDING 7/16/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/20	7.9	J.A.	Lifeguarding
7/3/20	7.9	H.B.A.	Lifeguarding
7/3/20	8.92	T.M.	Lifeguarding
7/3/20	8.67	J.F.	Lifeguarding
7/4/20	5.77	S.T.	Lifeguarding
7/4/20	6.43	T.M.	Lifeguarding
7/4/20	5.75	M.K.	Lifeguarding
7/5/20	5.8	J.A.	Lifeguarding
7/5/20	5.8	H.B.A.	Lifeguarding
7/5/20	5.83	S.T.	Lifeguarding
7/5/20	6.83	T.M.	Lifeguarding
7/6/20	7.97	J.A.	Lifeguarding
7/6/20	6.67	H.A.	Lifeguarding
7/6/20	6.12	K.G.	Lifeguarding
7/7/20	7.92	J.A.	Lifeguarding
7/7/20	7.92	H.B.A.	Lifeguarding
7/7/20	6.55	H.A.	Lifeguarding
7/7/20	4.38	M.K.	Lifeguarding
7/8/20	7.75	J.A.	Lifeguarding
7/8/20	7.75	H.B.A.	Lifeguarding
7/8/20	4.25	K.G.	Lifeguarding
7/8/20	4.17	H.A.	Lifeguarding
7/9/20	5.25	H.B.A.	Lifeguarding
7/9/20	7.6	K.G.	Lifeguarding
7/9/20	4.42	M.K.	Lifeguarding
7/10/20	8.67	T.M.	Lifeguarding
7/10/20	8.5	J.F.	Lifeguarding
7/10/20	4.42	S.T.	Lifeguarding
7/11/20	6.42	S.T.	Lifeguarding
7/11/20	8.92	T.M.	Lifeguarding
7/11/20	8.5	J.F.	Lifeguarding
7/12/20	8.17	S.T.	Lifeguarding
7/12/20	9.17	T.M.	Lifeguarding
7/12/20	8.5	J.F.	Lifeguarding
7/13/20	8.17	J.A.	Lifeguarding
7/13/20	7.83	S.T.	Lifeguarding
7/13/20	6.83	H.A.	Lifeguarding
7/13/20	4.07	R.P.	Lifeguarding
7/14/20	8.05	J.A.	Lifeguarding
7/14/20	8.05	H.B.A.	Lifeguarding
7/14/20	6.5	H.A.	Lifeguarding
7/14/20	4.03	R.P.	Lifeguarding
7/15/20	8	J.A.	Lifeguarding
7/15/20	8	H.B.A.	Lifeguarding
7/15/20	4.22	K.G.	Lifeguarding
7/15/20	4	H.A.	Lifeguarding
7/16/20	8.05	J.A.	Lifeguarding
7/16/20	7.6	S.T.	Lifeguarding
7/16/20	4.15	K.G.	Lifeguarding
7/16/20	4.25	M.K.	Lifeguarding

TOTAL	<u><u>337.39</u></u>
--------------	----------------------

Supervisor	
Lifeguarding	337.39

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

Invoice

Invoice #: 71
Invoice Date: 7/17/2020
Due Date: 7/17/2020
Case:
P.O. Number:

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

RECEIVED

JUL 24 2020

Description	Hours/Qty	Rate	Amount
Lifeguard Services	22.5	16.00	360.00
Through July 16, 2020			
320.572.45501			
20			
Total			\$360.00
Payments/Credits			\$0.00
Balance Due			\$360.00

CPN

MVTC CDD

DECK MONITOR INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
22.5	Deck Monitor	\$ 16.00	\$ 360.00

Covers Pay Period Ending: July 16, 2020

#320-572-45501

TOTAL DUE:

\$ 360.00

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 7/16/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/20	6.5	T.W.	Deck Monitor for Pool & Gym - Event
7/13/20	8	D.W.	Deck Monitor for Pool & Gym
7/14/20	8	D.W.	Deck Monitor for Pool & Gym
TOTAL	<u>22.5</u>		

Simply Linen Solutions

A Division of Star Brite Laundries, LLC

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

CUSTOMER NAME: <u>Andrews & TWA Ltd.</u>								INVOICE NUMBER L 163126				DATE <u>7/16/20</u>		TYPE <u>COB</u>		CONTRACT DATE	
<div style="display: flex; justify-content: space-between;"> <div> M T W TH F S SU </div> <div>PO# <u>163126</u></div> </div>								PMT TERMS <u>N7</u>		TAX <u>—</u>		FREQ. <u>ECW</u>		ROUTE <u>2</u>			

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SRC %	DATE: <u>6/11</u> QUANT.	DATE: <u>6/19</u> QUANT.	DATE: <u>7/2</u> QUANT.	DATE: <u>7/16</u> QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
LAUNDRY SERVICE											
BT	WHI			2	3	1		1.00	.45		
Blue towel	NAVY			7	8	12	3	.475	14.25		
Wt.				8	19		4	.015	5.80		
								1.32	572.45	919	
								43			
WRAP/PACKAGING		<u>Cost</u>					1	2.45	2.45		
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)				1	1	1	1	12.45	44.80		
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.									AMOUNT	73.73	
Delivery Received by: <u>[Signature]</u> Date: <u>7/16/20</u>									SURCHARGES	4.48	
Signature of Customer									TAX	<u>—</u>	
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.									TOTAL	7821	

RECEIVED

JUL 23 2020

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #12

July 14, 2020

Req.	PAYEE		
298	Hughes Brothers Construction Inc Contractor Application for Payment #10 - Beacon Lake Phase 3A	\$	174,768.51
299	Hughes Brothers Construction Inc Contractor Application for Payment #9 - Beacon Lake Phase 3A Parkway	\$	29,213.42
300	Hughes Brothers Construction Inc Contractor Application for Payment #9 - Beacon Lake Phase 2B	\$	13,356.88
301	Hughes Brothers Construction Inc Contractor Application for Payment #19 - Beacon Lake Phase 2	\$	9,247.50
302	England Thims & Millier Inc Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 194726	\$	6,447.37
303	England Thims & Millier Inc Beacon Lake Phase 2B (WA#18) - Invoice 194724	\$	4,069.45
304	England Thims & Millier Inc Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 194719	\$	5,555.77
305	England Thims & Millier Inc Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 194717	\$	1,107.16
306	Clary & Associates, Inc Beacon Lake Unit 3A - Plat Preparation - Invoice 2020-327	\$	1,900.00
307	Clary & Associates, Inc Beacon Lake TH - Plat Preparation - Invoice 2020-326	\$	1,900.00
308	ECS Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 818316	\$	726.00
309	Polywood Park #2 Beacon Lake Phase 1 furniture	\$	4,215.30
310	Southern Recreation Five Loop Bike Rack - 50% Deposit	\$	1,999.50
311	Southern Recreation Five Loop Bike Rack - Remaining Balance	\$	1,999.50
312	West Orange Nurseries Inc Beacon Lake Entry #2 & Townhomes - Application for Payment No. 4	\$	64,663.29
313	Harbinger Signage for Beacon Lake Signs - Invoice DP77332DEPOSIT	\$	40.00
314	United Landscapes Beacon Lakes Blvd Landscaping - Invoice 70978	\$	30,150.00
315	Basham Lucas Beacon Lake - Lakefront Park - Invoice 8154	\$	10,500.00
316	Quantum Electrical Contractors Inc Beacon Phase 3 Power to Lift Station - Invoice Beacon3A-1	\$	87,780.00
Total Funding Request		\$	449,639.65

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #12

July 14, 2020

Req. PAYEE

Please make check payable to:

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

Signature: _____

Chairman/Vice Chairman

Signature: _____

Secretary/Asst. Secretary

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

INVOICE

DATE	INVOICE #
7/9/2020	36511

BILL TO:

Riverside Management
 C/O Pison Landing CDD Meadow Viewe Twin Creeks
 9655 Florida Mining Blvd West
 Building 300 Suite 305
 Jacksonville, FL 32257

RECEIVED

AUG 04 2020

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - ENTRY WELL QUOTED: - REPLACED BAD 5 HP CONTROL BOX <i>B. Hight 7-13-20</i> <i>Pump Repairs</i> <i>001.320.53500.45007</i> <i>76</i>	580.00	580.00

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

Total \$580.00

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

Payments/Credits \$0.00

Balance Due \$580.00



REPUBLIC
SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0687-0013996
Invoice Number 0687-001073935
Invoice Date July 16, 2020
Previous Balance \$218.53
Payments/Adjustments -\$218.53
Current Invoice Charges \$219.06

Autopayment \$219.06	Payment Due Date August 05, 2020
---------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/06	5555555	-\$218.53

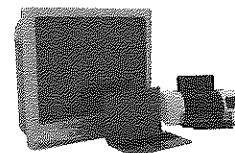
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Meadowview At Twin Creeks Cdd 850 Beacon Lake Pkwy PO 9687022-51				
St. Augustine, FL Contract: 9687022 (C51)				
1 Waste Container 6 Cu Yd, 1 Lift Per Week				
Pickup Service 08/01-08/31			\$148.20	\$148.20
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$45.84
Total Franchise - Local				\$10.07
CURRENT INVOICE CHARGES, AutoPayment due on August 05, 2020				\$219.06

