

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

*FEBRUARY 18, 2021*

# *Meadow View at Twin Creeks*

## *Community Development District*

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

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

February 12, 2021

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, February 18, 2021 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 December 17, 2020 Meeting
- IV. Ratification of E-Verify Memorandum of Understanding
- V. Consideration of Amendment to Amenities Management Agreement with Riverside Management Services, Inc. for Amenity and Field Operations Management, Pool Maintenance and Janitorial Services
- VI. Update Regarding Park Construction RFP
- VII. Staff Reports
  - A. District Counsel - Memorandum Regarding Registered Offenders
  - B. District Engineer
    - 1. Requisition Summary
    - 2. Ratification of ETM Work Authorization Nos. 23 and 24
    - 3. Consideration of Dicky Smith Change Order No. 1 – Beacon Lake Entries and HS-Ph3A
  - C. District Manager
  - D. Amenity Manager – Memorandum
  - E. Operations Manager
- VIII. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Ratification of Construction Funding Request No. 18
  - E. Consideration of Construction Funding Request No. 19
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting – March 18, 2021 at 10:00 a.m. at the offices of GMS

## XI. Adjournment

Enclosed under the third order of business is a copy of the minutes of the December 17, 2020 meeting for your review and approval.

The fourth order of business is ratification of E-Verify memorandum of understanding. A copy of the memorandum is enclosed for your review.

The fifth order of business is consideration of amendment to the amenities management agreement with RMS for amenity and field operations management, pool maintenance and janitorial services. 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, and construction funding request numbers 18 and 19.

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  
February 18, 2021  
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](http://www.meadowviewattwincreeksbdd.com)

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  - E. Operations Manager

VIII. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Register
- D. Ratification of Construction Funding Request No. 18
- E. Consideration of Construction Funding Request No. 19

IX. Supervisors' Requests and Audience Comments

- X. Next Scheduled Meeting – March 18, 2021 at 10:00 a.m. at the offices of GMS

XI. 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, December 17, 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
Danielle Simpson	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer (by phone)
Brian Stephens	Operations Manager
Venus Durden	Amenity Manager
Lisa Cathell	BBX Capital (by phone)
One Resident	

The following is a summary of the discussions and actions taken at the December 17, 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**

**Organizational Matters**

- A. Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners Election**



Mr. Oliver stated Bruce Parker and Blaz Kovacic each received 100 votes and Ben Bishop received 90 votes. Based on that, Bruce and Blaz have four-year terms and Ben was elected for a two-year term.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2021-01 canvassing and certifying the results of the landowner's election was approved.

**B. Oath of Office for Newly Elected Supervisors**

Mr. Oliver administered an oath of office to Mr. Parker and Mr. Kovacic.

**C. Consideration of Resolution 2021-02, Designating Officers**

Mr. Oliver stated currently Bruce is serving as the Chair, Blaz as the Vice Chair, other board members as Assistant Secretaries, and then from my office staff fills the positions of Treasurer, Secretary, and Assistant Treasurers and Assistant Secretaries.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2021-02, designating the same slate of officers was approved.

**FOURTH ORDER OF BUSINESS**

**Minutes**

**A. Approval of the Minutes of the October 15, 2020 Meeting**

**B. Acceptance of the Minutes of the November 5, 2020 Landowners Election**

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the minutes of the October 15, 2020 Board of Supervisors meeting and November 5, 2020 Landowners Election were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Authorization for  
Homeowner Improvements within CDD  
Easements**

Mr. Earlywine stated we have in front of us two documents. One is a fence installation easements policy and the other is a license agreement. The idea is we had several residents that were wanting to put fences in CDD easements so this policy would authorize them to do that. They would need to submit an application form, provide information about where they're

going to put the fence, the contractor and those kinds of things. They will pay a fee to the association of \$250 that covers the time for reviewing the applications, and then there is also a non-refundable \$600 maintenance fee that is there in case later on we have an agency come along and say you can't have this fence in that easement, or we need to tear it up for some other reason to get to a stormwater pipe or something like that, that fee can be used to tear the fence out. The last application item is execution of this license agreement that basically has provisions in it stating what the homeowner needs to do with respect to the fence installation and it's also written as a license agreement so again, if there is some reason the District needs to remove the fence, we can do that.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the fence installation and easements policy and license agreement were approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Update Regarding Park Construction RFP**

This item was tabled.

#### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel**

There being nothing to report, the next item followed.

##### **B. District Engineer**

##### **1. Requisition Summary**

Mr. Lockwood gave an overview of the requisition summary, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the requisition summary listing numbers 382-394 for ratification and 395-405 for approval was approved.

##### **2. Work Authorization No. 22**

Mr. Lockwood informed the Board work authorization number 22 is for modifying Heron Oaks Drive to two lanes versus five lanes.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor work authorization number 22 was approved.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Amenity Manager – Memorandum**

Ms. Durden gave an overview of the events planned in the community.

**E. Operations Manager**

Mr. Stephens gave an overview of the repairs and maintenance that have taken place since the last meeting.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement**

**B. Assessment Receipts Schedule**

Mr. Oliver gave a brief overview of the financial statements and noted the assessments are 49% collected.

**C. Check Register**

Copies of the October and November check registers totaling \$780,859.17 and \$435,126.69 were included in the agenda package.

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

**D. Ratification of Construction Funding Request No. 16**

Construction funding request number 16 totals \$101,107.16 and includes the requisitions presented for ratification earlier.

**E. Consideration of Construction Funding Request No. 17**

Construction funding request number 17 totals \$185,407.66 and includes the requisitions presented for approval earlier.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request numbers 16 and 17 were approved.

**F. Ratification of Funding Request No. 51**

A copy of funding request number 50 totaling \$81,158.23 was included in the agenda package.

**G. Consideration of Funding Request No. 52**

A copy of funding request number 52 totaling \$59,850.54 was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor funding request numbers 51 and 52 were approved.
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**NINTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meetings – January 21, 2021 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.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

Company ID Number: 1636234

## **THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS**

### **ARTICLE I PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Meadowview At Twin Creeks Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

### **ARTICLE II RESPONSIBILITIES**

#### **A. RESPONSIBILITIES OF THE EMPLOYER**

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
  - a. Notice of E-Verify Participation
  - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

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employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status



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(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at [E-Verify@dhs.gov](mailto:E-Verify@dhs.gov). Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

## **B. RESPONSIBILITIES OF FEDERAL CONTRACTORS**

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

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b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

### **C. RESPONSIBILITIES OF SSA**

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

### **D. RESPONSIBILITIES OF DHS**

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

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- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

### **ARTICLE III**

#### **REFERRAL OF INDIVIDUALS TO SSA AND DHS**

##### **A. REFERRAL TO SSA**

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify



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case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

## **B. REFERRAL TO DHS**

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

## **ARTICLE IV SERVICE PROVISIONS**

### **A. NO SERVICE FEES**

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

## **ARTICLE V MODIFICATION AND TERMINATION**

### **A. MODIFICATION**

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

Company ID Number: 1636234

## **B. TERMINATION**

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

## **ARTICLE VI PARTIES**

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,



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Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

**To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.**

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**Approved by:**

<b>Employer</b> Meadowview At Twin Creeks Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/29/2021
<b>Department of Homeland Security – Verification Division</b>	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/29/2021

Company ID Number: 1636234

### Information Required for the E-Verify Program

#### Information relating to your Company:

Company Name	Meadowview At Twin Creeks Community Development District
Company Facility Address	475 West Town Place Saint Augustine, FL 32092
Company Alternate Address	
County or Parish	SAINT JOHNS
Employer Identification Number	811752367
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1636234

**Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:**

FLORIDA	1 site(s)
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**Company ID Number:** 1636234

**Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:**

Name Kelly Adams  
Phone Number (865) 717 - 7700  
Fax Number  
Email Address kadams@gmstnn.com

Name Darren A De Santis  
Phone Number (954) 721 - 8681 ext. 208  
Fax Number  
Email Address ddesantis@gmssf.com

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*FIFTH ORDER OF BUSINESS*

## AMENDMENT TO AMENITIES MANAGEMENT AGREEMENT

THIS AMENDMENT ("Amendment") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between:

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

**Riverside Management Services, Inc.**, a Florida corporation, whose address is 9655 Florida Mining Blvd. West, Suite 305, Jacksonville, Florida 32257 ("**Amenity Manager**," together with the District, "**Parties**").

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the Parties previously entered into that certain *Amenity Facilities Management Agreement*, dated June 27, 2018, *Work Authorization for FY 2019 Field Operations Management Services*, dated November 14, 2018, *Work Authorization for FY 2019 Pool Maintenance Services* and *Work Authorization for FY 2019 Janitorial Services* (together, "**Management Agreement**"); and

**WHEREAS**, pursuant to Section 38 of the Management Agreement, the District and Amenity Manager may amend the Management Agreement by an instrument in writing executed by the Parties; and

**WHEREAS**, the Parties now desire to amend Exhibit B of the the Management Agreement to increase the compensation for services; and

**WHEREAS**, the Parties represent that they have the authority to execute this Amendment and to perform their obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

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

**1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.



**2. AFFIRMATION OF THE MANAGEMENT AGREEMENT.** The Management Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Management Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full force and effect.

**3. AMENDMENTS.** Exhibit B of the Management Agreement is hereby amended to reflect the compensation for services as follows:

<b><u>Services</u></b>	<b><u>FY 2021</u></b>
Amenity Manager	\$61,800
Field Operations Manager	\$25,000
Pool Service	\$16,380
Janitorial Service	\$15,540
Lifeguards / Pool Attendance	\$48,000

**4. CONFLICTS.** To the extent that any provisions of this Amendment conflict with the provisions of the Management Agreement, the terms of this Amendment shall control.

**5. EFFECTIVE DATE.** This Amendment shall be effective on the date and year first written above.

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

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**RIVERSIDE MANAGEMENT SERVICES,  
INC.**

By: \_\_\_\_\_

Print: \_\_\_\_\_

Its: \_\_\_\_\_

## *SEVENTH ORDER OF BUSINESS*

*A.*

# Hopping Green & Sams

Attorneys and Counselors

## MEMORANDUM

**TO:** Board of Supervisors  
Meadow View at Twin Creeks Community Development District

**FROM:** Jere Earlywine & Michelle Rigoni

**DATE:** February 16, 2021

**RE:** Summary – State and Local Regulations Regarding Registered Offenders

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### Issue

What measures can the Meadow View at Twin Creeks Community Development District (the “District”) take in order to protect its residents from registered persons who have been convicted of various sex-based crimes (collectively, “registered sex offenders”)?

### Summary of Applicable Laws

#### ***Florida Laws***

- Registered sex offenders may not reside within 1,000 feet of any school, child care facility, park or playground and are subject to various self-reporting requirements, such as registration with the Florida Department of Law Enforcement (“FDLE”). Section 775.215, *Florida Statutes*.
  - *Note* – existing offenders who live in the community prior to the registration are grandfathered and exempt from the residency restriction.
- FDLE is responsible for inputting location of the playground/park in their GIS mapping system which establishes the restrictive radius. FDLE is also responsible for notifying the public regarding information about registered sex offenders, keeping up-to-date information on registered sex offenders and can generally respond to public questions. Section 943.043, *Florida Statutes*. The Missing Persons and Offender Registration Office can be reached via telephone (850) 410-8572 or email [sexpred@fdle.state.fl.us](mailto:sexpred@fdle.state.fl.us). Additional information can be found at the FDLE-maintained website at: <https://offender.fdle.state.fl.us/offender/sops/faq.isf>
- Law enforcement agencies (e.g., St. Johns County Sheriff’s Office) have the duty to inform members of the community and the public of a sexual predator’s presence, once the sexual predator establishes or maintains a permanent or temporary residence. Section 775.21, *Florida Statutes*.
- A registered sex offender commits “loitering” or “prowling” if that person is within 300 feet of a place where children are congregated. Loitering and prowling are crimes which should be immediately reported to local law enforcement. Section 856.022, *Florida Statutes*.

#### ***Local Ordinances***

- ***St. Johns County Ordinance No. 2009-36*** – prohibits registered sex offenders to be within a safety zone (defined as 200 feet of a specific location) of a St. Johns County park and recreation center, school, daycare center, arcade, school bus stop when children are present, YMCA/YWCA, designated public library areas, public or private playground, Boys and Girls Club’s facilities, youth

camp grounds, and any other similar location or facility that is designed for or primarily used by children.