JUL 28 2020

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



1-32-572-45914
28



REPUBLIC
SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Do not Pay

* Thank you for Your Automatic Payment *

Return Service Requested

L2RCACDTVO 014326



MEADOWVIEW AT TWIN CREEKS CDD
BRIAN STEPHENS
475 W TOWN PL
STE 114
ST AUGUSTINE FL 32092-3648



Autopayment	\$219.06
Payment Due Date	August 05, 2020
Account Number	3-0687-0013996
Invoice Number	0687-001073935



For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:



REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687001399600000010739350000219060000219061

L2RCACDTVO 014326 NNNNNNNNNN NNN NNN 001 001 028555 21884424.1

CUSTOMER COPY

INVOICE NO. 1306220

PAGE 1

SLM.# 74

CUSTOMER # 808500

ORDER DATE 07302020

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

TRIP STOP 402 9

TELEPHONE 602-373-7227

TERMS DUE AFTER 30 DAYS

TO:

DOW VIEW AT TWIN CREEK MEADOW VIEW AT TWIN CREEK
BEACON LAKE PKWY 475 WEST TOWN PLACE
STE 114

AUGUSTINE FL 32095 ST AUGUSTINE FL 32092

SPECIAL INSTRUCTIONS

MEMO- 00 PD #-

QTY	SHIPPED	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
02	1	1	SANITIZER HAND SANITY	6	600Z	1		103.35	103.35
32	1	1	TOWEL MULTIFOLD WHITE 9.25X9.5 #AMW250	16	250 CT	1		29.76	29.76
46	3	3	TISSUE TOILET 9" JR. JUMBO 2 PLY #410058	12	725 FT	1		20.45	61.35
15	2	2	LINER 12GAL DRAW STRING WHITE DT12GALW	12	25 CT	1		30.31	60.62
13	2	2	CHEMICAL SD-25 SANITIZER & DEODORIZER	4	1 GAL	1		48.70	97.40
88	2	2	LINER 40X46 .75 MIL WHITE 40 - 45 GALLON	10	10 CT	1		14.66	29.32
CATEGORY RECAP				COST		RETAIL		% PROF	
				381.80				11	
DELIVERY FEE								5.50	

RECEIVED

JUL 31 2020

1-32-572-44203
34

CUSTOMER SIGNATURE		ST = STATUS CODE	SUB-TOTAL
		O = OUT	387.30
		S = SUB	TAX
		P = PARTIAL FILL	.00
		TX = TAX	INVOICE TOTAL
			387.30

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.

IN CASE SUIT IS INSTITUTED TO COLLECT THIS INVOICE OR ANY PORTION THEREOF BUYER AGREES TO PAY SUCH AMOUNT WITHIN 30 DAYS OF THE DATE OF THIS INVOICE. THIS INVOICE SHALL BE JACKSONVILLE, FLORIDA COUNTY FLORIDA.

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



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

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

Service Slip/Invoice

INVOICE: 6689599
DATE: 6/11/2020
ORDER: 6689599

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

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

Work Date	Time	Target Pest	Technician	Time In
6/11/2020	01:16 PM	MICE, RATS, ROACH, S		01:16 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/22/2020		02:25 PM

Service	Description	Price
---------	-------------	-------

GPCM Commercial Pest Control - Monthly Service

190.00

SUBTOTAL \$190.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$190.00

PRIOR BAL \$0.00
AMOUNT DUE \$190.00

RECEIVED

AUG 04 2020

B. Stephens 7-13-20
Pest Control
001.320.57200.45917
46

CW

TECHNICIAN SIGNATURE

Brain

CUSTOMER SIGNATURE

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

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



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 126823	7/1/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2020

Invoice Amount: \$15,653.85

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

Invoice Total \$15,653.85

B. Hight 7-13-20
LANDSCAPE MAINT.
001,320,53500,45003
46

RECEIVED
AUG 04 2020

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



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 130428	7/9/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 8, 2020

Invoice Amount: \$6,347.62

Description	Current Amount
Summer Annuals 2020	
Annual Installation	\$6,347.62

Invoice Total \$6,347.62

B. Stept 7-13-20
LANDSCAPE CONTINGENCY
001.320.53800.45004
40

RECEIVED

AUG 04 2020

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



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

Invoice

Date	Invoice Number
8/4/2020	32768

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

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

							SO Number	
							080420-2	
Terms		PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
			Beacon Lakes		021020-2TA	8/4/2020	Kenny	8/4/2020
Qty	Item	Description					Rate	Amount
2	Item Service	Cat 2000 pH Probe					229.50	459.00T
2	Item Service	Cat 2000 ORP Probe					229.50	459.00T
1	Service Labor	Service & Labor					375.00	375.00
<div>1. 320.572.45505</div> <div>78</div> <div>RECEIVED</div> <div>AUG 06 2020</div>								

<p>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.</p> <p>Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.</p>	Subtotal	USD 1,293.00
	Sales Tax (0.0%)	USD 0.00
	Additional Payments/Credits	USD 0.00
	Balance Due	USD 1,293.00

Future Horizons, Inc.

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

INVOICE

Invoice Number: 63960
Invoice Date: Jul 31, 2020
Page: 1

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

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		8/30/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July, 2020 <i>B. Hept 7-30-20 LAKE MAINT. 45 @ 001.320.53800.48005</i> RECEIVED AUG 05 2020	900.00	900.00
Subtotal				900.00
Sales Tax				
Freight				
Total Invoice Amount				900.00
Payment/Credit Applied				
TOTAL				900.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 61

Invoice Date: 8/1/20

Due Date: 8/1/20

Case:

P.O. Number:

RECEIVED

AUG 06 2020

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 1,810.573.340		3,937.50	3,937.50
Information Technology - August 2020 857		166.67	166.67
Dissemination Agent Services - August 2020 316		833.33	833.33
Office Supplies 510		10.51	10.51
Postage 420		126.87	126.87
Copies 428		144.45	144.45
Telephone 410		81.49	81.49
1 (A)			

Total \$5,300.82

Payments/Credits \$0.00

Balance Due \$5,300.82

Fitness Lease QP

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617836
DATE: 8/1/2020

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

RECEIVED

AUG 12 2020

DUE DATE	RENTAL PERIOD
9/7/2020	

PMT NUMBER	DESCRIPTION	AMOUNT
20	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 14 (A) 1,320,572.15/15	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
0617836	9/7/2020	\$2,307.62	

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

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401

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

Invoice

RECEIVED

AUG 07 2020

Bill To:

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

Invoice #: 73
Invoice Date: 7/31/2020
Due Date: 7/31/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Lifeguard Services through July 30, 2020	299.32	16.00	4,789.12
320, 572, 45501 20 @			
Total			\$4,789.12
Payments/Credits			\$0.00
Balance Due			\$4,789.12

Rnw
8,5,20

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
299.32	Lifeguard Services	\$ 16.00	\$ 4,789.12
	Covers Pay Period Ending: July 30, 2020		
	TOTAL DUE:		<u>\$ 4,789.12</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS PAY PERIOD ENDING 7/30/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/17/20	6.05	J.A.	Lifeguarding
7/17/20	6.08	H.B.A.	Lifeguarding
7/17/20	4.15	K.G.	Lifeguarding
7/17/20	7.75	M.K.	Lifeguarding
7/18/20	7.75	S.T.	Lifeguarding
7/18/20	7.63	K.G.	Lifeguarding
7/18/20	4.02	R.P.	Lifeguarding
7/19/20	7.9	J.A.	Lifeguarding
7/19/20	7.9	H.B.A.	Lifeguarding
7/19/20	7.7	S.T.	Lifeguarding
7/20/20	8.17	J.A.	Lifeguarding
7/20/20	7.88	S.T.	Lifeguarding
7/20/20	4.15	K.G.	Lifeguarding
7/20/20	4.08	R.P.	Lifeguarding
7/21/20	7.87	J.A.	Lifeguarding
7/21/20	7.87	H.B.A.	Lifeguarding
7/21/20	7.75	S.T.	Lifeguarding
7/21/20	4.08	K.G.	Lifeguarding
7/22/20	4.58	J.A.	Lifeguarding
7/22/20	4.58	H.B.A.	Lifeguarding
7/22/20	3.3	K.G.	Lifeguarding
7/23/20	7.75	J.A.	Lifeguarding
7/23/20	7.75	S.T.	Lifeguarding
7/23/20	4.08	K.G.	Lifeguarding
7/23/20	4.42	M.K.	Lifeguarding
7/24/20	7.92	M.K.	Lifeguarding
7/24/20	3.63	K.G.	Lifeguarding
7/24/20	4.5	R.P.	Lifeguarding
7/25/20	4	H.A.	Lifeguarding
7/25/20	7.63	K.G.	Lifeguarding
7/25/20	8.83	T.M.	Lifeguarding
7/25/20	4.25	M.K.	Lifeguarding
7/26/20	7.75	S.T.	Lifeguarding
7/26/20	8.75	T.M.	Lifeguarding
7/26/20	7.83	M.K.	Lifeguarding
7/27/20	6.25	J.A.	Lifeguarding
7/27/20	6	S.T.	Lifeguarding
7/27/20	4	H.A.	Lifeguarding
7/27/20	2.33	R.P.	Lifeguarding
7/28/20	7.55	J.A.	Lifeguarding
7/28/20	7.72	H.B.A.	Lifeguarding
7/28/20	7.7	S.T.	Lifeguarding
7/28/20	4	H.A.	Lifeguarding
7/29/20	5.42	J.A.	Lifeguarding
7/29/20	5.42	H.B.A.	Lifeguarding
7/29/20	4	H.A.	Lifeguarding
7/29/20	1.73	R.P.	Lifeguarding
7/30/20	5.42	S.T.	Lifeguarding
7/30/20	4.13	K.G.	Lifeguarding
7/30/20	5.5	M.K.	Lifeguarding
7/30/20	1.82	R.P.	Lifeguarding

TOTAL 299.32

Supervisor
Lifeguarding 299.32

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

Invoice

Invoice #: 74
Invoice Date: 7/31/2020
Due Date: 7/31/2020
Case:
P.O. Number:

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

RECEIVED

AUG 06 2020

Description	Hours/Qty	Rate	Amount
Deck Monitor through July 30, 2020	32	16.00	512.00
1,320,572,45501 00 (A)			
Total			\$512.00
Payments/Credits			\$0.00
Balance Due			\$512.00

2000
8,5,20

MVTC CDD

DECK MONITOR INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
32	Deck Monitor	\$ 16.00	\$ 512.00

Covers Pay Period Ending: July 30, 2020

#320-572-45501

TOTAL DUE:

\$	512.00
----	--------

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 7/30/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/20/20	8	D.W.	Deck Monitor for Pool & Gym
7/21/20	8	D.W.	Deck Monitor for Pool & Gym
7/27/20	8	D.W.	Deck Monitor for Pool & Gym
7/28/20	8	D.W.	Deck Monitor for Pool & Gym
TOTAL	<u>32</u>		

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

Invoice

RECEIVED

AUG 07 2020

Bill To:

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

Invoice #: 72
Invoice Date: 8/1/2020
Due Date: 8/1/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Janitorial Services - August 2020 320,572,45507		1,295.00	1,295.00
Pool Maintenance Services - August 2020 320,572,45505		1,365.00	1,365.00
Contract Administration - August 2020 320,572,45504		1,666.67	1,666.67
Facility Management - Meadow View - August 2020 320,572,4550		5,000.00	5,000.00
<i>20 11</i>			
Total			\$9,326.67
Payments/Credits			\$0.00
Balance Due			\$9,326.67

RHW
8,3,20



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

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

Service Slip/Invoice

INVOICE: 6761828
DATE: 7/20/2020
ORDER: 6761828

Bill To: [385188]

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

Work
Location:

[385188] 904-627-9271

Beacon Lake Amenity Center
Brian Stephens
850 Beacon lake pkwy
Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
7/20/2020	11:06 AM	MICE, RATS, ROACH, S		11:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/20/2020		11:52 AM

Service	Description	Price
---------	-------------	-------

CPCM

Commercial Pest Control - Monthly Service

190.00

RECEIVED

AUG 05 2020

SUBTOTAL	\$190.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$190.00

AMOUNT DUE \$190.00

B. Stept 7-21-20
Pest Control
001.320.57200.45917
116 (A)

TECHNICIAN SIGNATURE

Brian
CUSTOMER SIGNATURE

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

I hereby acknowledge the satisfactory completion of all services requested and agree to pay the cost of services as specified above.



EST. 1976
www.westorangenurseries.com

4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

RECEIVED

AUG 12 2020

Invoice

DATE	INVOICE #
8/1/2020	12092

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
August Maintenance

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

8/1/2020

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

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

AUGUST 2020

1. 320, 538. 45008

13 ④

TOTAL \$9,011.47



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 135869	8/1/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2020

Invoice Amount: \$15,653.85

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

RECEIVED

AUG 05 2020

Invoice Total \$15,653.85

B. Shup 8-3-20
LANDSCAPE MAINT.
001.320.53800.45003

40 (A)

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

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

Invoice

RECEIVED

AUG 14 2020

Bill To:

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

Invoice #: 75

Invoice Date: 8/11/2020

Due Date: 8/11/2020

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1, 2020 - July 31, 2020		2,412.19	2,412.19
Maintenance Supplies		478.32	478.32
<i>Bkupt 8-11-20</i>			
<i>SPECIAL EVENTS - \$157.50</i>			
<i>001.320.57200.49400</i>			
<i>FACILITY MAINT - \$2,733.01</i>			
<i>001.320.57200.45508</i>			
<i>20 (A)</i>			
Total			\$2,890.51
Payments/Credits			\$0.00
Balance Due			\$2,890.51

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/20	8	R.W.	Install July 4th decorations, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas
7/6/20	4.5	K.H.	Assisted with preparations and closing at event
7/7/20	8	R.W.	Reattached pavers on pool deck steps, removed debris at amenity center, pool, parking lot, dog park, tennis courts, common areas and playgrounds
7/9/20	8	R.W.	Adjusted pool chemicals, cleaned all trash receptacles, benches and picnic tables, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playground and common areas
7/14/20	8	K.B.	Fixed paver stone on steps, took all trash out on property, removed debris around amenity center, dusted for cobwebs at amenity center and gazebo, adjusted gate by boat house and side entrance, emptied dog waste bags and restocked as needed
7/16/20	8	R.W.	Installed new lock box on back fence, removed, folded and stored all tennis court windscreens, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playground and common areas
7/23/20	8	R.W.	Repaired step on spray feature, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playground and common areas
7/26/20	3	R.W.	Call Out - Wasp removal at back of lap pool and spray feature, picked up supplies
7/28/20	5	R.W.	Removed debris at amenity center, pool, parking lot, tennis courts, playgrounds and common areas
7/30/20	0	R.W.	Sprayed pool area for wasps, paint social room door, clean ice maker drain line in kitchen, removed debris around amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas

TOTAL 68.5

MILES 33

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 08/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD	7/6/20	Mop Solution	8.03	K.H.
(MUTC)	7/6/20	Magic Eraser	9.17	K.H.
	7/6/20	Construction Adhesive (2)	56.28	K.H.
	7/7/20	DAP Waterlight Concrete Filler & Sealant	6.50	R.W.
	7/7/20	Gorilla Construction Adhesive	9.81	R.W.
	7/7/20	Rubber Mallet	6.74	R.W.
	7/15/20	33 Gallon Trash Bags 50ct	16.07	K.H.
	7/15/20	Fabuloso 56oz Lavender Solution	3.42	K.H.
	7/15/20	Terry Towels 20pk	11.47	K.H.
	7/15/20	Microfiber Towels 24pk	10.33	K.H.
	7/16/20	Key Sofa	36.77	R.W.
	7/16/20	Wood Glue	4.57	R.W.
	7/16/20	42 gallon Trash Bags 50ct (2)	59.73	R.W.
	7/16/20	Hand Truck	113.83	R.W.
	7/17/20	Dust Mop Pad	9.18	K.H.
	7/21/20	Crew House Key Copies (8)	29.39	B.S.
	7/26/20	Wasp Spray (3)	6.80	R.W.
	7/30/20	Wasp Spray (8)	36.52	R.W.
	7/30/20	Bolts (12)	16.28	R.W.
	7/30/20	Nuts (6)	27.46	R.W.

TOTAL \$478.32

AN

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

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

Invoice

MDG2020 00000270 00



Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

AUG 17 2020

Billing Group #:	39005
Invoice Date:	August 10, 2020
Invoice #:	350544ES
Due Date:	September 02, 2020
Current Charges:	\$6.42
Last Payment:	\$10.38
Payment Date:	July 31, 2020
Prior Balance Due:	\$0.00
Total Amount Due:	\$6.42



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	07/06/20 - 08/05/20	1.20	\$0.35
Fuel	07/06/20 - 08/05/20	0.04	\$0.01
Commodity Charges Sub Total:		1.24	\$0.36
Transportation			\$0.11
Transportation Charges Sub Total:			\$0.11
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$6.42
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$6.42

1,320, 572, 45913

21A

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	August 10, 2020	Accounts Payable
Invoice #:	350544ES	475 W. Town Place #114
Due Date:	September 02, 2020	St Augustine, FL 32092-0000
Current Charges:	\$6.42	
Last Payment:	\$10.38	
Payment Date:	July 31, 2020	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$6.42	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas

Please Include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:

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



100000 01 01 000270 000270 P



Florida Natural Gas

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

Page 2 of 2

Invoice #: 350544ES

Account Detail

Service Address:	850 Beacon Lakes Bkwy	City, State:	St Johns, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221004398311

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	07/06/20 - 08/05/20	1.20	\$0.2900	\$0.35
Fuel	07/06/20 - 08/05/20	0.04	\$0.2900	\$0.01
Totals:		1.24		\$0.36

Transportation Charges

Description	Units	Price	Cost
Transportation	20	\$0.0901	\$0.11
Totals:			\$0.11

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax 100% Exempt	\$0.00
St. Johns County Tax 100% Exempt	\$0.00
Totals:	\$0.00

Total Account Charges: \$6.42

Future Horizons, Inc.