### **Recommended Actions**

- Add signage to the Districts' parks, playgrounds and other amenity facilities designating each respective space as "Public Playground/Park of Meadow View at Twin Creeks CDD"
- Provide list of the District's parks, playgrounds and amenity facilities to FDLE and St. Johns County Sheriff's Office and request that these areas be identified in the GIS mapping system and be listed on the prohibited areas list
- Regularly request a list of registered sex offenders living within the community from the St. Johns County Sheriff's Office
  - *Note* – St. Johns County Sheriff's Office maintains a searchable database of this information: <https://www.icrimewatch.net/index.php?AgencyID=54083>
- Educate on-site staff members to identify suspicious activities and immediately report these to law enforcement
- Register for e-mail alerts - <https://www.icrimewatch.net/register.php?AgencyID=54083&disc=>
- Request a community awareness program from the St. Johns County Sheriff's Office – (904) 209-1570; [spot@sjso.org](mailto:spot@sjso.org)

### **Additional Resources**

- Contact the St. Johns County Sheriff's Office for additional information on the County's registered sex offender program by calling (904) 209-1570
- Safety Tips from the St. Johns County Sheriff's Office:  
[https://www.communitynotification.com/cap\\_safety\\_5.php?office=54083](https://www.communitynotification.com/cap_safety_5.php?office=54083)

*B.*

## **Meadow View at Twin Creeks Community Development District**

**February 18, 2021**

1. Ratification of Requisition #406 - #421 (2019 Special Assessment Bonds)
2. Ratification of Work Authorizations #23 and #24
3. Consideration of Requisitions #422 – #431 (2019 Special Assessment Bonds)
4. Consideration of Change Order No. 1 – Beacon Lake Entries & HS-PH3A

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

*1.*



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

**2019 Bond Series**

**REQUISITION SUMMARY**

**February 18, 2021**

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

	<b><u>TO BE RATIFIED</u></b>			
1/20/2021	406	Basham Lucas	Beacon Lake - Invoice 8310	\$ 1,875.00
1/20/2021	407	Harbinger	Signage for Beacon Lake - Invoice 26137 - Remaining balance	\$ 1,191.00
1/20/2021	408	ECS Florida, LLC	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 854043	\$ 350.00
1/20/2021	409	Sofitco	Fitness Equipment - Invoice F45721MS	\$ 732.15
1/20/2021	410	Gemini Engineering & Sciences, Inc.	Phase 2 and Phase 3A LOMR - Invoice 4	\$ 1,500.00
1/20/2021	411	Basham Lucas	Beacon Lake - Invoice 8275	\$ 1,875.00
1/20/2021	412	West Orange Nurseries, Inc.	Contractor Application for Payment #3 - Beacon Lake Phase 3A	\$ 171,675.00
1/20/2021	413	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196415	\$ 1,382.20
1/20/2021	414	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 196416	\$ 46.00
1/20/2021	415	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196417	\$ 6,007.30
1/20/2021	416	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 196411	\$ 345.59
1/20/2021	417	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 196410	\$ 15.12
1/20/2021	418	Hughes Brothers Construction, Inc.	Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$ 12,901.45
1/20/2021	419	Hughes Brothers Construction, Inc.	Contractor Application for Payment #14 - Beacon Lake Phase 3A	\$ 7,437.43
1/20/2021	420	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013.-2	\$ 32,876.00
1/20/2021	421	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 2 - Application for Payment #2013-2	\$ 34,877.00
			<b>REQUISITIONS TO BE RATIFIED</b>	<b>\$275,086.24</b>

	<b><u>TO BE APPROVED</u></b>			
2/18/2021	422	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 196703	\$ 315.00
2/18/2021	423	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice	\$ 4,365.00
2/18/2021	424	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance C	\$ 3,750.00
2/18/2021	425	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196700	\$ 2,012.81
2/18/2021	426	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196699	\$ 630.00
2/18/2021	427	Harbinger	Signage for Beacon Lake - Invoice DP78812 - 50% Deposit	\$ 16,694.25
2/18/2021	428	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-3	\$ 107,962.00
2/18/2021	429	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-	\$ 62,005.00
2/18/2021	430	Hughes Brothers Construction, Inc.	Contractor Application for Payment #13 - Beacon Lake Phase 3A	\$ 67,274.30
2/18/2021	431	Hughes Brothers Construction, Inc.	Contractor Application for Payment #15 - Beacon Lake Phase 3A	\$ 105,651.47
2/18/2021	432	West Orange Nurseries, Inc.	Contractor Application for Payment #4 - Beacon Lake Phase 3A	\$ 240,777.18
			<b>REQUISITIONS TO BE APPROVED</b>	<b>\$611,437.01</b>

2.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
WORK AUTHORIZATION NO. 23  
BEACON LAKE - TWIN CREEKS  
(BEACON LAKES PHASE 3B) COMMUNITY DEVELOPMENT DISTRICT ENGINEERING REPORT**

**Scope of Work**

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for Beacon Lake as part of the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

Pursuant to your request, England, Thims & Miller, Inc. is pleased to submit a fee proposal for professional services related to the preparation of the Engineering Report for the proposed transportation, stormwater, and recreation capital improvements for Beacon Lake Phase 4. Services shall include, but not be limited to:

1. Attending Meetings/Conference Calls with Client and Attorneys
2. Develop preliminary engineering required to identify plan impacts and cost
3. Preparation of Cost Estimates for each planned improvement
4. Develop written description of Plan
5. Prepare Draft Report
6. Prepare Final Report
7. Provide expert planner and engineer testimony, as required

**FEE ..... HOURLY**  
**(NOT TO EXCEED - \$7,500.00 WITHOUT FURTHER AUTHORIZATION)**

**REIMBURSABLE EXPENSES**

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

**(BUDGET ESTIMATE: \$300.00)**

**ITEMS NOT INCLUDED**

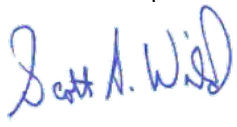
- |   |  |
|---|--|
| 1. Geotechnical Investigations / Analysis               | 27. Permit Compliance                                  |
| 2. Material Testing                                     | 28. Administrative Hearings                            |
| 3. DRI, PUD or Re-Zoning (modifications)                | 29. Payment & Performance or other bonding             |
| 4. Land use planning / Comprehensive plan / Concurrency | 30. Notice to Owners issues                            |
| 5. Groundwater Modeling / testing                       | 31. Const. Stakeout / Locates / Verification           |
| 6. Groundwater / Dewatering Permitting                  | 32. Utility Locations / Analysis / Design / Soft digs  |
| 7. As-built Surveying                                   | 33. Life Safety /Code compliance                       |
| 8. Surveying (Topo, Bound., Route, Tree, Rw)            | 34. Project Wide code compliance                       |
| 9. Environmental Investigation                          | 35. Consumptive Use Permitting (CUP)                   |
| 10. Wetland Flagging / Survey or Permitting             | 36. ACOE Permitting                                    |
| 11. Wetland drawdown analysis                           | 37. Historical / Archeological Issues                  |
| 12. Wetland mitigation / Design / Permitting            | 38. Endangered species                                 |
| 13. Irrigation or Irrigation supply design              | 39. Traffic study                                      |
| 14. Electrical, Phone, Gas, Design / Permitting         | 40. Application / Permit Fees                          |
| 15. Overhead Power line adjustments                     | 41. Septic Tank / Well Permitting                      |
| 16. Signage Design / Permitting                         | 42. Title research (esm'ts, dedications, convey. etc.) |
| 17. Street lighting design                              | 43. Retaining wall or Structural design                |
| 18. FEMA Floodplain / Model / Analysis / Permitting     | 44. Separate clearing / grading permit                 |
| 19. Hardscape/ Design / Permitting                      | 45. Cost Estimates / Opinion of Probable Cost          |
| 20. ADA Compliance                                      | 46. OSHA or other safety issues                        |
| 21. Homeowners Association issues                       | 47. Bid Specifications / Bid Documents / bidding       |
| 22. Community Development District Issues (CDD)         | 48. Streetscape Design (specialty paving)              |
| 23. CDD Improvement Plan / CDD Acquisitions             | 49. Individual Lot Surveys                             |
| 24. Covenant & Restrictions Review                      | 50. Easement Staking                                   |
| 25. Architectural Review Committee Process              | 51. Fire Hydrant Testing                               |
| 26. Plat / Easement processing / permitting             | 52. Park Design  |

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

Principal – CEO/CSO/President .....	\$265.00/Hr.
Principal – Vice President .....	\$245.00/Hr.
Senior Engineer .....	\$195.00/Hr.
Engineer .....	\$157.00/Hr.
Project Manager .....	\$180.00/Hr.
Assistant Project Manager .....	\$147.00/Hr.
Senior Planner .....	\$182.00/Hr.
Planner .....	\$149.00/Hr.
CEI Project Manager.....	\$165.00/Hr.
CEI Senior Inspector.....	\$148.00/Hr.
CEI Inspector .....	\$120.00/Hr.
Senior Landscape Architect .....	\$168.00/Hr.
Landscape Architect.....	\$150.00/Hr.
Senior Graphics Technician.....	\$149.00/Hr.
GIS Programmer .....	\$160.00/Hr.
GIS Analyst .....	\$133.00/Hr.
Senior Engineering Designer / Senior LA Designer .....	\$151.00/Hr.
Engineering/Landscape Designer .....	\$131.00/Hr.
CADD/GIS Technician .....	\$121.00/Hr.
Administrative Support .....	\$84.00/Hr.
Accountant.....	\$102.00/Hr.

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

**APPROVAL**

Submitted by:   
England-Thims & Miller, Inc.

Date: 1/14/2021

Approved by:   
Meadow View at Twin Creeks Community Development District

Date: 1/14/2021

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
WORK AUTHORIZATION NO. 24  
BEACON LAKE – PHASE 3B  
CEI SERVICES**

**Scope of Work**

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Beacon Lake – Phase 3B Subdivision (200 single family lots) as part of the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

**TASK I – CEI SERVICES**

ETM proposes to perform limited construction administration for the Beacon Lake Phase 3B throughout the construction and closeout phase of the project. This task includes the following services:

1. Limited Field Representation
2. Shop Drawing Review
3. Tax Exempt Purchase Program by CDD
4. Owner Authorized Site Visits
5. Partial Lien Release coordination
6. Review and evaluation of Sewer Video logs
7. Review and evaluation of Storm Video logs
8. As-Built Review
9. Regulatory Agency Required Inspections
10. Certification to SJRWMD
11. Certification to St. Johns County
12. Water and Certifications to FDEP
13. Review of Contractors Pay Requests
14. Project photo / video documentation
15. Preconstruction Meetings
16. Assistance with St. Johns County
17. Pre-Final and Final field review with jurisdictional agencies
18. FPL Design Coordination
19. Sleeving Plan review
20. Review of Plat and coordination with Clary and Associates, Inc. (Processing / recording not included).

**FEE.....HOURLY**  
**(NOT TO EXCEED \$70,000.00 WITHOUT FURTHER AUTHORIZATION)**

**TASK II – CEI SERVICES – RELATED TO LIMITED ELECTRICAL REVIEW OF THE LIFT STATION**

ETM proposes to perform limited electrical review of the lift station based on SJCUD criteria for the Beacon Lake Phase 3B throughout the construction and closeout phase of the project. This task includes the following services:

1. Limited Field review as required by Owner / SJCUD
2. Lift Station Electrical Shop Drawing Review
3. Pre Lift Station Start up review of the electrical components
4. Lift Station Startup review of the electrical components
5. Fill out electrical forms as required by SJCUD for the Lift Station

**FEE.....HOURLY**  
**(NOT TO EXCEED \$2,500.00 WITHOUT FURTHER AUTHORIZATION)**

**REIMBURSABLE EXPENSES**

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

**(BUDGET ESTIMATE: \$3,000.00)**

ITEMS NOT INCLUDED

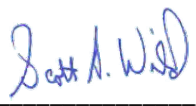
- |   |  |
|---|--|
| 1. Geotechnical Investigations / Analysis               | 26. Permit Compliance                                  |
| 2. Material Testing                                     | 27. Administrative Hearings                            |
| 3. DRI, PUD or Re-Zoning (modifications)                | 28. Payment & Performance or other bonding             |
| 4. Land use planning / Comprehensive plan / Concurrency | 29. Notice to Owners issues                            |
| 5. Groundwater Modeling / testing                       | 30. Const. Stakeout / Locates / Verification           |
| 6. Groundwater / Dewatering Permitting                  | 31. Utility Locations / Analysis / Design / Soft digs  |
| 7. As-built Surveying                                   | 32. Life Safety /Code compliance                       |
| 8. Surveying (Topo, Bound., Route, Tree, Rw)            | 33. Project Wide code compliance                       |
| 9. Environmental Investigation                          | 34. Consumptive Use Permitting (CUP)                   |
| 10. Wetland Flagging / Survey or Permitting             | 35. ACOE Permitting                                    |
| 11. Wetland drawdown analysis                           | 36. Historical / Archeological Issues                  |
| 12. Wetland mitigation / Design / Permitting            | 37. Endangered species                                 |
| 13. Irrigation or Irrigation supply design              | 38. Traffic study                                      |
| 14. Electrical, Phone, Gas, Design / Permitting         | 39. Application / Permit Fees                          |
| 15. Overhead Power line adjustments                     | 40. Septic Tank / Well Permitting                      |
| 16. Signage Design / Permitting                         | 41. Title research (esm'ts, dedications, convey. etc.) |
| 17. Street lighting design                              | 42. Retaining wall or Structural design                |
| 18. FEMA Floodplain / Model / Analysis / Permitting     | 43. Cost Estimates / Opinion of Probable Cost          |
| 19. Hardscape/ Design / Permitting                      | 44. OSHA or other safety issues                        |
| 20. ADA Compliance                                      | 45. Bid Specifications / Bid Documents / bidding       |
| 21. Homeowners Association issues                       | 46. Streetscape Design (specialty paving)              |
| 22. Community Development District Issues (CDD)         | 47. Individual Lot Surveys                             |
| 23. Covenant & Restrictions Review                      | 48. Easement Staking                                   |
| 24. Architectural Review Committee Process              | 49. Fire Hydrant Testing                               |
| 25. Plat / Easement processing / permitting             | 50. Park Design  |

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

Principal – CEO/CSO/President .....	\$265.00/Hr.
Principal – Vice President .....	\$245.00/Hr.
Senior Engineer .....	\$195.00/Hr.
Engineer .....	\$157.00/Hr.
Project Manager .....	\$180.00/Hr.
Assistant Project Manager .....	\$147.00/Hr.
Senior Planner .....	\$182.00/Hr.
Planner .....	\$149.00/Hr.
CEI Project Manager .....	\$165.00/Hr.
CEI Senior Inspector .....	\$148.00/Hr.
CEI Inspector .....	\$120.00/Hr.
Senior Landscape Architect .....	\$168.00/Hr.
Landscape Architect .....	\$150.00/Hr.
Senior Graphics Technician .....	\$149.00/Hr.
GIS Programmer .....	\$160.00/Hr.
GIS Analyst .....	\$133.00/Hr.
Senior Engineering Designer / Senior LA Designer .....	\$151.00/Hr.
Engineering/Landscape Designer .....	\$131.00/Hr.
CADD/GIS Technician .....	\$121.00/Hr.
Administrative Support .....	\$84.00/Hr.
Accountant .....	\$102.00/Hr.

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

**APPROVAL**

Submitted by:   
England-Thims & Miller, Inc.

Date: 1/14/2021

Approved by:   
Meadow View at Twin Creeks Community Development District

Date: 1/14/2021

3.

# CHANGE ORDER

## AIA DOCUMENT G701

PROJECT: 20-13

BEACON LAKE ENTRIES & HS - PH 3A  
1624 Beacon Lake Parkway  
St. Augustine, Florida 32095

OWNER ☒

ARCHITECT ☒

CONTRACTOR ☒

ENGINEER ☐

OTHER ☐

CHANGE ORDER NUMBER: 1 ONE  
DATE: 1/25/2021

TO CONTRACTOR:

O.R. Dicky Smith & Co., Inc.  
12740 Atlantic Boulevard, Suite 7  
Jacksonville, FL 32225

ARCH. PROJECT NO.: 19-12

CONTRACT DATE: 9/2/2020

CONTRACT FOR: Entry & Hardscape

The contract is changed as follows:

1) PCO : 01 GATE OPERATORS & A.C.	TBD	\$52,829
2) PCO : 02 COMMUNITY PARK	TBD	\$178,310

Time: 0 days Cost: \$ 231,139

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was..... \$ 319,226.00

Net change by previously authorized Change Orders..... \$ -

The Contract Sum prior to this Change Order was..... \$ 319,226.00

The Contract Sum will be increased by this  
Change Order in the amount of..... \$ 231,139.00

The new Contract Sum including this Change Order will be..... \$ 550,365.00

The Contract Time will be increased ..... TBD

The date of Substantial Completion as of the date of this Change Order therefore is..... TBD

Note: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price, which have been authorized by Construction Change Directive.