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

INVOICE

Invoice Number: 63568
Invoice Date: Jun 30, 2020
Page: 1

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

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/30/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June, 2020 <i>B. Huph 6-29-20 LAKE MAINE 001.326.53600.45005 45 @</i>	900.00	900.00
Subtotal				900.00
Sales Tax				
Freight				
Total Invoice Amount				900.00
Payment/Credit Applied				
TOTAL				900.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Hopping Green & Sams

Attorneys and Counselors

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

3 (A)
1, 810, 513, 815

STATEMENT

August 24, 2020

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

Bill Number 116665
Billed through 07/31/2020

AUG 25
RECEIVED

AUG 25 2020

General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

07/02/20	SSW	Confer with District Manager regarding July meeting agenda items; review updated proposed budget; confer with District Manager regarding budget hearing on same.	0.70 hrs
07/06/20	SSW	Conduct ongoing research regarding compliance with public meeting requirements for district meetings held remotely using communications media technology; review executive orders issued by Executive Office of the Governor regarding conducting local government public meetings; correspond with representatives of Attorney General's Office and research questions regarding potential extension of waiver of physical quorum requirement for district meetings, manner of conducting district meetings in the event of expiration of same, and meeting and public hearing notice requirements related to same.	0.40 hrs
07/07/20	SSW	Research question regarding requiring thermal temperature checks and related state and local guidance or mandates pertaining to same; prepare response to correspondence regarding same; confer with Simpson and Parker regarding status of amenity facility operation and resident compliance with safety restrictions and protocols for use of same.	1.60 hrs
07/09/20	SSW	Prepare annual budget and assessment resolutions for August meeting agenda; prepare published notice of budget hearing; confer with Oliver regarding agenda items for July meeting; research latest St. Johns County guidance and mandates regarding COVID-19.	0.90 hrs
07/16/20	SSW	Prepare for and attend board meeting; conduct meeting follow-up.	2.50 hrs
07/17/20	JJ	Review meeting notes from Torres.	0.30 hrs
07/22/20	JJ	Work session with Warren regarding recreation center operations.	0.30 hrs
07/22/20	SSW	Research relevant updates to St. Johns County mandates and guidance related to COVID-19; review social distancing plans and protocols for proposed district events and confer with Simpson and Parker regarding same.	1.70 hrs
07/25/20	SSW	Prepare comments to draft meeting minutes; confer with Hogge and Oliver regarding same and regarding meeting follow-up items.	0.40 hrs
07/29/20	GH	Coordinate Executive Order extension on public meetings.	0.50 hrs
07/30/20	JJ	Follow up on Governor's Office request for information regarding impact of quorum waiver extension.	0.10 hrs

07/31/20 JLK Confer with staff on COVID waivers and appropriate language for same; research ADA, HIPPA and other laws on mask mandates, mask waivers, temperature screenings and other related considerations; research Zoom and Teams options for continued waiver of physical meeting requirements and blocking of bombers. 0.10 hrs

07/31/20 LMG Analyze requirements for waivers regarding Coronavirus; research risks regarding temperature checks at district facility; research Zoom meeting best practices. 0.10 hrs

Total fees for this matter \$2,640.00

DISBURSEMENTS

Conference Calls 23.14

Total disbursements for this matter \$23.14

MATTER SUMMARY

Hunter, Gary K.	0.50 hrs	275 /hr	\$137.50
Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.10 hrs	275 /hr	\$27.50
Warren, Sarah S.	8.20 hrs	275 /hr	\$2,255.00

TOTAL FEES \$2,640.00

TOTAL DISBURSEMENTS \$23.14

TOTAL CHARGES FOR THIS MATTER \$2,663.14

BILLING SUMMARY

Hunter, Gary K.	0.50 hrs	275 /hr	\$137.50
Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.10 hrs	275 /hr	\$27.50
Warren, Sarah S.	8.20 hrs	275 /hr	\$2,255.00

TOTAL FEES \$2,640.00

TOTAL DISBURSEMENTS \$23.14

TOTAL CHARGES FOR THIS BILL \$2,663.14

Please include the bill number with your payment.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 123227	6/24/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: July 24, 2020

Invoice Amount: \$2,168.72

Description	Current Amount
April repairs	
Irrigation Repairs	\$2,168.72

Invoice Total **\$2,168.72**

B. Hight 6-30-20
IRRIGATION REPAIRS
001.320.53800.45009
410 (A)

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

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



YELLOWSTONE LANDSCAPE

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 125050	6/30/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2020

Invoice Amount: \$1,153.16

Description	Current Amount
Mainline Repair at Amenity Center Irrigation Repairs	\$1,153.16

Invoice Total \$1,153.16

BH Sept 7-1-20
IRRIGATION REPAIR
001.320.53800.45009
40 (A)

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

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

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #14

September 11, 2020

Req.	PAYEE		
341	St. Johns County Utility Department Beacon Lake Phase 3A Lift Station Telemetry	\$	16,250.00
342	Hughes Brothers Construction, Inc. Beacon Lake TH Extras - Invoice 21878	\$	30,512.38
343	Duval Asphalt Beacon Lake Phase 1 Top Lifts	\$	130,320.20
344	ECS Florida, LLC Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 828057	\$	3,085.50
345	Environmental Resource Solutions, Inc. Beacon Lake Parkway Ext Environmental consulting services-Invoice 37144	\$	1,790.00
346	Environmental Resource Solutions, Inc. Beacon Lake Phase 3B Environmental consulting services-Invoice 37128	\$	667.50
347	Xylem Water Solutions Beacon Lake Phase TH PS#4 - Direct Purchase Invoice 3556B29553	\$	745.00
348	ETM Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 195299	\$	1,201.50
349	ETM Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 195300	\$	816.73
350	ETM Beacon Lake Phase 2B (WA#18) - Invoice 195311	\$	2,983.67
351	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 195312	\$	3,313.50
352	ETM Beacon Lake Parkway Collector Rd from Beacon Lake TH to Beacon Lake Pkwy Phase 2A (WA#21) Invoice 195	\$	6,367.50
353	West Orange Nurseries, Inc. Beacon Lake Phase 2 Parkway - Application for Payment No. 4 Retainage	\$	71,754.71
354	Clary & Associates, Inc Beacon Lake Unit TH-R Boundary Survey, set permanent monuments for TH Replat-Invoice 2020-326-2	\$	1,725.00
355	Clary & Associates, Inc Beacon Lake Unit TH-R TH Replat - Invoice 2020-326-3	\$	1,500.00
356	Clary & Associates, Inc Beacon Lake Unit 3AR Boundary survey, permanent reference monuments-Invoice 2020-327-2	\$	1,725.00
357	Clary & Associates, Inc. Beacon Lake Unit 3A Plat Administration - Invoice 2020-327-3	\$	1,500.00
358	ETM Beacon Lake Parkway Collector Rd from Beacon Lake TH to Beacon Lake Pkwy Phase 2A (WA#21) Invoice 194	\$	5,900.00
359	Hughes Brothers Construction, Inc. Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$	64,503.32
360	Hughes Brothers Construction, Inc. Contractor Application for Payment #22 - Beacon Lake Phase 2	\$	271,664.42

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #14

September 11, 2020

Req. PAYEE

361	Hughes Brothers Construction, Inc. Contractor Application for Payment #11- Beacon Lake Phase 2B	\$	49,100.71
362	Hughes Brothers Construction, Inc. Contractor Application for Payment #11 - Beacon Lake Phase 3A Parkway	\$	2,520.00
Total Funding Request		\$	669,946.64

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT				
2019 Bond Series				
REQUISITION SUMMARY				
September 17, 2020				
2019 SPECIAL ASSESSMENT BONDS REQUISITIONS				
	TO BE RATIFIED			
8/24/2020	341	St. Johns County Utility Department	Beacon Lake Phase 3A Lift Station Telemetry	\$ 16,250.00
TOTAL REQUISITIONS TO BE RATIFIED				\$ 16,250.00
2019 SPECIAL ASSESSMENT BONDS REQUISITIONS				
	TO BE APPROVED			
9/17/2020	342	Hughes Brothers Construction, Inc.	Beacon Lake TH Extras - Invoice 21878	\$ 30,512.38
9/17/2020	343	Duval Asphalt	Beacon Lake Phase 1 Top Lifts	\$ 130,320.20
9/17/2020	344	ECS Florida, LLC	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 828057	\$ 3,085.50
9/17/2020	345	Environmental Resource Solutions, Inc.	Beacon Lake Parkway Ext Environmental consulting services-Invoice 37144	\$ 1,790.00
9/17/2020	346	Environmental Resource Solutions, Inc.	Beacon Lake Phase 3B Environmental consulting services-Invoice 37128	\$ 667.50
9/17/2020	347	Xylem Water Solutions	Beacon Lake Phase TH PS#4 - Direct Purchase Invoice 3556B29553	\$ 745.00
9/17/2020	348	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 195299	\$ 1,201.50
9/17/2020	349	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 195300	\$ 816.73
9/17/2020	350	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 195311	\$ 2,983.67
9/17/2020	351	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 195312	\$ 3,313.50
9/17/2020	352	ETM	Beacon Lake Parkway Collector Rd from Beacon Laked TH to Beacon Lake Pkwy Phase 2A (WA#21) Invoice 195313	\$ 6,367.50
9/17/2020	353	West Orange Nurseries, Inc.	Beacon Lake Phase 2 Parkway - Application for Payment No. 4 Retainage	\$ 71,754.71
9/17/2020	354	Clary & Associates, Inc.	Beacon Lake Unit TH-R Boundary Survey, set permanent monuments for TH Replat-Invoice 2020-326-2	\$ 1,725.00
9/17/2020	355	Clary & Associates, Inc.	Beacon Lake Unit TH-R TH Replat - Invoice 2020-326-3	\$ 1,500.00
9/17/2020	356	Clary & Associates, Inc.	Beacon Lake Unit 3AR Boundary survey, permanent reference monuments-Invoice 2020-327-2	\$ 1,725.00
9/17/2020	357	Clary & Associates, Inc.	Beacon Lake Unit 3A Plat Administration - Invoice 2020-327-3	\$ 1,500.00
9/17/2020	358	ETM	Beacon Lake Parkway Collector Rd from Beacon Laked TH to Beacon Lake Pkwy Phase 2A (WA#21) Invoice 194728	\$ 5,900.00
9/17/2020	359	Hughes Brothers Construction, Inc.	Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$ 64,503.32
9/17/2020	360	Hughes Brothers Construction, Inc.	Contractor Application for Payment #22 - Beacon Lake Phase 2	\$ 271,664.42
9/17/2020	361	Hughes Brothers Construction, Inc.	Contractor Application for Payment #11- Beacon Lake Phase 2B	\$ 49,100.71
9/17/2020	362	Hughes Brothers Construction, Inc.	Contractor Application for Payment #11 - Beacon Lake Phase 3A Parkway	\$ 2,520.00
REQUISITIONS TO BE APPROVED				\$653,696.64
TOTAL REQUISITIONS TO BE APPROVED September 17, 2020				\$669,946.64

E.

Meadow View at Twin Creeks

Community Development District

Funding Request #49

September 10, 2020

PAYEE		GENERAL FUND
		FY 2020
1 Atlantic Security		
July Security Monitoring Inv #165729 7/15/20		\$ 110.95
2 Compac Filtration		
CAT 2000 PH/ORP Probe Inv #32768 8/4/20		\$ 1,293.00
3 East Coast Wells & Pumps Service		
Replace 5HP Control Box Inv #36511 7/9/20		\$ 580.00
4 Florida Natural Gas		
July Amenity Center Gas Inv #350544ES 8/10/20		\$ 6.42
5 Future Horizons, Inc		
June Aquatic Weed Control Inv #63568 6/30/19		\$ 900.00
July Aquatic Weed Control Inv #63960 7/31/20		\$ 900.00
6 Governmental Management Services, LLC		
August Management Fees Inv #61 8/1/20		\$ 5,300.82
7 Hopping Green & Sams		
June General Counsel Inv #115944 7/21/20		\$ 3,480.50
July General Counsel Inv #116665 8/24/20		\$ 2,663.14
8 Municipal Asset Management Inc		
August Lease Payment Invoice #0617836 8/1/20		\$ 2,307.62
9 Riverside Management Services Inc		
July Lifeguard Services thru 7/16/20 Inv #70 7/17/20		\$ 5,398.24
July Deck Monitor thru 7/16/20 Inv #71 7/17/20		\$ 360.00
Facility and Management Services August 2020 Inv #72 8/1/2020		\$ 9,326.67
July Lifeguard Services thru 7/30/20 Inv #73 7/31/20		\$ 4,789.12
July Deck Monitor thru 7/30/20 Inv #74 7/31/20		\$ 512.00
July Facility Maintenance June 2020 Inv #75 8/11/20		\$ 2,890.51
10 Sea Breeze Food Service		
Cleaning Supplies Inv #1306220 7/30/20		\$ 387.30
11 Simply Linen Solutions		
Laundry Service for Towels Inv #163126 7/16/20		\$ 78.21
12 Turner Pest Control		
June Pest Control Inv #6689599 6/11/20		\$ 190.00
July Pest Control Inv #6761828 7/20/20		\$ 190.00
13 West Orange Nurseries Inc		
August Landscape Maintenance Inv #12092 8/1/20		\$ 9,011.47
September Lawn Maintenance, Pest Control & Fertilization Inv #12099		\$ 8,420.00

Meadow View at Twin Creeks

Community Development District

Funding Request #49

September 10, 2020

PAYEE		GENERAL FUND
		FY 2020
14	Yellowstone Landscape	
	July Landscape Maintenance Inv #JAX126823 7/1/20	\$ 15,653.85
	Summer Annuals Installation Inv #JAX130428 7/9/20	\$ 6,347.62
	August Landscape Maintenance Inv #JAX1135869 8/1/20	\$ 15,635.85
	April Irrigation Repairs Inv #JAX123227 6/24/20	\$ 2,168.72
	Mainline Repair at Amenity Center Inv #JAX125050 6/30/20	\$ 1,153.16
15	Wells Fargo Credit Card*	
	July Purchases	\$ 684.16
Total Funding Request		\$100,739.33

*Wells Fargo Credit Card transaction available upon request

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary



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

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

RECEIVED

JUL 23 2020

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2020	\$110.95	07/15/2020

INVOICE NO. 165729

Site: Beacon Lakes Amenities
Center(Meadow View @ Twin
Creeks)
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 08/01/2020 to 08/31/2020
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

1.32.572.454
38

Security Monitoring

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



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

Invoice

Date	Invoice Number
8/4/2020	32768

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

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

						SO Number		
						080420-2		
Terms		PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
			Beacon Lakes		021020-2TA	8/4/2020	Kenny	8/4/2020
Qty	Item	Description					Rate	Amount
2	Item Service	Cat 2000 pH Probe					229.50	459.00T
2	Item Service	Cat 2000 ORP Probe					229.50	459.00T
1	Service Labor	Service & Labor					375.00	375.00
<div>1. 320.572.45505</div> <div>78</div> <div>RECEIVED</div> <div>AUG 06 2020</div>								

<p>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.</p> <p>Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.</p>	Subtotal	USD 1,293.00
	Sales Tax (0.0%)	USD 0.00
	Additional Payments/Credits	USD 0.00
	Balance Due	USD 1,293.00

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

INVOICE

DATE	INVOICE #
7/9/2020	36511

BILL TO:

Riverside Management
 C/O Pison Landing CDD Meadow Viewe Twin Creeks
 9655 Florida Mining Blvd West
 Building 300 Suite 305
 Jacksonville, FL 32257

RECEIVED

AUG 04 2020

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - ENTRY WELL QUOTED: - REPLACED BAD 5 HP CONTROL BOX <i>B. Hight 7-13-20</i> <i>Pump Repairs</i> <i>001.320.53800.45007</i> <i>76</i>	580.00	580.00

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

Total \$580.00

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

Payments/Credits \$0.00

Balance Due \$580.00

AN

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

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

Invoice

MDG2020 00000270 00



Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

AUG 17 2020

Billing Group #:	39005
Invoice Date:	August 10, 2020
Invoice #:	350544ES
Due Date:	September 02, 2020
Current Charges:	\$6.42
Last Payment:	\$10.38
Payment Date:	July 31, 2020
Prior Balance Due:	\$0.00
Total Amount Due:	\$6.42



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	07/06/20 - 08/05/20	1.20	\$0.35
Fuel	07/06/20 - 08/05/20	0.04	\$0.01
Commodity Charges Sub Total:		1.24	\$0.36
Transportation			\$0.11
Transportation Charges Sub Total:			\$0.11
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$6.42
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$6.42

1,320, 572, 45913

21A

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	August 10, 2020	Accounts Payable
Invoice #:	350544ES	475 W. Town Place #114
Due Date:	September 02, 2020	St Augustine, FL 32092-0000
Current Charges:	\$6.42	
Last Payment:	\$10.38	
Payment Date:	July 31, 2020	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$6.42	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas

Please Include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:

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



100000 01 01 000270 000270 P



Florida Natural Gas

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

Page 2 of 2

Invoice #: 350544ES

Account Detail

Service Address:	850 Beacon Lakes Bkwy	City, State:	St Johns, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221004398311

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	07/06/20 - 08/05/20	1.20	\$0.2900	\$0.35
Fuel	07/06/20 - 08/05/20	0.04	\$0.2900	\$0.01
Totals:		1.24		\$0.36

Transportation Charges

Description	Units	Price	Cost
Transportation	20	\$0.0901	\$0.11
Totals:			\$0.11

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax 100% Exempt	\$0.00
St. Johns County Tax 100% Exempt	\$0.00
Totals:	\$0.00

Total Account Charges: \$6.42

Future Horizons, Inc.

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

INVOICE

Invoice Number: 63568
Invoice Date: Jun 30, 2020
Page: 1

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

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/30/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June, 2020 <i>B. Huph 6-29-20</i> <i>LAKE MAINE</i> <i>001.326.53600.45005</i> <i>45 @</i>	900.00	900.00
Subtotal				900.00
Sales Tax				
Freight				
Total Invoice Amount				900.00
Payment/Credit Applied				
TOTAL				900.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc.