Basham & Lucas Design Group, Inc.

ARCHITECT - Bill Wilber

7645-201 Gate Parkway

ADDRESS

Jacksonville, Florida 32256

BY

DATE

FEB. 1, 2021

O.R. Dicky Smith & Co., Inc.

CONTRACTOR - Stuart Maxwell

12740-7 Atlantic Boulevard

ADDRESS

Jacksonville, Florida 32225

BY

DATE

1/25/2021

Meadow View at Twin Creeks Community  
Development District

OWNER - Bruce Parker

475-114 West Town Place

ADDRESS

St. Augustine, Florida 32902

BY

DATE





## PROPOSED CHANGE ORDER

Job Name: Beacon Lake Entries & Hardscape

Date: 12/22/2020

Job Number: 20-13

PCO #: 01

Meadow View at Twin Creeks CDD  
475-114 West Town Place  
St. Augustine, Florida 32902  
ATTN: Aaron Lyman  
Email: [alyman@bbxcapital.com](mailto:alyman@bbxcapital.com)

Basham & Lucas Design Group, Inc.  
7645-201 Gate Parkway  
Jacksonville, Florida 32256  
ATTN: Bill Wilber  
Email: [bill@bashamlucas.com](mailto:bill@bashamlucas.com)

Description	Amount
Provide all necessary supervision, labor, materials, tools, and equipment to complete the <b>Gate Access Control System</b> at the Beacon Lake Entrance 3A to include:	
<i>Access Control Conduit Infrastructure (Allowance)</i>	\$ 3,600
<i>Gate Operators &amp; Components</i>	\$ 20,882
<i>Envera Access Control System</i>	\$ 23,069

### Qualifications:

1. Lift Master commercial swing gate operators with battery back-ups are included.
2. Lift Master loop detection system is included.
3. All necessary conduit, transformers, low voltage wire, and concrete pads for operators are included.
4. Envera virtual gate guard for drive gates and access control for pedestrian gates are included.
5. Envera service, maintenance, and monitoring services are not included in this PCO.

Subtotal	\$ 47,551
DSC OH & P @ 10%	\$ 4,755
Subtotal	\$ 52,306
Bonds & Insurance @ 1%	\$ 523

**TOTAL ADD THIS CHANGE ORDER** \$ 52,829

This Change Order adds **TBD** days to the contract completion date.

Please execute this change request in the space provided below to authorize DSC to proceed with changes in the work as stated herein. DSC shall proceed with changes as stated herein upon receipt of this PCO signed by an authorized project representative. Approved PCO's will be included and summarized in monthly contract change orders and requisitions for payment.

Owner:

12740 Atlantic Blvd., Suite 7 • Jacksonville, FL 32225-6111

Date

P:904.220.7600 • F:904.220.7900 • License CGC034933



## PROPOSED CHANGE ORDER

Job Name: Beacon Lake Entries & Hardscape

Date: 1/13/2021

Job Number: 20-13

PCO #: 02

Meadow View at Twin Creeks CDD  
475-114 West Town Place  
St. Augustine, Florida 32902  
ATTN: Aaron Lyman  
Email: [alyman@bbxcapital.com](mailto:alyman@bbxcapital.com)

Basham & Lucas Design Group, Inc.  
7645-201 Gate Parkway  
Jacksonville, Florida 32256  
ATTN: Bill Wilber  
Email: [bill@bashamlucas.com](mailto:bill@bashamlucas.com)

Description	Amount
Provide all necessary supervision, labor, materials, tools, and equipment to complete the <u>Sports Court</u> to include courts & surfacing, fence & gates, windscreen, basketball goals, shade pavilion, rock drains, and water fountain per the attached Basham & Lucas drawings dated 7-22-20.	\$ 153,517

### Qualifications:

1. This PCO excludes all sitework, testing, concrete sidewalks, and landscape & irrigation to be completed by others. Court subgrade to be provided +/- 0.10' for DSC acceptance.
2. Water service for water fountain to be within 5' of fountain location shown on drawings.
3. Drainage stub for rock drains to be within 5' of rock drain location shown on drawings.
4. Shade pavilion to be provided per the attached cut sheet. Final color selections to be confirmed by the Owner & Architect.
5. All permitting costs are excluded and to be submitted in subsequent PCO if required.
6. PCO pricing shall be valid for 30 calendar days.
7. Project timeframe shall be 90 calendar days from written approval and notice to proceed not withstanding long lead material impacts due to current market conditions and COVID-19.

Subtotal	\$	153,517
DSC OH & P @ 15%	\$	23,028
Subtotal	\$	176,545
Bonds & Insurance @ 1%	\$	1,765

### TOTAL ADD THIS CHANGE ORDER

\$ 178,310

This Change Order adds **TBD** days to the contract completion date.

Please execute this change request in the space provided below to authorize DSC to proceed with changes in the work as stated herein. DSC shall proceed with changes as stated herein upon receipt of this PCO signed by an authorized project representative. Approved PCO's will be included and summarized in monthly contract change orders and requisitions for payment.

Owner:

12740 Atlantic Blvd., Suite 7 • Jacksonville, FL 32225-6111

Date

P:904.220.7600 • F:904.220.7900 • License CGC034933



## JULY 22, 2020

at BEACON LAKE  
ST. JOHNS COUNTY, FLORIDA

## SCHEDULE OF SHEETS

**IRRIGATION**  
Crawford Irrigation Design  
119 Flavin Place  
Edgewater, FL 32132  
(386) 424-0027



ANAL. Calcd for  $C_{10}H_{12}O$ : C, 85.70%; H, 8.91%. Found: C, 85.63%; H, 8.94%.

St. Johns County, FL.



**BASHAM  
& LUCAS**  
DESIGN GROUP, INC.

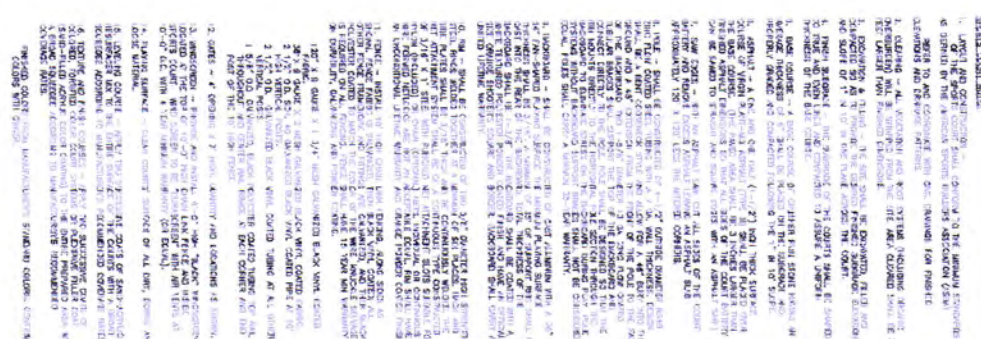
2475 PASEO SAN JOSE  
SUITE 100  
SAN JOSE, CA 95128  
TEL: 415-281-1221 • FAX: 415-281-1222  
WWW.BASHAM-LUCAS.COM  
415-281-0055 • 1-877-2-2-2-2

CO.1

185 115223

## REVISIONS

and the fact that the majority of the  
data were collected in a single  
year. The authors also noted that  
the data were not representative of  
the entire population of the  
country. The authors also noted  
that the data were not representative  
of the entire population of the  
country.



128117 SET



1 BASKETBALL GOAL SCALE MTS

**A** ROOF FRAMING PLAN

**ELEVATION VIEW**

**NOTES:**  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S  
SPECIFICATIONS. ROBERT SHIP BUILDERS R/SB POLICY.  
2. THE DRAWING IS INTENDED FOR USE BY CONTRACTORS ENGAGED IN  
CONSTRUCTION, INSTALLATION AND REPAIR OPERATIONS FOR PLUMBING  
SYSTEMS ONLY. THE DRAWING MAY NOT BE USED FOR CONSTRUCTION.

13 SHADE STRUCTURE

6 DRYWELL DETAIL  
SECTION  
SCALE 1/8" = 1'-0"

14 FENCE DETAIL: SPORTS COURT  
ELEVATION  
SCALE: 1/8" = 1'-0"

**Figure 1**

4 SECTION SCALE 1/8" = 1'-0"

12 DRINKING FOUNTAIN

**16** DRAINAGE DETAIL: SPORTS COURT  
SECTION  
SCALE: NTS

Revision	Author	Reviewer	Approved
1.0	John Doe	Jane Smith	John Doe
2.0	John Doe	Jane Smith	John Doe
3.0	John Doe	Jane Smith	John Doe
4.0	John Doe	Jane Smith	John Doe
5.0	John Doe	Jane Smith	John Doe
6.0	John Doe	Jane Smith	John Doe
7.0	John Doe	Jane Smith	John Doe
8.0	John Doe	Jane Smith	John Doe
9.0	John Doe	Jane Smith	John Doe
10.0	John Doe	Jane Smith	John Doe

**BEACON LAKE**  
St. Johns County, FL  
**COMMUNITY PARK**  
LEADERS: LADY: EIGHTH



**BASHAM  
& LUCAS**

# H1.2

*D.*

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

**Memorandum**

**Date:** February, 2021  
**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.
- All of the Bermuda Turf has been fertilized.
- RMS is continuing to meet weekly with Yellowstone Landscaping.
- Overseeding has been re applied to all of the Bermuda Turf.
- The dog park has been re sodded.

**Amenities:**

- RMS continues Pool and Janitorial Service three (3) days a week.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Pool furniture has been relocated to promote Social Distancing around the entire pool deck.
- One (1) new tennis net has been installed.
- The kayak launch and rock wall have been pressure washed.
- The loose pavers on the patio and pool deck have been secured.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- The soap dispensers have been replaced in the Fitness Center Restrooms.
- Weekly emails continue to go out to residents to remind them of upcoming events, helpful reminders, etc.
- RMS is currently working with Danielle on getting quotes for metal patio tables from multiple vendors to replace the cracked and broken patio tables.

- Dance Classes are every Monday held by The Dancehouse & Co for children ages 2-4, 5-7 and 8-10. The classes include Ballet, Creative Movement and Jazz.
- Music class is held by Mary Time Music every Thursday for toddlers.

### **Upcoming Events:**

- Food Truck Fridays have been planned through June with the complete lineup. There has been such great success with the recent food trucks that I have decided to incorporate 2 food trucks into the Friday night lineup.
- On February 26<sup>th</sup> Family Movie Night will take place on the Event Lawn.
- On March 17<sup>th</sup> the Spring Break Bash will be held on the Event Lawn and Croquet field which will include outdoor games and activities.
- On March 19<sup>th</sup> we will host Family Movie Night and serve Sno-Cones.
- March 27<sup>th</sup> is National Joe Day, We will host a 5K Fun run through the beautiful neighborhood of Beacon Lake and serve a cup of Joe to all participants.
- Ancient City Soccer Club hosted a Winter Soccer Clinic for ages 5-14 on January 16th. Since it was a success, we are planning future soccer clinics here.
- On April 3<sup>rd</sup> our Easter/Spring event will take place on all Event Lawns. This will include multiple outdoor activities such as a Rock Climbing wall, various bounce houses, a petting zoo and pony rides. The Easter Bunny will be hopping around as well.
- Planning stages of future events, such as a Memorial Day event.
- In an effort to keep all residents safe, the events will have hand sanitizing stations and the bounce houses will be sanitized throughout the events. The vendor uses a cold fog technology on all of the equipment as well as Pro Solutions Botanical disinfectant for cleaning and disinfecting before and during the events.

### **Community:**

- All of the storm drains are being cleaned monthly.
- All of the District Lakes are being policed monthly for trash.
- RMS is continuing to meet monthly with Future Horizons to inspect all of the lakes.
- The Eastern pond fountain has been repaired at the main entrance.
- The bike rack on Hutchinson has been relocated.
- The mailboxes at the Townhomes have been relocated.