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

INVOICE

Invoice Number: 63960
Invoice Date: Jul 31, 2020
Page: 1

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

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		8/30/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July, 2020 <i>B. Hept 7-30-20 LAKE MAINT. 45 @ 001.320.53800.48005</i> RECEIVED AUG 05 2020	900.00	900.00
Subtotal				900.00
Sales Tax				
Freight				
Total Invoice Amount				900.00
Payment/Credit Applied				
TOTAL				900.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 61

Invoice Date: 8/1/20

Due Date: 8/1/20

Case:

P.O. Number:

RECEIVED

AUG 06 2020

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 1,810.573.340		3,937.50	3,937.50
Information Technology - August 2020 857		166.67	166.67
Dissemination Agent Services - August 2020 316		833.33	833.33
Office Supplies 510		10.51	10.51
Postage 420		126.87	126.87
Copies 428		144.45	144.45
Telephone 410		81.49	81.49
1 ④			

Total \$5,300.82

Payments/Credits \$0.00

Balance Due \$5,300.82

Hopping Green & Sams

Attorneys and Counselors

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

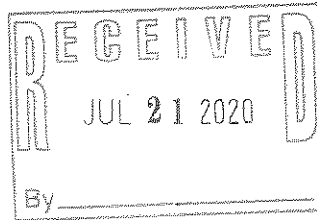
STATEMENT

July 21, 2020

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

Bill Number 115944
Billed through 06/30/2020

General Counsel
MVTCDD 00001 JLE



1.31.513.315
3

FOR PROFESSIONAL SERVICES RENDERED

06/01/20	SSW	Prepare revised notice of release of lien for Series 2006B Assessments; review executed financing documents and verify respective exhibits and finalize for recording.	0.80 hrs
06/02/20	SSW	Confer with Oliver and Parker regarding agenda items for June board meeting and manner of conducting same.	0.40 hrs
06/04/20	JJ	Follow up on phase 2 opening protocols.	0.30 hrs
06/04/20	SSW	Research Executive Order and guidelines regarding potential phase 2 re-opening of amenity facilities; confer with Simpson, Parker, and Oliver regarding same; confer with Oliver regarding holding June meeting using remote technology and agenda items for same.	1.10 hrs
06/05/20	SSW	Research physical quorum and public comment requirements and guidance pursuant to Governor's Executive Order and Task Force Report for Phase 2 Re-opening.	0.10 hrs
06/05/20	KEM	Prepare resolution ratifying sale of bonds.	0.30 hrs
06/09/20	SSW	Confer with Parker and Simpson regarding phase 2 re-opening plan; prepare comments to draft update to residents regarding same.	0.80 hrs
06/11/20	SSW	Prepare agenda items; confer with Hogge regarding same.	0.60 hrs
06/15/20	SSW	Review agenda package; confer with Oliver and Parker regarding same and regarding pending and on-going business items.	0.80 hrs
06/18/20	SSW	Prepare for and attend board meeting by teleconference.	2.40 hrs
06/19/20	SSW	Conduct meeting follow-up.	0.80 hrs
06/20/20	KEM	Prepare budget notice.	0.20 hrs
06/24/20	LMG	Research and analyze implications of Phase 2 reopening plan for amenities operation; develop best practices related to same.	0.30 hrs
06/25/20	SSW	Research updated local COVID-19 guidance and requirements; confer with Simpson and Parker regarding same; prepare comments to draft correspondence to residents regarding same.	2.60 hrs

06/25/20	KEM	Research status of mask mandate in St. Johns county.	0.20 hrs
06/26/20	JJ	Work session with Warren regarding requested COVID procedure update.	0.40 hrs
06/26/20	JLK	Review Phase 2 EO; prepare and review categories of reopening expansions; confer with in house lawyers on various nuances for same; multiple calls with district managers and amenity managers; multiple calls with FIA on same; review, edit and transmit COVID waivers and license agreements for use of same; review, edit and transmit reservation language and screening questionnaires; review PPE requirements promulgated by local jurisdictions; confer regarding COVID notification process.	0.30 hrs
06/26/20	SSW	Review Executive Order 20-150 regarding extension of waiver of physical quorum requirement for local government public meetings; prepare and circulate correspondence to District Managers regarding same.	0.10 hrs
06/28/20	KSB	Research and prepare correspondence to property appraiser regarding release of tax roll.	0.10 hrs
06/30/20	SSW	Confer with Hogge regarding meeting agenda items; prepare comments to draft meeting minutes.	0.40 hrs
Total fees for this matter			\$3,480.50

MATTER SUMMARY

Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.30 hrs	275 /hr	\$82.50
Ibarra, Katherine E. - Paralegal	0.70 hrs	140 /hr	\$98.00
Buchanan, Katie S.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.30 hrs	275 /hr	\$82.50
Warren, Sarah S.	10.90 hrs	275 /hr	\$2,997.50
TOTAL FEES			\$3,480.50

TOTAL CHARGES FOR THIS MATTER**\$3,480.50****BILLING SUMMARY**

Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.30 hrs	275 /hr	\$82.50
Ibarra, Katherine E. - Paralegal	0.70 hrs	140 /hr	\$98.00
Buchanan, Katie S.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.30 hrs	275 /hr	\$82.50
Warren, Sarah S.	10.90 hrs	275 /hr	\$2,997.50
TOTAL FEES			\$3,480.50

TOTAL CHARGES FOR THIS BILL**\$3,480.50****Please include the bill number with your payment.**

Hopping Green & Sams

Attorneys and Counselors

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

3 (A)
1, 810, 513, 815

STATEMENT

August 24, 2020

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

Bill Number 116665
Billed through 07/31/2020

AUG 25
RECEIVED

AUG 25 2020

General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

07/02/20	SSW	Confer with District Manager regarding July meeting agenda items; review updated proposed budget; confer with District Manager regarding budget hearing on same.	0.70 hrs
07/06/20	SSW	Conduct ongoing research regarding compliance with public meeting requirements for district meetings held remotely using communications media technology; review executive orders issued by Executive Office of the Governor regarding conducting local government public meetings; correspond with representatives of Attorney General's Office and research questions regarding potential extension of waiver of physical quorum requirement for district meetings, manner of conducting district meetings in the event of expiration of same, and meeting and public hearing notice requirements related to same.	0.40 hrs
07/07/20	SSW	Research question regarding requiring thermal temperature checks and related state and local guidance or mandates pertaining to same; prepare response to correspondence regarding same; confer with Simpson and Parker regarding status of amenity facility operation and resident compliance with safety restrictions and protocols for use of same.	1.60 hrs
07/09/20	SSW	Prepare annual budget and assessment resolutions for August meeting agenda; prepare published notice of budget hearing; confer with Oliver regarding agenda items for July meeting; research latest St. Johns County guidance and mandates regarding COVID-19.	0.90 hrs
07/16/20	SSW	Prepare for and attend board meeting; conduct meeting follow-up.	2.50 hrs
07/17/20	JJ	Review meeting notes from Torres.	0.30 hrs
07/22/20	JJ	Work session with Warren regarding recreation center operations.	0.30 hrs
07/22/20	SSW	Research relevant updates to St. Johns County mandates and guidance related to COVID-19; review social distancing plans and protocols for proposed district events and confer with Simpson and Parker regarding same.	1.70 hrs
07/25/20	SSW	Prepare comments to draft meeting minutes; confer with Hogge and Oliver regarding same and regarding meeting follow-up items.	0.40 hrs
07/29/20	GH	Coordinate Executive Order extension on public meetings.	0.50 hrs
07/30/20	JJ	Follow up on Governor's Office request for information regarding impact of quorum waiver extension.	0.10 hrs

07/31/20 JLK Confer with staff on COVID waivers and appropriate language for same; research ADA, HIPPA and other laws on mask mandates, mask waivers, temperature screenings and other related considerations; research Zoom and Teams options for continued waiver of physical meeting requirements and blocking of bombers. 0.10 hrs

07/31/20 LMG Analyze requirements for waivers regarding Coronavirus; research risks regarding temperature checks at district facility; research Zoom meeting best practices. 0.10 hrs

Total fees for this matter \$2,640.00

DISBURSEMENTS

Conference Calls 23.14

Total disbursements for this matter \$23.14

MATTER SUMMARY

Hunter, Gary K.	0.50 hrs	275 /hr	\$137.50
Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.10 hrs	275 /hr	\$27.50
Warren, Sarah S.	8.20 hrs	275 /hr	\$2,255.00

TOTAL FEES \$2,640.00

TOTAL DISBURSEMENTS \$23.14

TOTAL CHARGES FOR THIS MATTER \$2,663.14

BILLING SUMMARY

Hunter, Gary K.	0.50 hrs	275 /hr	\$137.50
Johnson, Jonathan T.	0.70 hrs	275 /hr	\$192.50
Kilinski, Jennifer L.	0.10 hrs	275 /hr	\$27.50
Gentry, Lauren M.	0.10 hrs	275 /hr	\$27.50
Warren, Sarah S.	8.20 hrs	275 /hr	\$2,255.00

TOTAL FEES \$2,640.00

TOTAL DISBURSEMENTS \$23.14

TOTAL CHARGES FOR THIS BILL \$2,663.14

Please include the bill number with your payment.