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



*EIGHTH ORDER OF BUSINESS*

*A.*

*Meadow View at Twin Creeks*  
*Community Development District*  
*Unaudited Financial Statements*  
*as of*  
*January 31, 2021*

*Meadow View at Twin Creeks*  
Community Development District  
**Combined Balance Sheet**  
January 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<b><u>Assets:</u></b>				
Cash	\$110,835	---	---	\$110,835
Investments:				
Custody - US Bank	\$468,211	---	---	\$468,211
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,749	---	\$133,749
Revenue	---	\$424,646	---	\$424,646
<b><u>Series 2016 A2</u></b>				
Revenue	---	\$28,983	---	\$28,983
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<b><u>Series 2016 B</u></b>				
Reserve	---	\$113,850	---	\$113,850
Interest	---	\$0	---	\$0
Revenue	---	\$3,434	---	\$3,434
Prepayment	---	\$602	---	\$602
Construction	---	---	\$3,468	\$3,468
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$184,331	---	\$184,331
Revenue	---	\$237,203	---	\$237,203
Construction	---	---	\$409	\$409
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$119,892	---	\$119,892
Revenue	---	\$148,347	---	\$148,347
Prepayment	---	\$461,250	---	\$461,250
<b><u>Series 2019 A1</u></b>				
Reserve	---	\$77,579	---	\$77,579
Revenue	---	\$34,306	---	\$34,306
Construction	---	---	\$5,595	\$5,595
<b><u>Series 2019 A2</u></b>				
Reserve	---	\$93,776	---	\$93,776
Revenue	---	\$23,563	---	\$23,563
Prepayment	---	\$634,916	---	\$634,916
<b><u>Series 2020 A1</u></b>				
Reserve	---	\$34,348	---	\$34,348
Interest	---	\$87,360	---	\$87,360
Construction	---	---	\$14,003	\$14,003
<b><u>Series 2020 A2</u></b>				
Reserve	---	\$50,708	---	\$50,708
Interest	---	\$133,306	---	\$133,306
Prepayment	---	\$307,507	---	\$307,507
<b><u>Series 2020 A3</u></b>				
Reserve	---	\$79,818	---	\$79,818
Interest	---	\$238,458	---	\$238,458
Prepayment	---	\$605,572	---	\$605,572
Construction	---	---	\$3	\$3
Electric Deposits	\$3,385	---	---	\$3,385
<b>Total Assets</b>	<u>\$582,431</u>	<u>\$4,257,708</u>	<u>\$23,835</u>	<u>\$4,863,974</u>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$18,195	---	---	\$18,195
<b><u>Fund Balances:</u></b>				
Nonspendable	\$3,385	\$0	\$0	\$3,385
Restricted for Capital Projects	---	---	\$23,835	\$23,835
Restricted for Debt Service	---	\$4,257,708	---	\$4,257,708
Unassigned	<u>\$560,851</u>	<u>---</u>	<u>---</u>	<u>\$560,851</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>\$582,431</u>	<u>\$4,257,708</u>	<u>\$23,835</u>	<u>\$4,863,974</u>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending January 31, 2021

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 01/31/21</i>	<i>Thru 01/31/21</i>	<i>Variance</i>

#### **REVENUES:**

<i>Developer Contributions</i>	\$508,795	\$156,934	\$156,934	\$0
<i>Assessments - Tax Roll</i>	\$306,631	\$285,983	\$285,983	\$0
<i>Assessments - Direct</i>	\$387,972	\$193,986	\$166,483	(\$27,503)
<i>Interest/Miscellaneous Income</i>	\$0	\$0	\$5,380	\$5,380
<i>Facility Revenue</i>	\$0	\$0	\$0	\$0

#### **TOTAL REVENUES**

\$1,203,398	\$636,902	\$614,779	(\$22,123)
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#### **EXPENDITURES:**

##### **ADMINISTRATIVE:**

<i>Engineering</i>	\$20,000	\$6,667	\$2,100	\$4,567
<i>Attorney Fees</i>	\$30,000	\$2,500	\$3,927	(\$1,427)
<i>Annual Audit</i>	\$5,900	\$0	\$0	\$0
<i>Arbitrage</i>	\$2,400	\$1,200	\$1,200	\$0
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Dissemination</i>	\$12,500	\$4,167	\$5,833	(\$1,667)
<i>Trustee Fees</i>	\$20,000	\$3,654	\$3,654	\$0
<i>Management Fees</i>	\$47,250	\$15,750	\$15,750	\$0
<i>Information Technology</i>	\$2,000	\$667	\$667	(\$0)
<i>Telephone</i>	\$500	\$167	\$139	\$27
<i>Postage</i>	\$800	\$267	\$320	(\$53)
<i>Insurance</i>	\$7,425	\$7,425	\$7,087	\$338
<i>Printing and Binding</i>	\$4,000	\$1,333	\$642	\$692
<i>Legal Advertising</i>	\$3,000	\$1,000	\$844	\$156
<i>Other Current Charges</i>	\$1,500	\$500	\$121	\$379
<i>Office Supplies</i>	\$300	\$100	\$41	\$59
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$175	\$0

#### **ADMINISTRATIVE EXPENDITURES**

\$162,750	\$50,571	\$47,500	\$3,070
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#### **AMENITY CENTER:**

<i>Utilities</i>				
<i>Telephone/Cable/Internet</i>	\$9,200	\$3,067	\$2,997	\$70
<i>Electric</i>	\$36,000	\$12,000	\$11,344	\$656
<i>Water/Irrigation</i>	\$20,000	\$6,667	\$3,356	\$3,311
<i>Gas</i>	\$1,500	\$500	\$10	\$490
<i>Trash Removal</i>	\$3,000	\$1,000	\$868	\$132
<i>Security</i>				
<i>Security Monitoring</i>	\$1,800	\$600	\$444	\$156
<i>Access Cards</i>	\$3,000	\$800	\$800	\$0
<i>Contracted Security</i>	\$20,000	\$6,667	\$0	\$6,667
<i>Management Contracts</i>				
<i>Facility Management</i>	\$125,000	\$41,667	\$20,600	\$21,067
<i>Pool Attendants</i>	\$48,000	\$16,000	\$2,901	\$13,099
<i>Canoe Launch Attendant</i>	\$28,800	\$9,600	\$0	\$9,600
<i>Snack Bar Attendant</i>	\$16,640	\$5,547	\$0	\$5,547
<i>Field Mgmt / Admin</i>	\$25,000	\$8,333	\$8,333	\$0
<i>Pool Maintenance</i>	\$20,000	\$6,667	\$5,460	\$1,207
<i>Pool Chemicals</i>	\$15,000	\$5,000	\$2,835	\$2,165

# Meadow View at Twin Creeks

## Community Development District

### **GENERAL FUND**

#### Statement of Revenues & Expenditures

For the Period ending January 31, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 01/31/21</i>	<i>Actual Thru 01/31/21</i>	<i>Variance</i>
<b>AMENITY CENTER CONTINUED</b>				
Janitorial	\$18,000	\$6,000	\$5,593	\$407
Facility Maintenance	\$15,000	\$5,000	\$4,564	\$436
Repairs & Maintenance	\$36,000	\$12,000	\$11,262	\$738
Capital Projects	\$12,000	\$4,000	\$0	\$4,000
Snack Bar Inventory- CGS	\$1,000	\$333	\$0	\$333
Food Service License	\$500	\$167	\$115	\$52
Rental and Leases	\$27,691	\$9,230	\$9,230	\$0
Subscriptions	\$12,000	\$4,000	\$0	\$4,000
Pest Control	\$2,280	\$760	\$760	\$0
Supplies	\$2,000	\$667	\$59	\$608
Towel/Linen Service	\$2,000	\$667	\$0	\$667
Furniture, Fixtures & Equipment	\$5,000	\$1,667	\$0	\$1,667
Special Events	\$30,000	\$10,000	\$3,741	\$6,259
Holiday Decorations	\$9,000	\$7,751	\$7,751	\$0
Fitness Center Repairs/Supplies	\$2,000	\$667	\$615	\$52
Office Supplies	\$1,500	\$500	\$435	\$65
ASCAP/BMI Licenses	\$1,000	\$333	\$0	\$333
Property Insurance	\$36,533	\$36,533	\$36,530	\$3
Permit and License	\$575	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$3,446	(\$3,446)
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$587,019</b>	<b>\$224,388</b>	<b>\$144,049</b>	<b>\$80,339</b>
<b><u>GROUND MAINTENANCE EXPENDITURES</u></b>				
Hydrology Quality/Mitigation	\$6,400	\$2,133	\$0	\$2,133
Electric	\$15,000	\$5,000	\$4,919	\$81
Landscape Maintenance	\$292,593	\$97,531	\$117,910	(\$20,379)
Landscape Contingency	\$25,000	\$8,333	\$13,110	(\$4,777)
Lake Maintenance	\$27,000	\$9,000	\$5,307	\$3,693
Grounds Maintenance	\$12,000	\$4,000	\$1,437	\$2,563
Pump Repairs	\$5,000	\$1,667	\$0	\$1,667
Streetlighting	\$22,000	\$7,333	\$10,816	(\$3,483)
Streetlight Repairs	\$5,000	\$1,667	\$2,848	(\$1,181)
Irrigation Repairs	\$7,500	\$2,500	\$4,097	(\$1,597)
Miscellaneous	\$5,000	\$1,667	\$656	\$1,011
Contingency	\$31,136	\$10,379	\$4,956	\$5,423
<b>GROUNDS MAINTENANCE EXPENDITURES</b>	<b>\$453,629</b>	<b>\$151,210</b>	<b>\$166,056</b>	<b>(\$14,846)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,203,398</b>	<b>\$426,168</b>	<b>\$357,605</b>	<b>\$68,563</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$257,174</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$307,062</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$564,236</b>	

**Meadow View at Twin Creeks**  
**Community Development District**  
**General Fund**  
*Month By Month Income Statement*  
*Fiscal Year 2021*

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Revenues:</u></b>													
Developer Contributions	\$52,037	\$58,214	\$46,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,934
Assessments - Tax Roll	\$0	\$19,416	\$165,701	\$100,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,983
Assessments - Direct	\$81,452	\$795	\$77,874	\$6,362	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,483
Interest/Miscellaneous Income	\$0	\$0	\$5,378	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,380
Facility Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$133,489</b>	<b>\$78,427</b>	<b>\$295,636</b>	<b>\$107,228</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$614,779</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
Engineering	\$2,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100
Attorney Fees	\$863	\$1,281	\$1,784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,927
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$1,333	\$833	\$833	\$2,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,833
Trustee Fees	\$3,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,654
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,750
Information Technology	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$667
Telephone	\$48	\$26	\$44	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139
Postage	\$11	\$88	\$191	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320
Insurance	\$7,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,087
Printing and Binding	\$172	\$143	\$23	\$303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$642
Legal Advertising	\$534	\$157	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$844
Other Current Charges	\$41	\$18	\$32	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121
Office Supplies	\$11	\$13	\$1	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative Expenditures</b>	<b>\$25,133</b>	<b>\$6,663</b>	<b>\$7,165</b>	<b>\$8,539</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$47,500</b>
<b><u>Amenity Center</u></b>													
Telephone	\$722	\$730	\$730	\$814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,997
Electric	\$2,895	\$2,822	\$2,703	\$2,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,344
Water/Irrigation	\$722	\$624	\$823	\$1,187	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,356
Gas	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
Trash Removal	\$211	\$219	\$218	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$868
Security Monitoring	\$111	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Access Cards	\$0	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$5,150	\$5,150	\$5,150	\$5,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,600
Pool Attendants	\$0	\$0	\$2,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,901
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	\$2,083	\$2,083	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,333
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,460
Pool Chemicals	\$585	\$900	\$405	\$945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,835
Janitorial	\$1,295	\$1,449	\$1,361	\$1,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,593
Facility Maintenance	\$0	\$1,505	\$3,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,564

**Meadow View at Twin Creeks**  
**Community Development District**  
**General Fund**  
*Month By Month Income Statement*  
*Fiscal Year 2021*

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><i>Amenity Center Continued</i></b>													
<i>Repairs &amp; Maintenance</i>	\$4,789	\$2,522	\$1,646	\$2,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,262
<i>New Capital Projects</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Snack Bar Inventory- CGS</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Food Service License</i>	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115
<i>Rental and Leases</i>	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,230
<i>Subscriptions</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Pest Control</i>	\$190	\$190	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$760
<i>Supplies</i>	\$0	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59
<i>Towel/Linen Service</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Furniture, Fixtures &amp; Equipment</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Special Events</i>	\$0	\$2,027	\$1,065	\$649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,741
<i>Holiday Decorations</i>	\$7,503	\$170	\$0	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,751
<i>Fitness Center Repairs/Supplies</i>	\$0	\$195	\$420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$615
<i>Office Supplies</i>	\$0	\$403	\$13	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435
<i>ASCAP/BMI Licenses</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Property Insurance</i>	\$36,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,530
<i>Permit and License</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Performance Guaranty Bonds</i>	\$0	\$0	\$0	\$3,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,446
<b><i>Total Amenity Center Expenditures</i></b>	<b>\$66,459</b>	<b>\$25,231</b>	<b>\$26,960</b>	<b>\$25,399</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$144,049</b>
<b><i>Ground Maintenance Expenditures</i></b>													
<i>Hydrology Quality/Mitigation</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Electric</i>	\$1,502	\$1,101	\$972	\$1,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,919
<i>Landscape Maintenance</i>	\$36,085	\$15,654	\$33,085	\$33,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,910
<i>Landscape Contingency</i>	\$6,348	\$0	\$415	\$6,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,110
<i>Lake Maintenance</i>	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,307
<i>Grounds Maintenance</i>	\$644	\$793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,437
<i>Pump Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Streetlights</i>	\$2,599	\$2,599	\$2,805	\$2,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,816
<i>Streetlight Repairs</i>	\$2,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,848
<i>Irrigation Repairs</i>	\$260	\$1,597	\$1,171	\$1,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,097
<i>Miscellaneous</i>	\$0	\$656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$656
<i>Contingency</i>	\$0	\$0	\$2,478	\$2,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,956
<b><i>Total Ground Maintenance Expenditures</i></b>	<b>\$52,056</b>	<b>\$24,169</b>	<b>\$42,696</b>	<b>\$47,135</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$166,056</b>
<b><i>Total Expenses</i></b>	<b>\$143,648</b>	<b>\$56,063</b>	<b>\$76,821</b>	<b>\$81,073</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$357,605</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>(\$10,159)</b>	<b>\$22,363</b>	<b>\$218,815</b>	<b>\$26,155</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$257,174</b>



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

<b><i>Funding Request #</i></b>	<b><i>Date of Request</i></b>	<b><i>Check Date Received Developer</i></b>	<b><i>Check Amount Developer</i></b>	<b><i>Requested Funding Amount FY 2020</i></b>	<b><i>Requested Funding Amount FY 2021</i></b>	<b><i>Balance Due From Developer</i></b>
39	9/16/19	10/2/19	\$100,857.69	\$38,962.00		\$0.00
40	10/10/19	11/7/19	\$59,050.67	\$23,025.59		\$0.00
41	11/13/19	12/10/19	\$54,592.27	\$54,335.00		\$0.00
42	12/11/19	1/29/20	\$87,001.27	\$80,379.25		\$0.00
43	1/7/20	1/29/20	\$50,840.10	\$50,840.10		\$0.00
44	4/15/20	5/8/2020 Wire	\$76,292.80	\$76,292.80		\$0.00
45	5/15/20	6/19/20	\$76,086.05	\$76,086.05		\$0.00
46	6/10/20	7/1/20	\$70,903.46	\$70,903.46		\$0.00
47	7/8/20	7/29/20	\$69,254.15	\$69,254.15		\$0.00
48	8/11/20	9/2/20	\$82,383.15	\$82,383.15		\$0.00
49	9/10/20	9/30/20	\$100,793.33	\$100,793.33		\$0.00
50	10/8/20	11/4/20	\$146,384.99	\$94,347.99	\$52,037.00	\$0.00
51	11/12/20	12/2/20	\$81,158.23	\$22,943.82	\$58,214.41	\$0.00
52	12/9/21	12/31/20	\$59,850.54	\$13,168.32	\$46,682.22	\$0.00
<b>TOTAL</b>			<b>\$1,539,085.48</b>	<b>\$853,715.01</b>	<b>\$156,933.63</b>	<b>\$0.00</b>

# Meadow View at Twin Creeks

## Community Development District

### *Debt Service Fund Series 2016 A1*

#### Statement of Revenues & Expenditures

For the Period ending January 31, 2021

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
		<i>01/31/21</i>	<i>01/31/21</i>	
<b><u>REVENUES:</u></b>				
<i>Special Assessments - 2016 A1</i>	\$443,364	\$413,508	\$413,508	\$0
<i>Interest Income</i>	\$500	\$167	\$5	(\$161)
<b><i>TOTAL REVENUES</i></b>	<b>\$443,864</b>	<b>\$413,674</b>	<b>\$413,513</b>	<b>(\$161)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016 A1</u></b>				
<i>Interest Expense - 11/1</i>	\$164,288	\$164,288	\$164,288	\$0
<i>Interest Expense - 5/1</i>	\$164,288	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$115,000	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$443,575</b>	<b>\$164,288</b>	<b>\$164,288</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<b><i>TOTAL OTHER SOURCES AND USES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$289</b>		<b>\$249,225</b>	
<i>FUND BALANCE - Beginning</i>	\$204,612		\$338,356	
<i>FUND BALANCE - Ending</i>	<u>\$204,901</u>		<u>\$587,582</u>	

# *Meadow View at Twin Creeks*

## *Community Development District*

### *Debt Service Fund Series 2016 B*

#### *Statement of Revenues & Expenditures*

*For the Period ending January 31, 2021*

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 01/31/21</i>	<i>Thru 01/31/21</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
<i>Special Assessments - 2016 B</i>	\$228,900	\$0	\$0	\$0
<i>Prepayments</i>	\$0	\$0	\$0	\$0
<i>Prepayment Interest</i>	\$1	\$0	\$0	\$0
<i>Interest Income</i>	\$200	\$67	\$2	(\$65)
<b><i>TOTAL REVENUES</i></b>	\$229,101	\$67	\$2	(\$65)
<b><u>EXPENDITURES:</u></b>				
<i>Interest Expense - 11/1</i>	\$113,850	\$113,850	\$113,850	\$0
<i>Interest Expense - 5/1</i>	\$113,850	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	\$227,700	\$113,850	\$113,850	\$0
<b><u>OTHER SOURCES/(USES)</u></b>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$2)	(\$2)
<b><i>TOTAL OTHER SOURCES AND USES</i></b>	\$0	\$0	(\$2)	(\$2)
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	\$1,401		(\$113,850)	
<i>FUND BALANCE - Beginning</i>	\$122,390		\$231,736	
<i>FUND BALANCE - Ending</i>	<u>\$123,791</u>		<u>\$117,886</u>	

# Meadow View at Twin Creeks

## Community Development District

### *Debt Service Fund Series 2018 A1*

#### Statement of Revenues & Expenditures

For the Period ending January 31, 2021

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 01/31/21</i>	<i>Thru 01/31/21</i>	<i>Variance</i>

#### **REVENUES:**

<i>Assessments - Direct</i>	\$385,217	\$38,130	\$38,130	\$0
<i>Assessments - Tax Roll</i>	\$227,327	\$212,018	\$212,018	\$0
<i>Interest Income</i>	\$200	\$67	\$4	(\$62)

#### **TOTAL REVENUES**

\$612,744	\$250,215	\$250,153	(\$62)
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#### **EXPENDITURES:**

<i>Interest Expense - 11/1</i>	\$238,663	\$238,663	\$238,663	\$0
<i>Interest Expense - 5/1</i>	\$238,663	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$135,000	\$0	\$0	\$0

#### **TOTAL EXPENDITURES**

\$612,325	\$238,663	\$238,663	\$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)**

\$419	\$11,490
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#### **FUND BALANCE - Beginning**

\$242,039	\$425,463
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#### **FUND BALANCE - Ending**

\$242,458	\$436,953
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# Meadow View at Twin Creeks

## Community Development District

### **Debt Service Fund Series 2018 A2**

#### Statement of Revenues & Expenditures

For the Period ending January 31, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 01/31/21</i>	<i>Actual Thru 01/31/21</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
Assessments - Direct	\$201,356	\$32,429	\$32,429	\$0
Assessments - Tax Roll	\$159,552	\$115,918	\$115,918	\$0
Prepayment Revenue	\$0	\$0	\$0	\$0
Interest Income	\$200	\$67	\$13	(\$53)
Prepayments	\$0	\$0	\$433,606	\$433,606
<b>TOTAL REVENUES</b>	<b>\$361,108</b>	<b>\$148,413</b>	<b>\$581,966</b>	<b>\$433,552</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$159,320	\$159,320	\$159,320	\$0
Principal Expense - 11/01 (Prepayment)	\$460,000	\$460,000	\$1,015,000	(\$555,000)
Interest Expense - 5/1	\$159,320	\$0	\$0	\$0
Principal Expense - 5/1	\$80,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$858,640</b>	<b>\$619,320</b>	<b>\$1,174,320</b>	<b>(\$555,000)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$2)	(\$2)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2)</b>	<b>(\$2)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$497,532)</b>		<b>(\$592,356)</b>	
FUND BALANCE - Beginning	\$656,522		\$1,306,426	
FUND BALANCE - Ending	<u>\$158,990</u>		<u>\$714,070</u>	

# Meadow View at Twin Creeks

## Community Development District

### *Debt Service Fund Series 2019 A1/A2*

#### *Statement of Revenues & Expenditures*

*For the Period ending January 31, 2021*

	<i>Adopted Budget</i>	<i>Prorated Thru 01/31/21</i>	<i>Actual Thru 01/31/21</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
<i>Assessments - Direct 2019 A1</i>	\$257,360	\$2,018	\$2,018	\$0
<i>Assessments - Direct 2019 A2</i>	\$313,155	\$0	\$0	\$0
<i>Interest Income</i>	\$200	\$67	\$5	(\$62)
<i>Prepayments</i>	\$0	\$0	\$684,573	\$684,573
<b><i>TOTAL REVENUES</i></b>	\$570,715	\$2,085	\$686,596	\$684,511
<b><u>EXPENDITURES:</u></b>				
<b><u>2019 A1</u></b>				
<i>Interest Expense - 11/1</i>	\$102,190	\$102,190	\$102,190	\$0
<i>Interest Expense - 5/1</i>	\$102,190	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$50,000	\$0	\$0	\$0
<b><u>2019 A2</u></b>				
<i>Interest Expense - 11/1</i>	\$126,440	\$126,440	\$126,440	\$0
<i>Interest Expense - 5/1</i>	\$126,440	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$60,000	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	\$567,260	\$228,630	\$228,630	\$0
<b><u>OTHER SOURCES/(USES)</u></b>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$2)	(\$2)
<b><i>TOTAL OTHER SOURCES AND USES</i></b>	\$0	\$0	(\$2)	(\$2)
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	\$3,455		\$457,964	
<b><i>FUND BALANCE - Beginning</i></b>	\$233,910		\$406,176	
<b><i>FUND BALANCE - Ending</i></b>	<u>\$237,365</u>		<u>\$864,140</u>	

# Meadow View at Twin Creeks

## Community Development District

### **Debt Service Fund Series 2020 A1/A2/A3**

#### Statement of Revenues & Expenditures

For the Period ending January 31, 2021

	<i>Proposed</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 01/31/21</i>	<i>Thru 01/31/21</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
<i>Prepayment A2</i>	\$0	\$0	\$276,755	\$276,755
<i>Prepayment A3</i>	\$0	\$0	\$597,004	\$597,004
<i>Interest Income</i>	\$1,000	\$333	\$18	(\$315)
<b><i>TOTAL REVENUES</i></b>	\$1,000	\$333	\$873,777	\$873,444
<b><u>EXPENDITURES:</u></b>				
<b><u>2020 A1</u></b>				
<i>Interest Expense - 11/1</i>	\$37,612	\$37,612	\$37,612	\$0
<i>Interest Expense - 5/1</i>	\$43,678	\$0	\$0	\$0
<i>Principal Expense - 5/1</i>	\$0	\$0	\$0	\$0
<b><u>2020 A2</u></b>				
<i>Interest Expense - 11/1</i>	\$57,393	\$57,393	\$57,393	\$0
<i>Principal Expense - 11/01 (Prepayment)</i>	\$30,000	\$0	\$0	\$0
<i>Interest Expense - 5/1</i>	\$66,650	\$0	\$0	\$0
<b><u>2020 A3</u></b>				
<i>Interest Expense - 11/1</i>	\$99,628	\$99,628	\$99,628	(\$0)
<i>Principal Expense - 11/01 (Prepayment)</i>	\$340,000	\$340,000	\$375,000	(\$35,000)
<i>Interest Expense - 5/1</i>	\$115,697	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	\$790,658	\$534,633	\$569,633	(\$35,000)
<b><u>OTHER SOURCES/(USES)</u></b>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$3)	(\$3)
<b><i>TOTAL OTHER SOURCES AND USES</i></b>	\$0	\$0	(\$3)	(\$3)
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	(\$789,658)		\$304,141	
<i>FUND BALANCE - Beginning</i>	\$1,130,518		\$1,232,936	
<i>FUND BALANCE - Ending</i>	\$340,860		\$1,537,077	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending January 31, 2021

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019	Series 2020
<b><u>REVENUES:</u></b>					
Interest Income	\$0	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$1,325,016	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,325,016</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$0	\$0	\$0	\$500,811	\$0
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,811</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>					
Interfund Transfer In (Out)	\$0	\$2	\$2	\$2	\$3
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$2</b>	<b>\$2</b>	<b>\$2</b>	<b>\$3</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$2</b>	<b>\$2</b>	<b>\$824,206</b>	<b>\$3</b>
<b>FUND BALANCE - Beginning</b>	<b>\$356</b>	<b>\$3,466</b>	<b>\$407</b>	<b>(\$818,611)</b>	<b>\$14,002</b>
<b>FUND BALANCE - Ending</b>	<b>\$356</b>	<b>\$3,468</b>	<b>\$409</b>	<b>\$5,595</b>	<b>\$14,006</b>



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

<b>Series 2016 A1 Special Assessment Bonds</b>	
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:	\$133,748.53
 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

<b>Series 2016 B Special Assessment Bonds</b>	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$114,450.00
Reserve Balance:	\$113,850.00
 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

<b>Series 2018 A1 Special Assessment Bonds</b>	
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:	\$184,331.10
 Bonds outstanding - 11/19/2018	 \$8,955,000
Less: May 1, 2020	(\$130,000)
Current Bonds Outstanding	\$8,825,000

<b>Series 2018 A2 Special Assessment Bonds</b>	
Interest Rate:	5.60%-5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$119,892.00
Reserve Balance:	\$119,892.00
 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)
Less: November 1, 2020 (Prepayment)	(\$1,015,000)
Current Bonds Outstanding	\$4,675,000

## *Meadow View at Twin Creeks*

### *Community Development District*

#### *Long Term Debt Report*

<b>Series 2019 A1 Special Assessment Bonds</b>	
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:	\$77,579.24
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Current Bonds Outstanding	\$3,610,000

<b>Series 2019 A2 Special Assessment Bonds</b>	
Interest Rate:	5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$94,689.00
Reserve Balance:	\$93,775.50
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

<b>Series 2020 A1 Special Assessment Bonds</b>	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,348.28
Bonds outstanding - 5/18/2020	\$1,685,000
Current Bonds Outstanding	\$1,685,000

<b>Series 2020 A2 Special Assessment Bonds</b>	
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***

<b>Series 2020 A3 Special Assessment Bonds</b>	
Interest Rate:	5.38%
Maturity Date:	5/1/51
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$87,426.56
Reserve Balance:	\$79,817.81
Bonds outstanding - 5/18/2020	\$4,410,000
Less: August 3, 2020 (Prepayment)	(\$105,000)
Less: November 1, 2020 (Prepayment)	(\$375,000)
Current Bonds Outstanding	\$3,930,000

*B.*

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**  
FISCAL YEAR 2021 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	SERIES 2020A-1 DEBT ASMT NET (2)	SERIES 2020A-2 DEBT ASMT NET (2)	SERIES 2020A-3 DEBT ASMT NET (2)	FY21 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	876	-	228,900.00	236,755.92	201,356.07	255,342.38	313,154.85				318,651.58	1,554,160.80
DREAM FINDERS	101	-	-	148,461.52							68,525.20	216,986.72
TOLL BROTHERS	1	-	-	-		2,018.00					795.26	2,813.26
<b>TOTAL DIRECT INVOICE</b>	<b>978</b>	<b>-</b>	<b>228,900.00</b>	<b>385,217.44</b>	<b>201,356.07</b>	<b>257,360.38</b>	<b>313,154.85</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>387,972.04</b>	<b>1,773,960.78</b>
<b>TAX ROLL ASSESSED</b>	<b>498</b>	<b>443,364.15</b>	<b>-</b>	<b>227,326.37</b>	<b>124,287.38</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>306,631.29</b>	<b>1,101,609.19</b>
<b>TOTAL ASSESSED</b>	<b>1,476</b>	<b>443,364.15</b>	<b>228,900.00</b>	<b>612,543.81</b>	<b>325,643.45</b>	<b>257,360.38</b>	<b>313,154.85</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>694,603.33</b>	<b>2,875,569.97</b>

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	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2020A-2 DEBT SERVICE RECEIVED	SERIES 2020A-3 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	1,246,027.22	-	-	38,130.28	32,429.04	32,288.00	39,598.40				165,687.86	308,133.58
DREAM FINDERS	216,986.72			-							-	-
TOLL BROTHERS	-					2,018.00					795.26	2,813.26
<b>DIRECT RECEIPTS</b>	<b>1,463,013.94</b>	<b>-</b>	<b>-</b>	<b>38,130.28</b>	<b>32,429.04</b>	<b>34,306.00</b>	<b>39,598.40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>166,483.12</b>	<b>310,946.84</b>
<b>TAX ROLL RECEIPTS</b>	<b>74,224.93</b>	<b>413,490.88</b>	<b>-</b>	<b>212,009.42</b>	<b>115,913.06</b>	<b>-</b>	<b>-</b>				<b>285,970.90</b>	<b>1,027,384.26</b>
<b>TOTAL RECEIPTS</b>	<b>1,537,238.87</b>	<b>413,490.88</b>	<b>-</b>	<b>250,139.70</b>	<b>148,342.10</b>	<b>34,306.00</b>	<b>39,598.40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>452,454.02</b>	<b>1,338,331.10</b>