Fitness Lease QP

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617836
DATE: 8/1/2020

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

RECEIVED

AUG 12 2020

DUE DATE	RENTAL PERIOD
9/7/2020	

PMT NUMBER	DESCRIPTION	AMOUNT
20	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 14 (A) 1,320,572.15/15	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
0617836	9/7/2020	\$2,307.62	

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

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401

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

Invoice

RECEIVED

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

JUL 24 2020

Invoice #: 70
Invoice Date: 7/17/2020
Due Date: 7/17/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Lifeguard Services Through July 16, 2020 320.572,45501 20	337.39	16.00	5,398.24
Total			\$5,398.24
Payments/Credits			\$0.00
Balance Due			\$5,398.24

CPH

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
337.39	Lifeguard Services	\$ 16.00	\$ 5,398.24
	Covers Pay Period Ending: July 16, 2020		
	TOTAL DUE:		<u>\$ 5,398.24</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS PAY PERIOD ENDING 7/16/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/20	7.9	J.A.	Lifeguarding
7/3/20	7.9	H.B.A.	Lifeguarding
7/3/20	8.92	T.M.	Lifeguarding
7/3/20	8.67	J.F.	Lifeguarding
7/4/20	5.77	S.T.	Lifeguarding
7/4/20	6.43	T.M.	Lifeguarding
7/4/20	5.75	M.K.	Lifeguarding
7/5/20	5.8	J.A.	Lifeguarding
7/5/20	5.8	H.B.A.	Lifeguarding
7/5/20	5.83	S.T.	Lifeguarding
7/5/20	6.83	T.M.	Lifeguarding
7/6/20	7.97	J.A.	Lifeguarding
7/6/20	6.67	H.A.	Lifeguarding
7/6/20	6.12	K.G.	Lifeguarding
7/7/20	7.92	J.A.	Lifeguarding
7/7/20	7.92	H.B.A.	Lifeguarding
7/7/20	6.55	H.A.	Lifeguarding
7/7/20	4.38	M.K.	Lifeguarding
7/8/20	7.75	J.A.	Lifeguarding
7/8/20	7.75	H.B.A.	Lifeguarding
7/8/20	4.25	K.G.	Lifeguarding
7/8/20	4.17	H.A.	Lifeguarding
7/9/20	5.25	H.B.A.	Lifeguarding
7/9/20	7.6	K.G.	Lifeguarding
7/9/20	4.42	M.K.	Lifeguarding
7/10/20	8.67	T.M.	Lifeguarding
7/10/20	8.5	J.F.	Lifeguarding
7/10/20	4.42	S.T.	Lifeguarding
7/11/20	6.42	S.T.	Lifeguarding
7/11/20	8.92	T.M.	Lifeguarding
7/11/20	8.5	J.F.	Lifeguarding
7/12/20	8.17	S.T.	Lifeguarding
7/12/20	9.17	T.M.	Lifeguarding
7/12/20	8.5	J.F.	Lifeguarding
7/13/20	8.17	J.A.	Lifeguarding
7/13/20	7.83	S.T.	Lifeguarding
7/13/20	6.83	H.A.	Lifeguarding
7/13/20	4.07	R.P.	Lifeguarding
7/14/20	8.05	J.A.	Lifeguarding
7/14/20	8.05	H.B.A.	Lifeguarding
7/14/20	6.5	H.A.	Lifeguarding
7/14/20	4.03	R.P.	Lifeguarding
7/15/20	8	J.A.	Lifeguarding
7/15/20	8	H.B.A.	Lifeguarding
7/15/20	4.22	K.G.	Lifeguarding
7/15/20	4	H.A.	Lifeguarding
7/16/20	8.05	J.A.	Lifeguarding
7/16/20	7.6	S.T.	Lifeguarding
7/16/20	4.15	K.G.	Lifeguarding
7/16/20	4.25	M.K.	Lifeguarding

TOTAL	<u><u>337.39</u></u>
--------------	----------------------

Supervisor	
Lifeguarding	337.39

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

Invoice

Invoice #: 71
Invoice Date: 7/17/2020
Due Date: 7/17/2020
Case:
P.O. Number:

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

RECEIVED

JUL 24 2020

Description	Hours/Qty	Rate	Amount
Lifeguard Services	22.5	16.00	360.00
Through July 16, 2020			
320.572.45501			
20			
Total			\$360.00
Payments/Credits			\$0.00
Balance Due			\$360.00

CPN

MVTC CDD

DECK MONITOR INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
22.5	Deck Monitor	\$ 16.00	\$ 360.00

Covers Pay Period Ending: July 16, 2020

#320-572-45501

TOTAL DUE:

\$ 360.00

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 7/16/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/20	6.5	T.W.	Deck Monitor for Pool & Gym - Event
7/13/20	8	D.W.	Deck Monitor for Pool & Gym
7/14/20	8	D.W.	Deck Monitor for Pool & Gym
TOTAL	<u>22.5</u>		

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

Invoice

RECEIVED

AUG 07 2020

Bill To:

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

Invoice #: 72
Invoice Date: 8/1/2020
Due Date: 8/1/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Janitorial Services - August 2020 320,572,45507		1,295.00	1,295.00
Pool Maintenance Services - August 2020 320,572,45505		1,365.00	1,365.00
Contract Administration - August 2020 320,572,45504		1,666.67	1,666.67
Facility Management - Meadow View - August 2020 320,572,4550		5,000.00	5,000.00
<i>20 11</i>			
Total			\$9,326.67
Payments/Credits			\$0.00
Balance Due			\$9,326.67

RHW
8,3,20

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

Invoice

RECEIVED

AUG 07 2020

Bill To:

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

Invoice #: 73
Invoice Date: 7/31/2020
Due Date: 7/31/2020
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Lifeguard Services through July 30, 2020	299.32	16.00	4,789.12
320, 572, 45501 20 @			
Total			\$4,789.12
Payments/Credits			\$0.00
Balance Due			\$4,789.12

Rnw
8,5,20

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
299.32	Lifeguard Services	\$ 16.00	\$ 4,789.12
	Covers Pay Period Ending: July 30, 2020		
	TOTAL DUE:		<u>\$ 4,789.12</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS PAY PERIOD ENDING 7/30/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/17/20	6.05	J.A.	Lifeguarding
7/17/20	6.08	H.B.A.	Lifeguarding
7/17/20	4.15	K.G.	Lifeguarding
7/17/20	7.75	M.K.	Lifeguarding
7/18/20	7.75	S.T.	Lifeguarding
7/18/20	7.63	K.G.	Lifeguarding
7/18/20	4.02	R.P.	Lifeguarding
7/19/20	7.9	J.A.	Lifeguarding
7/19/20	7.9	H.B.A.	Lifeguarding
7/19/20	7.7	S.T.	Lifeguarding
7/20/20	8.17	J.A.	Lifeguarding
7/20/20	7.88	S.T.	Lifeguarding
7/20/20	4.15	K.G.	Lifeguarding
7/20/20	4.08	R.P.	Lifeguarding
7/21/20	7.87	J.A.	Lifeguarding
7/21/20	7.87	H.B.A.	Lifeguarding
7/21/20	7.75	S.T.	Lifeguarding
7/21/20	4.08	K.G.	Lifeguarding
7/22/20	4.58	J.A.	Lifeguarding
7/22/20	4.58	H.B.A.	Lifeguarding
7/22/20	3.3	K.G.	Lifeguarding
7/23/20	7.75	J.A.	Lifeguarding
7/23/20	7.75	S.T.	Lifeguarding
7/23/20	4.08	K.G.	Lifeguarding
7/23/20	4.42	M.K.	Lifeguarding
7/24/20	7.92	M.K.	Lifeguarding
7/24/20	3.63	K.G.	Lifeguarding
7/24/20	4.5	R.P.	Lifeguarding
7/25/20	4	H.A.	Lifeguarding
7/25/20	7.63	K.G.	Lifeguarding
7/25/20	8.83	T.M.	Lifeguarding
7/25/20	4.25	M.K.	Lifeguarding
7/26/20	7.75	S.T.	Lifeguarding
7/26/20	8.75	T.M.	Lifeguarding
7/26/20	7.83	M.K.	Lifeguarding
7/27/20	6.25	J.A.	Lifeguarding
7/27/20	6	S.T.	Lifeguarding
7/27/20	4	H.A.	Lifeguarding
7/27/20	2.33	R.P.	Lifeguarding
7/28/20	7.55	J.A.	Lifeguarding
7/28/20	7.72	H.B.A.	Lifeguarding
7/28/20	7.7	S.T.	Lifeguarding
7/28/20	4	H.A.	Lifeguarding
7/29/20	5.42	J.A.	Lifeguarding
7/29/20	5.42	H.B.A.	Lifeguarding
7/29/20	4	H.A.	Lifeguarding
7/29/20	1.73	R.P.	Lifeguarding
7/30/20	5.42	S.T.	Lifeguarding
7/30/20	4.13	K.G.	Lifeguarding
7/30/20	5.5	M.K.	Lifeguarding
7/30/20	1.82	R.P.	Lifeguarding

TOTAL 299.32

Supervisor
Lifeguarding 299.32

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

Invoice

Invoice #: 74
Invoice Date: 7/31/2020
Due Date: 7/31/2020
Case:
P.O. Number:

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

RECEIVED

AUG 06 2020

Description	Hours/Qty	Rate	Amount
Deck Monitor through July 30, 2020	32	16.00	512.00
1,320,572,45501 00 (A)			
Total			\$512.00
Payments/Credits			\$0.00
Balance Due			\$512.00

2000
8,5,20

MVTC CDD

DECK MONITOR INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
32	Deck Monitor	\$ 16.00	\$ 512.00

Covers Pay Period Ending: July 30, 2020

#320-572-45501

TOTAL DUE:

\$	512.00
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MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
DECK MONITOR BILLABLE HOURS PAYPERIOD ENDING 7/30/20

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/20/20	8	D.W.	Deck Monitor for Pool & Gym
7/21/20	8	D.W.	Deck Monitor for Pool & Gym
7/27/20	8	D.W.	Deck Monitor for Pool & Gym
7/28/20	8	D.W.	Deck Monitor for Pool & Gym
TOTAL	<u>32</u>		

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

Invoice

RECEIVED

AUG 14 2020

Bill To:

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

Invoice #: 75

Invoice Date: 8/11/2020

Due Date: 8/11/2020

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1, 2020 - July 31, 2020		2,412.19	2,412.19
Maintenance Supplies		478.32	478.32
<i>Bkupt 8-11-20</i>			
<i>SPECIAL EVENTS - \$157.50</i>			
<i>001.320.57200.49400</i>			
<i>FACILITY MAINT - \$2,733.01</i>			
<i>001.320.57200.45508</i>			
<i>20 (A)</i>			
Total			\$2,890.51
Payments/Credits			\$0.00
Balance Due			\$2,890.51