**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	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2020A-2 DEBT ASMT RECEIVED	SERIES 2020A-3 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2020	381.96	-	195.84	107.07	-	-	-	-	-	264.16	949.03
2	11/12/2020	11,442.84	-	5,867.09	3,207.75	-	-	-	-	-	7,913.89	28,431.57
3	11/24/2020	16,249.82	-	8,331.78	4,555.28	-	-	-	-	-	11,238.40	40,375.28
4	12/3/2020	190,034.10	-	97,436.30	53,271.88	-	-	-	-	-	131,427.85	472,170.13
5	12/10/2020	49,556.82	-	25,409.30	13,892.16	-	-	-	-	-	34,273.58	123,131.86
6	1/7/2021	145,825.34	-	74,769.11	40,878.92	-	-	-	-	-	100,853.02	362,326.39
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>413,490.88</b>	<b>-</b>	<b>212,009.42</b>	<b>115,913.06</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>285,970.90</b>	<b>1,027,384.26</b>

DIRECT INVOICE INSTALLMENTS DUE 10/1/20, 1/1/21, 4/1/21, 7/1/21 FOR O&M AND 4/15/21, 10/15/21 FOR D/S  
THERE IS AN ADDITIONAL \$716,009 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	0%	0%	10%	16%	13%	13%	0%	0%	0%	42.9%	17.5%
PERCENT COLLECTED TAX ROLL	93%	0%	93%	93%	0%	0%	0%	0%	0%	93.3%	93.3%
PERCENT COLLECTED TOTAL	93%	0%	41%	46%	13%	13%	0%	0%	0%	65.1%	46.5%

*C.*

*Meadow View at Twin Creeks  
Community Development District*

*Check Run Summary*

*1/1/21 - 1/31/21*

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>General Fund</i>		
<i>1/4/21</i>	<i>1033-1043</i>	<i>\$185,407.66</i>
<i>1/8/21</i>	<i>1044-1051</i>	<i>\$15,525.02</i>
<i>1/15/21</i>	<i>1052-1065</i>	<i>\$36,558.44</i>
<i>1/25/21</i>	<i>1066-1071</i>	<i>\$24,594.62</i>
<i>Total Checks</i>		<i>\$262,085.74</i>
<i>Autopayments</i>		
<i>1/6/21</i>	<i>Republic Services</i>	<i>\$220.25</i>
<i>1/18/21</i>	<i>St Johns County Utility Dept</i>	<i>\$1,187.14</i>
<i>1/21/21</i>	<i>Comcast</i>	<i>\$814.19</i>
<i>1/27/21</i>	<i>FPL</i>	<i>\$7,080.40</i>
<i>1/28/21</i>	<i>Wells Fargo Credit Card</i>	<i>\$1,213.37</i>
<i>Total Paid Electronically</i>		<i>\$10,515.35</i>
<i>Total General Fund</i>		<i>\$272,601.09</i>

*\* Fedex Invoices will be available upon request*

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/11/21	PAGE	1
*** CHECK DATES 01/01/2021 - 01/31/2021 ***														
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 #
1/04/21	00069	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#404 INV#8240	BASHAM & LUCAS DESIGN GROUP INC	*	500.00	500.00 001033
1/04/21	00069	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#405 INV#8242	BASHAM & LUCAS DESIGN GROUP INC	*	3,750.00	3,750.00 001034
1/04/21	00016	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#401 INV#847515	ECS FLORIDA, LLC	*	450.00	450.00 001035
1/04/21	00005	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#395 INV#196340	ENGLAND THIMS & MILLER, INC	*	2,651.25	2,651.25 001036
1/04/21	00005	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#396 INV#196342	ENGLAND THIMS & MILLER, INC	*	4,958.41	4,958.41 001037
1/04/21	00005	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#397 INV#196447	ENGLAND THIMS & MILLER, INC	*	3,250.00	3,250.00 001038
1/04/21	00102	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#402 INV#2013-1 PH-2	O.R. DICKY SMITH & CO., INC.	*	83,235.00	83,235.00 001039
1/04/21	00102	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#403 INV#2013-1 PH-3A	O.R. DICKY SMITH & CO., INC.	*	75,963.00	75,963.00 001040
1/04/21	00068	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#398 INV#BEACONENTRY	QUANTUM ELECTRICAL CONTRACTORS, INC	*	6,800.00	6,800.00 001041
1/04/21	00068	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#399 INV#BEACONPUMP	QUANTUM ELECTRICAL CONTRACTORS, INC	*	1,200.00	1,200.00 001042
1/04/21	00068	12/10/20	CFR#17 R 202012 300-13100-10100 REQ#400 INV#BEACON2NDRS	QUANTUM ELECTRICAL CONTRACTORS, INC	*	2,650.00	2,650.00 001043
1/08/21	00038	12/15/20	184657 202101 320-57200-45400 1/1/21-1/31/21 MONITORING	ATLANTIC SECURITY	*	110.95	110.95 001044

MVTP MEADOW VIEW TP BPEREGRINO



\*\*\* CHECK DATES 01/01/2021 - 01/31/2021 \*\*\*  
 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 #
1/08/21	00036	12/01/20	12012020 202012 320-57200-49400	OUTDOOR MOVIE	*	350.00	
				BOUNCERS,SLIDES, AND MORE INC			350.00 001045
1/08/21	00011	1/05/21	11 202101 310-51300-31600		*	500.00	
			SE 2018A-2 AMORT SCHEDULE				
		1/05/21	11 202101 310-51300-31600		*	500.00	
			SE 2019A-2 AMORT SCHEDULE				
		1/05/21	11 202101 310-51300-31600		*	500.00	
			SE 2020A-2 AMORT SCHEDULE				
		1/05/21	11 202101 310-51300-31600		*	500.00	
			SE 2020A-3 AMORT SCHEDULE				
				DISCLOSURE SERVICES, LLC			2,000.00 001046
1/08/21	00096	9/17/20	INV-452 202010 320-57200-44206		*	7,502.50	
			BALANCE HOLIDAY DECOR				
				DREAM GROUP USA			7,502.50 001047
1/08/21	00001	1/01/21	67 202101 310-51300-34000		*	3,937.50	
			JAN MANAGEMENT FEES				
		1/01/21	67 202101 310-51300-35100		*	166.67	
			JAN INFORM TECHNOLOGY				
		1/01/21	67 202101 310-51300-31600		*	833.33	
			JAN DISSEMINATION SERVICE				
		1/01/21	67 202101 310-51300-51000		*	16.56	
			OFFICE SUPPLIES				
		1/01/21	67 202101 310-51300-42000		*	29.38	
			POSTAGE				
		1/01/21	67 202101 310-51300-42500		*	303.30	
			COPIES				
		1/01/21	67 202101 310-51300-41000		*	21.38	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			5,308.12 001048
1/08/21	00022	12/21/20	13129559 202101 320-57200-45506		*	45.00	
			POOL CHEMICALS				
				POOLSURE			45.00 001049
1/08/21	00022	12/21/20	13129559 202101 320-57200-45506		*	105.00	
			POOL CHEMICALS				
				POOLSURE			105.00 001050
1/08/21	00072	12/28/20	12282020 202012 310-51300-42000		*	103.45	
			2020 NOTICE POSTAGE				
				ST. JOHNS COUNTY TAX COLLECTOR			103.45 001051

MVTP MEADOW VIEW TP BPEREGRINO

\*\*\* CHECK DATES 01/01/2021 - 01/31/2021 \*\*\*  
 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 #
1/15/21	00103	12/23/20 1176	202012 320-57200-44200	TENNIS COURT EQUIPMENT	*	188.00	
				COURT SURFACES			188.00 001052
1/15/21	00039	12/10/20 59911209	202012 320-57200-45508	HOOD SYSTEM SERVICE	*	256.00	
				FIRST COAST FIRE & SAFETY			256.00 001053
1/15/21	00045	12/31/20 65958	202012 320-53800-45005	DEC LAKE MAINTENANCE	*	1,769.14	
				FUTURE HORIZONS, INC.			1,769.14 001054
1/15/21	00047	1/07/21 20410	202101 310-51300-31200	ABTR SE2016/2018 10/31/20	*	1,200.00	
				GRAU AND ASSOCIATES			1,200.00 001055
1/15/21	00049	11/25/20 26115	202011 320-57200-44200	BANNER SIGH TYPE Q	*	380.00	
				HARBINGER			380.00 001056
1/15/21	00014	1/01/21 617993	202101 320-57200-45915	JAN LEASE PAYMENT	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001057
1/15/21	00020	1/01/21 91	202101 320-57200-45507	JAN JANITORIAL SERVICES	*	1,295.00	
		1/01/21 91	202101 320-57200-45505	JAN POOL MAINTENANCE	*	1,365.00	
		1/01/21 91	202101 320-57200-45504	JAN CONTRACT ADMIN	*	2,083.33	
		1/01/21 91	202101 320-57200-45500	JAN FACILITY MANAGEMENT	*	5,150.00	
				RIVERSIDE MANAGEMENT SERVICES			9,893.33 001058
1/15/21	00080	12/28/20 186653-1	202101 320-57200-50000	FPL LICEN/PERM BOND JAN21	*	3,446.00	
				SMITH-MANUS			3,446.00 001059
1/15/21	00104	11/02/20 PI-A0050	202011 320-57200-44200	FOUNTAIN SERVICE CALL	*	82.00	
				SOLITUDE LAKE MANAGEMENT			82.00 001060
1/15/21	00104	12/21/20 PI-A0052	202012 320-57200-44200	REPLASE VERTEX FLOAT	*	428.00	
				SOLITUDE LAKE MANAGEMENT			428.00 001061

MVTP MEADOW VIEW TP BPEREGRINO

\*\*\* CHECK DATES 01/01/2021 - 01/31/2021 \*\*\*  
 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 #
1/15/21	00046	12/08/20	7132056 202012 320-57200-45917 DEC PEST CONTROL	TURNER PEST CONTROL	*	190.00	190.00 001062
1/15/21	00040	1/01/21	JAX17912 202101 320-53800-45003 JAN LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	15,653.85	15,653.85 001063
1/15/21	00040	1/07/21	JAX18272 202101 320-53800-45009 IRRIGATION REPAIRS	YELLOWSTONE LANDSCAPE	*	349.50	349.50 001064
1/15/21	00040	12/23/20	JAX17738 202012 320-53800-45004 PLANT INSTALLATION	YELLOWSTONE LANDSCAPE	*	415.00	415.00 001065
1/25/21	00106	12/17/20	Q1220152 202012 320-53800-45011 8'X24'X3'X8.5' ALUMINUMEX	APC PLAY	*	2,478.00	2,478.00 001066
1/25/21	00020	1/11/21	92 202012 320-57200-44200 DEC REPAIRS/REPLACEMENT	RIVERSIDE MANAGEMENT SERVICES	*	1,030.00	3,832.58 001067
		1/11/21	92 202012 320-57200-45508 DEC FAC MAINTENANCE		*	2,802.58	
1/25/21	00002	12/31/20	IO332493 202012 310-51300-48000 NOTICE OF MEETING 1/21	ST AUGUSTINE RECORD	*	152.58	152.58 001068
1/25/21	00105	1/15/21	012021 202101 320-57200-45508 COUCH CLEANING,CHAIRS,MED	TEDDY BEAR CARPET CARE LLC	*	699.99	699.99 001069
1/25/21	00013	1/01/21	13073 202101 320-53800-45003 JAN LANDSCAPE MAINTENANCE	WEST ORANGE NURSERIES, INC	*	9,011.47	9,011.47 001070
1/25/21	00013	1/01/21	13074 202101 320-53800-45003 JAN LANDSCAPE MAINT PH 2	WEST ORANGE NURSERIES, INC	*	8,420.00	8,420.00 001071

TOTAL FOR BANK A 262,085.74

TOTAL FOR REGISTER 262,085.74

MVTP MEADOW VIEW TP BPEREGRINO

Exp. to Dec.  
1,800,181,101

## Meadow View at Twin Creeks

Community Development District

Construction Funding Request #17

December 10, 2020

Req. PAYEE

395	ETM Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 196340	\$ ✓	2,651.25	5
396	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196342	\$ ✓	4,958.41	5
397	ETM Beacon Lake Phase 4/Twin Creeks Drive to Phase 4 Entrance Gate (WA#19) Invoice 196447	\$ ✓	3,250.00	5
398	Quantum Electrical Contractors, Inc. Electrical service Beacon Entry - Invoice BeaconEntry	\$ ✓	6,800.00	68
399	Quantum Electrical Contractors, Inc. Electrical service Beacon Lakes - Invoice BeaconPmp	\$ ✓	1,200.00	68
400	Quantum Electrical Contractors, Inc. Electrical service Beacon Lakes - Invoice Beacon2ndrs	\$ ✓	2,650.00	68
401	ECS Florida, LLC Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 847515	\$ ✓	450.00	16
402	O.R. Dicky Smith & Co., Inc. Beacon Lake Entries & Hardscape Phase 2 - Application for Payment #2013-1	\$ ✓	83,235.00	102
403	O.R. Dicky Smith & Co., Inc. Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013.-1	\$ ✓	75,963.00	102
404	Basham Lucas Beacon Lake Community Park - Invoice 8240	\$ ✓	500.00	69
405	Basham Lucas Beacon Lake - Invoice 8242	\$ ✓	3,750.00	69
Total Funding Request		\$	185,407.66	

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

DEC 31 2020

PLEASE PAY BY

01/05/2021

INVOICE DATE

12/15/2020

**INVOICE NO. 184657**

**Site:** Meadow View at Twin Creeks  
Community Development District  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 01/01/2021 to 01/31/2021  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

**Description**

Meadow View @ Twin Creeks

**Security Monitoring**

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

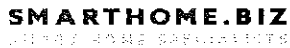
Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

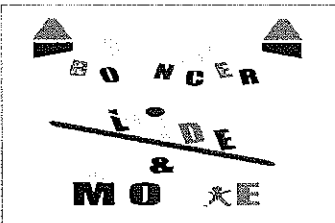
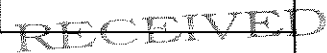
<b>Sub-Total ex Tax</b>	\$110.95
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$110.95
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$110.95

1320.572.454

38 A



Please Reference: **184657**

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December, 2020 Invoice No.: 12012020.11		
<u>Name / Address</u> Attn: Venus Durden Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.		Additional Details: <div style="text-align: right;">           DEC 23 2020       </div>				
	Description	Quantity	Rate		Subtotal	Extended
1	Outdoor Movie	1	\$450.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$350.00
		Sales Tax (0.0%)				N/A
		Total				\$350.00

1,320.572 494  
36 (b)







Invoice# INV-000452



RECEIVED

JAN 05 2021

Date **INVOICE**

Issued: INV-000452

Date Due on

Due: Receipt

Type: Final

Payment

Check Dream

Payable Group

To: USA Corp

Balance \$7,502.50

Due:

## FROM:

Dream Group USA Corp

License: 278526

10882 STANTON HILLS DR E

JACKSONVILLE, FL, 32222-1460

Email: info@dreamgroupusa.com

Phone: (904) 654-8044

## TO:

Meadow View At Twin Creeks Cdd

Attn: Danielle Simpson

850 Beacon Lake Parkway

St. Augustine, FL, 32095

Phone: (602) 373-7227

1,320,512,44206

96 (A)

## JOB:

#	Services	Qty	Price	Discount	Tax	Total
1	Line Roof in C9 Rear of Amenity Center Custom fit C9s to roofline	175.00	\$4.00	\$0.00	No Tax	\$700.00
2	Line Roof in C9 - Front of amenity Center Custom fit C9s to roofline	240.00	\$4.00	\$0.00	No Tax	\$960.00
3	Palm Tree Trunk Lighting (Over 10') - in pool area Wrap the trunk of the palm in mini lights in color of customers choice	12.00	\$100.00	\$0.00	No Tax	\$1,200.00

#	Services	Qty	Price	Discount	Tax	Total
4	36" Lighted Wreath 36" Pre Lit Wreath	2.00	\$90.00	\$0.00	No Tax	\$180.00
5	Line Overhangs in C7 - in pool area gazebo Custom fit Lights to roofline	50.00	\$3.00	\$0.00	No Tax	\$150.00
6	Additional Plugs and Wires Plugs, wires, Timer	1.00	\$250.00	\$0.00	No Tax	\$250.00
7	Light Palms in Roundabout Light Palm tree trunks with mini lights in customers color choice	5.00	\$195.00	\$0.00	No Tax	\$975.00
8	Light Trees in Roundabout Light smaller trees in Roundabout area with mini lights in customers color choice	5.00	\$65.00	\$0.00	No Tax	\$325.00
9	32" LED Spheres - in pots in Roundabout 32" LED Spheres in warm white	5.00	\$200.00	\$0.00	No Tax	\$1,000.00
10	Flag pole animated wrap Wrap flagpole in animated LED lights that are controllable via app.	1.00	\$2,100.00	\$0.00	No Tax	\$2,100.00
11	48" Lighted Wreath 48" pre lit Wreath	3.00	\$215.00	\$0.00	No Tax	\$645.00
12	Line Roof in C9 - Lighthouse Custom fit C9s to roofline	140.00	\$4.00	\$0.00	No Tax	\$560.00
13	60" Lighted Wreath 60" pre Lit Wreath	2.00	\$325.00	\$0.00	No Tax	\$650.00
14	36" Lighted Wreath 36" Pre Lit Wreath	4.00	\$90.00	\$0.00	No Tax	\$360.00
15	Light Tree Planters	1.00	\$270.00	\$0.00	No Tax	\$270.00
16	Lighted Garland 9' Lighted Garland	6.00	\$90.00	\$0.00	No Tax	\$540.00

1/5/2021

Invoice #INV-000452

#	Services	Qty	Price	Discount	Tax	Total
17	Light Topiaries at sign	3.00	\$60.00	\$0.00	No Tax	\$180.00
18	Lit Snowflakes on Lampposts	6.00	\$185.00	\$0.00	No Tax	\$1,110.00
19	Base Tree wrap and animated snow tubes	6.00	\$475.00	\$0.00	No Tax	\$2,850.00
Subtotal						\$15,005.00
Grand Total (\$)						\$15,005.00
Payment via Check on 17-Sep-2020						(-) \$7,502.50
Balance Due						\$7,502.50

**Accepted payment methods**

Credit Card, Check, Cash

Accepting Mobile Payments

**Message**

Thank you for your business.

Business powered by Markate.com



PDF

(<https://www.markate.com/pay/invoice/view/5bf9aa177647fab420d62d3099a9f6f:435738:ed48bf?format=pdf>) Print

(<https://www.markate.com/pay/invoice/view/5bf9aa177647fab420d62d3099a9f6f:435738:ed48bf?format=print>)

BALANCE DUE

**\$7,502.50**

Pay Now

Make a partial payment

Payments Log

17-Sep-2020 \$7,502.50 Check

Payments are safe and secure



Powered by  (https://www.markate.com/)

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

# Invoice

Invoice #: 67  
Invoice Date: 1/1/21  
Due Date: 1/1/21  
Case:  
P.O. Number:

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

RECEIVED

JAN 06 2021

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 1,810,573.340		3,937.50	3,937.50
Information Technology - January 2021 351		166.67	166.67
Dissemination Agent Services - January 2021 816		833.33	833.33
Office Supplies 570		16.56	16.56
Postage 420		29.38	29.38
Copies 428		303.30	303.30
Telephone 410		21.38	21.38
1(A)			
Total			\$5,308.12
Payments/Credits			\$0.00
Balance Due			\$5,308.12



## Invoice

Date  
Invoice #12/21/2020  
131295597283

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

<b>Terms</b>	Net 20
<b>Due Date</b>	1/10/2021
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1333317
<b>Delivery Date</b>	12/21/2020
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Activity Po...
<b>Customer #</b>	13BEA030

## Bill To

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

## Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	30	gal	1.50	45.00
<div>RECEIVED DEC 28 2020 BY: _____</div> <div>22 \$ 1,320.572, 45526</div>					

**Total** 45.00  
**Amount Due** \$45.00

## Remittance Slip

**Customer**  
13BEA030  
**Invoice #**  
131295597283

**Amount Due** \$45.00  
**Amount Paid** \_\_\_\_\_

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



131295597283



## Invoice

Date  
Invoice #12/21/2020  
131295597285

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

<b>Terms</b>	Net 20
<b>Due Date</b>	1/10/2021
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1333316
<b>Delivery Date</b>	12/21/2020
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Pool
<b>Customer #</b>	13BEA030

## Bill To

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

## Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	70	gal	1.50	105.00
<div>RECEIVED DEC 28 2020 BY: _____</div> <div>22 @ 1.320, 572, 4506</div>					

Total 105.00  
Amount Due \$105.00

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295597285

Amount Due \$105.00

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295597285



ST. JOHNS COUNTY  
TAX COLLECTOR

DENNIS W. HOLLINGSWORTH, CFC

P.O. Box 9001  
ST. AUGUSTINE, FLORIDA 32085  
P: 904 209 2250  
F: 904 209 2283  
WWW.SJCTAX.US

December 28, 2020

RECEIVED

DEC 28 2020

Meadow View at Twin Creeks  
% GMS, LLC  
475 West Town Place, Ste 114  
St. Augustine, FL 32092

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2020 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 103.45

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

*Dennis W. Hollingsworth*

Dennis W. Hollingsworth, C.F.C.  
St. Johns County Tax Collector

72 @  
1.3 @ 10.575.420

INNOVATION INTEGRITY EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN  
4030 LEWIS SPEEDWAY  
ST. AUGUSTINE, FL 32084

DUPONT CENTER  
6658 US 1 SOUTH  
ST. AUGUSTINE, FL 32086

JULINGTON CREEK  
725 FLORA BRANCH BLVD  
SAINT JOHNS, FL 32259

PONTE VEDRA  
151 SAWGRASS CORNERS DR, STE 100  
PONTE VEDRA BEACH, FL 32082





## INVOICE

1176  
Meadowview at Twin Creek  
c/o Riverside Management  
9655 Florida Mining Blvd W  
Bldg 300, Suite 305  
Jacksonville, FL 32257

## RECEIVED

JAN 12 2021  
1176  
1176

1176  
12/23/2020  
Due on receipt

### DESCRIPTION

### AMOUNT

Meadowview at Twin Creeks Tennis Court Equipment

As per email/ fax Quote Agreement dated Dec 22, 2020:

Provide one tennis net

188.00

Thank you for your business!

1176

1176

B. H. 12-30-20  
Repair + Replacement.  
001,320.57 ~~57,200.44~~ 200 \$188.00

103 A

RECEIVED

JAN 08 2021

FIRST COAST



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

# Invoice

Date	Invoice #
12/10/2020	5991120920

<b>Bill To</b>
Meadowview at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

<b>Ship To</b>
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	DLD	12/10/2020			Beacon Lakes Clubhouse - 11...
Quantity	Item Code	Description			Price Each	Amount
1	SY-System Service	Hood System Service			99.00	99.00T
1	SY-System Service	Hood System Service			25.00	25.00T
6	SY439231A	APC 450 HL Fuse Links			16.00	96.00T
2	SY439232A	APC 500 HL Fuse Links			18.00	36.00T
		Sales Tax			7.00%	17.92
<div>30 @</div> <div>1,320.572,45508</div> <div>Tax exempt cert. of coop</div>						
					Total	<del>\$273.92</del>

**Future Horizons, Inc.**

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

Voice: 800-682-1187

Fax: 904-692-1193

**INVOICE**

Invoice Number: 65958

Invoice Date: Dec 31, 2020

Page: 1

**Bill To:**

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

**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		1/30/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in December, 2020  <i>B. H. 12-31-20 LAKE MAINT. 001.320.53800.45005 45 AD</i>	1,769.14	1,769.14
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,769.14</b>

Check/Credit Memo No:

**RECEIVED**

JAN 1 2021

Overdue Invoices are subject to finance charges.

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 20410  
Date 01/07/2021

## SERVICE

## AMOUNT

Arbitrage Series 2016 and 2018 FYE 10/31/2020

\$ 1,200.00

Current Amount Due

\$ 1,200.00

47 (A)

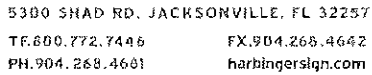
1,870.573. 3/2

RECEIVED

JAN 08 2021

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.



JAN 07 2021

Invoice #: 26115  
Invoice Date: 11/25/20  
Customer #: 6924  
Page: 1 of 1

ORDERED BY	PO NUMBER	SALESPERSON	SHIP VIA	ORDER DATE	PAYMENT TERMS	DUE DATE
		EDB		10/28/20	50% DEPOSIT, BALANCE UPON COMP	12/25/20
QTY	DESCRIPTION				UNIT PRICE	TOTAL PRICE
20	QUOTE #133101 BANNER, SIGN TYPE Q, 3'-0" X 18" BANNERS AS PER CUSTOMER PROVIDED DRAWING SHEET S-6. CUSTOMER TO PICK UP.				38.00	760.00
					SUB TOTAL	760.00
49 A						
1,820, 572 442						
				LESS DOWN PAYMENT:		-380.00
				PLEASE PAY THIS AMOUNT:		\$380.00

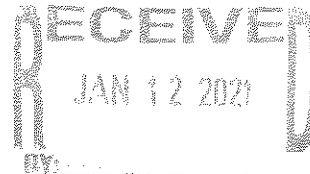
# Municipal Asset Management, Inc.

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

# INVOICE

INVOICE NO: 0617993  
DATE: 1/1/2021

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



DUE DATE	RENTAL PERIOD
2/7/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
25	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment  14 <del>1</del> 1,320,572.45 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
0617993	2/7/2021	\$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

Invoice #: 91  
Invoice Date: 1/1/2021  
Due Date: 1/1/2021

Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Janitorial Services - January 2021 320.572.45507		1,295.00	1,295.00
Pool Maintenance Services - January 2021 320.572.45505		1,365.00	1,365.00
Contract Administration - January 2021 320.572.45504		2,083.33	2,083.33
Facility Management - Meadow View - January 2021 320.572.4550		5,150.00	5,150.00

20 ①

RECEIVED

JAN 08 2021

**Total** \$9,893.33

**Payments/Credits** \$0.00

**Balance Due** \$9,893.33

*Jan*  
1/6/21

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

## BOND INVOICE



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

Mailing Address: Code: 200

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

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

**Principal:**

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

**Obligee:**

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

*Performance  
Guaranty Bond*

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1192193-1-1	1/23/2021	1/23/2022	JAN 21

Bond Amount	Type	Invoice Number
\$229,738.11	LICENSE & PERMIT BONDS	186653-1-1

Bond Description
Beacon Lake Phase 2 - Work Order Nos. 8375202/8938595

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

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$3,446.00	\$0.00	\$3,446.00	\$3,446.00

Date Printed: 12/28/2020

Date Invoiced: 12/28/2020

RECEIVED

JAN 07 2021

to (A)  
1,820,572,500





Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Beacon Lake Entrance  
64 Beacon Lake Pkwy  
St. Johns, FL 32259

## INVOICE

Invoice Number: PI-A00500122

Invoice Date: 11/02/20

PROPERTY: Beacon Lake  
Entrance

CUSTOMER ID  
01642880  
Sales Rep ID

CUSTOMER PO  
  
Shipment Method

Payment Terms  
Net 30

Ship Date  
  
Due Date  
12/02/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Fountain Service Call Tech verified compromised float and ordered new one from vertex.	Each	82.00	82.00

B. H. H. 1-4-21  
Repair & Replacement  
001.320.57200.44200  
104

RECEIVED

JAN 12 2021

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	82.00
Sales Tax	0.00
Total Invoice	82.00
Payment Received	0.00
<b>TOTAL</b>	<b>82.00</b>

SOLITUDE  
LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Beacon Lake Entrance  
64 Beacon Lake Pkwy  
St. Johns, FL 32259

INVOICE

Invoice Number: PI-A00527264  
Invoice Date: 12/21/20

PROPERTY: Beacon Lake  
Entrance

CUSTOMER ID  
01642880

Sales Rep ID

CUSTOMER PO

Shipment Method

Payment Terms  
Net 30

Ship Date

Due Date  
01/20/21

Qty	Item / Description	UOM	Unit Price	Extension
4	Service Labor	Hour	107.00	428.00
Replaced Vertex Float on 5hp fountain. Float is covered under Vertex warranty.				