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/20	8	R.W.	Install July 4th decorations, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas
7/6/20	4.5	K.H.	Assisted with preparations and closing at event
7/7/20	8	R.W.	Reattached pavers on pool deck steps, removed debris at amenity center, pool, parking lot, dog park, tennis courts, common areas and playgrounds
7/9/20	8	R.W.	Adjusted pool chemicals, cleaned all trash receptacles, benches and picnic tables, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playground and common areas
7/14/20	8	K.B.	Fixed paver stone on steps, took all trash out on property, removed debris around amenity center, dusted for cobwebs at amenity center and gazebo, adjusted gate by boat house and side entrance, emptied dog waste bags and restocked as needed
7/16/20	8	R.W.	Installed new lock box on back fence, removed, folded and stored all tennis court windscreens, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playground and common areas
7/23/20	8	R.W.	Repaired step on spray feature, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playground and common areas
7/26/20	3	R.W.	Call Out - Wasp removal at back of lap pool and spray feature, picked up supplies
7/28/20	5	R.W.	Removed debris at amenity center, pool, parking lot, tennis courts, playgrounds and common areas
7/30/20	0	R.W.	Sprayed pool area for wasps, paint social room door, clean ice maker drain line in kitchen, removed debris around amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas

TOTAL 68.5

MILES 33

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 08/05/20

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD	7/6/20	Mop Solution	8.03	K.H.
(MUTC)	7/6/20	Magic Eraser	9.17	K.H.
	7/6/20	Construction Adhesive (2)	56.28	K.H.
	7/7/20	DAP Waterlight Concrete Filler & Sealant	6.50	R.W.
	7/7/20	Gorilla Construction Adhesive	9.81	R.W.
	7/7/20	Rubber Mallet	6.74	R.W.
	7/15/20	33 Gallon Trash Bags 50ct	16.07	K.H.
	7/15/20	Fabuloso 56oz Lavender Solution	3.42	K.H.
	7/15/20	Terry Towels 20pk	11.47	K.H.
	7/15/20	Microfiber Towels 24pk	10.33	K.H.
	7/16/20	Key Sofa	36.77	R.W.
	7/16/20	Wood Glue	4.57	R.W.
	7/16/20	42 gallon Trash Bags 50ct (2)	59.73	R.W.
	7/16/20	Hand Truck	113.83	R.W.
	7/17/20	Dust Mop Pad	9.18	K.H.
	7/21/20	Crew House Key Copies (8)	29.39	B.S.
	7/26/20	Wasp Spray (3)	6.80	R.W.
	7/30/20	Wasp Spray (8)	36.52	R.W.
	7/30/20	Bolts (12)	16.28	R.W.
	7/30/20	Nuts (6)	27.46	R.W.
TOTAL			<u>\$478.32</u>	

CUSTOMER COPY

ORDER DATE 07302020 CUSTOMER # 808500 SLM.# 74 PAGE 1 INVOICE NO. 1306220

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

TERMS DUE AFTER 30 DAYS TELEPHONE 602-373-7227 TRIP STOP 402 9

TO:

DOWN VIEW AT TWIN CREEK MEADOW VIEW AT TWIN CREEK
BEACON LAKE PKWY 475 WEST TOWN PLACE
STE 114
AUGUSTINE FL 32095 ST AUGUSTINE FL 32092

SPECIAL INSTRUCTIONS

MEMO- 00 PD #-

QTY	SHIPPED	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
02	1	1	SANITIZER HAND SANITY	6	600Z	1		103.35	103.35
32	1	1	TOWEL MULTIFOLD WHITE 9.25X9.5 #AMW250	16	250 CT	1		29.76	29.76
46	3	3	TISSUE TOILET 9" JR. JUMBO 2 PLY #410058	12	725 FT	1		20.45	61.35
15	2	2	LINER 12GAL DRAW STRING WHITE DT12GALW	12	25 CT	1		30.31	60.62
13	2	2	CHEMICAL SD-25 SANITIZER & DEODORIZER	4	1 GAL	1		48.70	97.40
88	2	2	LINER 40X46 .75 MIL WHITE 40 - 45 GALLON	10	10 CT	1		14.66	29.32
			CATEGORY RECAP	COST	RETAIL	% PROF	CASES		
				381.80			11		
			DELIVERY FEE						5.50
							</		

Simply Linen Solutions

A Division of Star Brite Laundries, LLC

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

CUSTOMER NAME: Meadowview & TWH Ltd.								INVOICE NUMBER L 163126				DATE 7/16/20		TYPE (00)		CONTRACT DATE			
M T W TH F S SU M T W <u>TH</u> F S SU								PO# 1000				PMT TERMS N7		TAX /		FREQ. EOM		ROUTE 2	

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SRC %	DATE: 6/11	DATE: 6/19	DATE: 7/2	DATE: 7/16	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
QUANT.	QUANT.	QUANT.	QUANT.								
LAUNDRY SERVICE											
BT	WHI			2	3	1		1.00	4.00		
100 towel	RAW			7	8	12	3	4.75	14.25		
Wt				8	19		4	0.15	5.80		
								1.32.572.45919			
								43			
WRAP/PACKAGING (cont)											
				1	1	1	1	2.45	2.45		
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)				1	1	1	1	12.40	44.80		
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.									AMOUNT		73.73
									SURCHARGES		4.18
									TAX		/
									TOTAL		78.21

Delivery Received by: _____ Date: 7/16/20
Signature of Customer

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

RECEIVED

JUL 23 2020



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

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

Service Slip/Invoice

INVOICE: 6689599
DATE: 6/11/2020
ORDER: 6689599

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

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

Work Date	Time	Target Pest	Technician	Time In
6/11/2020	01:16 PM	MICE, RATS, ROACH, S		01:16 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/22/2020		02:25 PM

Service	Description	Price
---------	-------------	-------

GPCM Commercial Pest Control - Monthly Service

190.00

SUBTOTAL \$190.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$190.00

PRIOR BAL \$0.00
AMOUNT DUE \$190.00

RECEIVED

AUG 04 2020

B. Stephens 7-13-20
Pest Control
001.320.57200.45917
46

CW

TECHNICIAN SIGNATURE

Brain

CUSTOMER SIGNATURE

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

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



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

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

Service Slip/Invoice

INVOICE: 6761828
DATE: 7/20/2020
ORDER: 6761828

Bill To: [385188]

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

Work
Location:

[385188] 904-627-9271

Beacon Lake Amenity Center
Brian Stephens
850 Beacon lake pkwy
Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
7/20/2020	11:06 AM	MICE, RATS, ROACH, S		11:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/20/2020		11:52 AM

Service	Description	Price
---------	-------------	-------

CPCM

Commercial Pest Control - Monthly Service

190.00

RECEIVED

AUG 05 2020

SUBTOTAL	\$190.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$190.00

AMOUNT DUE \$190.00

B. Stept 7-21-20
Pest Control
001.320.57200.45917
116 (A)

TECHNICIAN SIGNATURE

Brian
CUSTOMER SIGNATURE

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

I hereby acknowledge the satisfactory completion of all services requested and agree to pay the cost of services as specified above.



EST. 1976
www.westorangenurseries.com

4001 Avalon Road
Winter Garden, FL 34787
T 407.877.2930

RECEIVED

AUG 12 2020

Invoice

DATE	INVOICE #
8/1/2020	12092

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
August Maintenance

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

8/1/2020

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
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1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	9,011.47	9,011.47
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AUGUST 2020

1. 320, 538. 45008

13 ④

TOTAL \$9,011.47



DATE	INVOICE #
9/1/2020	12087

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

Beacon Lake
Phase II Part 2
(Phase 2 Parkway)
September Maintenance

RECEIVED
SEP 11 2020



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 126823	7/1/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2020

Invoice Amount: \$15,653.85

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

Invoice Total \$15,653.85

B. Hipt 7-13-20
LANDSCAPE MAINT.
001,320,53500,45003
46

RECEIVED

AUG 04 2020

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



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 130428	7/9/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 8, 2020

Invoice Amount: \$6,347.62

Description	Current Amount
Summer Annuals 2020	
Annual Installation	\$6,347.62

Invoice Total \$6,347.62

B. Stept 7-13-20
LANDSCAPE CONTINGENCY
001.320.53800.45004
40

RECEIVED

AUG 04 2020

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



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 135869	8/1/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2020

Invoice Amount: \$15,653.85

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

RECEIVED

AUG 05 2020

Invoice Total \$15,653.85

B. Shup 8-3-20
LANDSCAPE MAINT.
001.320.53800.45003

40 (A)

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 123227	6/24/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: July 24, 2020

Invoice Amount: \$2,168.72

Description	Current Amount
April repairs	
Irrigation Repairs	\$2,168.72

Invoice Total **\$2,168.72**

B. Hight 6-30-20
IRRIGATION REPAIRS
001.320.53800.45009
410 (A)

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

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



YELLOWSTONE LANDSCAPE

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 125050	6/30/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2020

Invoice Amount: \$1,153.16

Description	Current Amount
Mainline Repair at Amenity Center Irrigation Repairs	\$1,153.16

Invoice Total \$1,153.16

BH Sept 7-1-20
IRRIGATION REPAIR
001.320.53800.45009
40 (A)

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

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