BH Sept 1-4-21  
Repair & Replacement  
001.320.57200.44/200  
1041

RECEIVED

JAN 12 2021

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	428.00
Sales Tax	0.00
Total Invoice	428.00
Payment Received	0.00
TOTAL	428.00

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1459 • 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: 7132056  
DATE: 12/8/2020  
ORDER: 7132056

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
12/8/2020	11:19 AM	MICE, RATS, ROACH, S		11:19 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/9/2020		11:59 AM

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

CPCM Commercial Pest Control - Monthly Service 190.00

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

AMOUNT DUE \$190.00

*B. Stephens* 12-14-20  
Pest Control  
001.320.57200, 458917  
46 A

RECEIVED

JAN 12 2021

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

## INVOICE

INVOICE #	INVOICE DATE
JAX 177385	12/23/2020
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:** January 22, 2021

**Invoice Amount:** \$415.00

Description	Current Amount
Pallet of sod to repair temporary fence and roundabout areas	
Plant Installation	\$415.00

RECEIVED

JAN 12 2021

**Invoice Total** **\$415.00**

*B. Steph 12-30-20*  
*LANDSCAPE CONTINGENCY*  
*001.320.53800.45004* 40A

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 MAINTENANCE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 179127	1/1/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** January 31, 2021

**Invoice Amount:** \$15,653.85

Description	Current Amount
Monthly Landscape Maintenance January 2021	\$15,653.85

**RECEIVED**

JAN 12 2021

**Invoice Total** **\$15,653.85**

*B. H. 12-31-20*  
*LANDSCAPE MAINT.*  
*001.320.53800.45003* 40 (A)

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

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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 182729	1/7/2021
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:** February 6, 2021

**Invoice Amount:** \$349.50

Description	Current Amount
Irrigation repairs. Move heads ar playground for coverage	
Irrigation Repairs	\$349.50

RECEIVED

JAN 12 2021

**Invoice Total** **\$349.50**

*B. Hupt 1-11-21*  
*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



PLAY... It's What We Do Best!

Prepared By Angela Roberts  
Email angela@apcplay.com  
Phone (888) 401-6446 Ext 109  
Fax

Contact Name Danielle Simpson  
Email DSimpson@BBXCapital.com  
Phone (602) 373-7227

Quote Number 122015251  
Quote Name BBX Capital - Soccer Goals  
Created Date 12/17/2020  
Expiration Date 12/22/2020

Bill To Name Meadow View at Twin Creeks CDD  
Bill To 850 Beacon Lake Parkway  
St. Augustine, FL 32095  
United States

Ship To Name Meadow View at Twin Creeks CDD  
Ship To 850 Beacon Lake Parkway  
St. Augustine, FL 32095  
United States

Product	Product Code	Line Item Description	List Price	Sales Price	Quantity	Total Price
3" Classic Alumagoal 8' X 24' Natural (Pair)	SGA320	8'H x 24'W x 3'D x 8.5'B - 280 lbs./pair; Front face is 3" round custom aluminum extrusion; Natural Aluminum face and backstays; Built in net clip track; Backstays are 2" round heavy wall aluminum tubing; Double reinforced Tig welded corners; Stainless steel hardware; Includes 4mm White Net, Net Clips and Ground Anchors; Includes Back Bottom Bar	\$ 2,198.00	\$ 2,198.00	1.00	\$ 2,198.00

RECEIVED

JAN 19 2021

V# 106

Soccer goals

1 of 2

001.320.531.45011

(A)



PLAY... It's What We Do Best!

Prepared By Angela Roberts  
Email angela@apcplay.com  
Phone (888) 401-6446 Ext 109  
Fax

Subtotal	\$ 2,198.00	Shipping and Handling	\$ 280.00
		Tax	\$ 0.00
		Grand Total	\$ 2,478.00

#### Items to Note & Special Instructions

Product normally ships within 5-6 weeks from when your order is processed. Quote includes price for materials and delivery. Price EXCLUDES: off-loading, lift gates, and assembly. Customer is responsible for any taxes that may apply and specific vendor registration and/or insurance requirements may result in additional fees. If order is cancelled a 25% fee may be assessed.

#### I APPROVE THIS PROJECT. LET'S GET STARTED!

Approval and acceptance of this proposal may be executed by signing below and faxing or emailing back to the contact information listed above. Unless prior arrangements are approved, payment of equipment due in full upon receipt of invoice. By signing below, you agree to the terms and conditions found here: <https://apcplay.com/terms-conditions/>.

Company: Meadow View at Twin Creeks Date: 01/19/21

Authorized Purchaser: Danielle Simpson Title: Ops. Mgr.



**Angela Roberts**

Re: Meadow View at Twin Creeks ODD

January 21, 2021 at 2:22 PM

Danielle Simpson

Oksana Kuzmuk

Good afternoon!

The mailing address is

230 E Hunt Street, Suite 200

McKinney, Texas 75069

Thank you!

APC Brands, Inc.



**Angela Roberts**

Product Specialist

230 E. Hunt St., Suite 200  
McKinney, TX 75069

**Tel:** 1-888-401-6446 ext. 109

**Fax:** 1-888-723-6231

**Web:** <https://APCPLAY.com>

**Confidentiality Notice:** This e-mail (including any attachments) may contain information that is private or confidential. It is intended solely for the use of the addressee(s) listed above. If you are not the intended recipient of this message, please do not print, copy or disclose this information. If you received this e-mail in error, please disregard it and delete it and any attachments from your system. Please also notify us by return email or by telephone at 1-888-401-6446 so that we may correct our records.

On Thu, Jan 21, 2021 at 1:17 PM Danielle Simpson <[dsimpson@bbxcapital.com](mailto:dsimpson@bbxcapital.com)> wrote:

Good afternoon!

I have included the vendor on this email so she can get you the correct information.

Angela -- if you could please see the email below regarding the mailing address.

Thank you!

**Danielle Simpson | Manager of Operations, Beacon Lake**

**BBX Capital**

401 East Las Olas Boulevard | Suite 800 | Fort Lauderdale, FL 33301

(P) 602-373-7227

[DSimpson@BBXCapital.com](mailto:DSimpson@BBXCapital.com) | [www.BBXCapital.com](http://www.BBXCapital.com)

**From:** Oksana Kuzmuk <[okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)>

**Sent:** Thursday, January 21, 2021 1:34 PM

**To:** Danielle Simpson <[dsimpson@bbxcapital.com](mailto:dsimpson@bbxcapital.com)>

**Subject:** Re: Meadow View at Twin Creeks ODD

CAUTION: This email originated from outside of the organization.

Hello Danielle,

May I have mailing address for this vendor. I am going to cut the check tomorrow. Thank you.

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

# Invoice

RECEIVED

JAN 15 2021

**Bill To:**

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

Invoice #: 92

Invoice Date: 1/11/2021

Due Date: 1/11/2021

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 -December 31, 2020		3,659.29	3,659.29
Maintenance Supplies		173.29	173.29
 <i>B. Sept 1-13-21</i> <i>Repairs + Replacements - \$1030.00</i> <i>001.320.57200.44200 - 20A</i>  <i>FACILITY MAINT. - \$2802.58</i> <i>001.320.570.45508</i>			

**Total** \$3,832.58

**Payments/Credits** \$0.00

**Balance Due** \$3,832.58

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/20	7	T.C.	Take out Christmas trees, filled holes at dog park, repaired reclaim water sign, sprayed for weeds, spread granules on any mounts, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas, checked and changed all trash receptacles and dog pots
12/1/20	7	G.P.	Take out Christmas trees, filled holes at dog park, repaired reclaim water sign, sprayed for weeds, spread granules on any mounts, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas, checked and changed all trash receptacles and dog pots
12/3/20	7	G.P.	Assisted in repair of fireplace, repaired bars in gym, worked on removing graffiti, dusted cobwebs on entire building, changed lightbulbs on chandelier, light inspection, sprayed for weeds and ants, checked and changed all trash receptacles and dog pots, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas
12/8/20	8	G.P.	Fixed hand rails in yoga room, swept and cleaned patio area, cleared cobwebs off boat house, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas, checked and changed all trash receptacles and dog pots, cleaned storm drains
12/10/20	7.5	T.C.	Reposition bike rack, pressure washed floor steins, cleared cobwebs from amenity center building, removed debris at amenity center, pool, parking lot, dog park, tennis courts and common areas, checked and changed all trash receptacles and dog pots
12/10/20	7.5	G.P.	Reposition bike rack, fixed pocket door, sprayed for ant and weeds, swept turf, cleaned debris from playground and roadways, checked and changed all trash receptacles and dog pots
12/15/20	7.5	T.C.	Removed broken tables, put out umbrellas, repaired latch at park, repaired gate latch at kayak launch ramp, inspect and clean lakes, checked and changed all trash receptacles and dog pots, removed debris at amenity center, pool, parking lot, dog park, tennis courts and common areas
12/15/20	7.5	G.P.	Sprayed for weeds, fixed gate latch in park, took out umbrellas, put away tables, replaced trash receptacle liners and dog pots, repaired latch in boat ramp, inspected and cleaned lakes
12/17/20	6	G.P.	Sprayed for weeds, ants and spiders, replaced trash receptacle liners, repaired curtains in movie room, dusted building for cobwebs, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas
12/22/20	1	B.H.	Assisted in repair of fire pit
12/22/20	1	W.V.	Assisted in repair of fire pit
12/22/20	7	G.P.	Took out umbrellas for pool area, inspected fireplace in park, assisted with firepit in amenity center, sweep patio area, checked and changed trash receptacle liners and dog pots, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas
12/24/20	4	G.P.	Changed all trash receptacles and dog pots, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas
12/29/20	6	T.C.	Assisted with installation of igniter at firepit, removed debris from pool deck, inspected and changed trash receptacles at pool deck
12/29/20	6	G.P.	Assisted in firepit repairs, assisted with sign repairs, checked and changed all trash receptacles and dog pots
12/29/20	6	W.V.	Install of new sign at boat house, repair of igniter on firepit, checked and changed all dog pots and trash receptacles
12/31/20	4	G.P.	Checked and changed all trash receptacles and dog pots, swept up common areas
<b>TOTAL</b>	<u><b>103</b></u>		
<b>MILES</b>	<u><b>122</b></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

# MAINTENANCE BILLABLE PURCHASES

Period Ending 1/5/2021

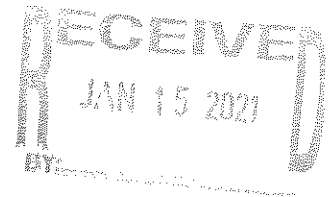
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	12/10/20	Zinc Sheet Screws	1.36	T.C.
	12/10/20	42 Gallon Trash Bags 32pk	20.67	T.C.
	12/15/20	Weed & Grass Killer	18.37	T.C.
	12/15/20	1.5 Gallon Bleach Sprayer	18.37	T.C.
	12/22/20	Sawzall Blades	19.62	B.S.
	12/22/20	Angle Steel	15.92	B.S.
	12/29/20	Gas Line Thread Sealant	4.46	B.S.
	12/29/20	Terry Towels 20pk	11.47	T.C.
	12/29/20	Loctite Power Grab	4.35	T.C.
	12/29/20	Loctite Power Grab Heavy Duty	5.73	T.C.
	12/29/20	Weed & Grass Killer	18.37	T.C.
	12/29/20	WD-40	11.35	T.C.
	12/29/20	Dark Thread Cutting Oil	8.02	T.C.
	12/29/20	2-3/8" Bi-Metal Hole Saw	15.38	T.C.
			0.00	
TOTAL			<u>\$173.28</u>	



Questions on this invoice call:  
(866) 470-7133 Option 2

10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
11/30		Balance Forward						\$1,010.01
12/21	P158657	Payment - Lockbox 1019						\$-1,010.01
12/08 12/08	103324938-12082020	BOS REG MTG 12/17/20	SA St Augustine Record	1.00 x 8.5000	8.5	1	\$8.98	\$76.33
12/08 12/08	103324938-12082020	BOS REG MTG 12/17/20	SA St Aug Record Online	1.00 x 8.5000	8.5	1	\$8.97	\$76.25
PREVIOUS AMOUNT OWED:				\$1,010.01				
NEW CHARGES THIS PERIOD:				\$152.58				
CASH THIS PERIOD:				(\$1,010.01)				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
2 @ 1.3.10.573.480								
RECEIVED JAN 15 2021 BY								

2 @  
1.3.10.573.480



# INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$152.58		\$0.00	\$0.00	\$0.00	\$0.00		\$152.58
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	12/01/2020 - 12/31/2020		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD	

## MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

## ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		12/01/2020 - 12/31/2020				MEADOW VIEW AT TWIN CREEKS CDD													
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$152.58		\$0.00				NET 15 DAYS									
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$152.58				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						12/31/2020				15651				15651				0000082613	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2250

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



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

Tue, Jan 12, 2021  
9:30:39AM

## Legal Ad Invoice

# The St. Augustine Record

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

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

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003330563-01

Start: 01/12/2021

Placement: SA Legals

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

Caller: Courtney Hogge

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 01/12/2021

Lines	83
Depth	7.00
Columns	1
Price	\$125.65

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

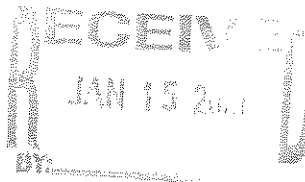
Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, January 21, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [joliver@gmsnf.com](mailto:joliver@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreeksdcd.com](http://www.meadowviewattwincreeksdcd.com) at least seven days prior to the meeting.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors during the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at least 24-hours in advance at (904) 940-5850 or [joliver@gmsnf.com](mailto:joliver@gmsnf.com) to facilitate the Board's consideration of such questions and comments during the meeting. Anyone wishing to participate in the meeting or obtain information about how the meeting will occur should refer to the District's website, [www.meadowviewattwincreeksdcd.com](http://www.meadowviewattwincreeksdcd.com). The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

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

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or [joliver@gmsnf.com](mailto:joliver@gmsnf.com) for further accommodations.

James Oliver  
District Manager  
0003330563 January 12, 2021



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003330563-01  
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of BOS REG MTG 1/21/21 was published in said newspaper on 01/12/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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

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James Oliver  
District Manager  
0003330563 January 12, 2021

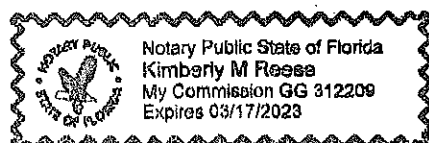
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or  
☐ online notarization

this \_\_\_\_ day JAN 12 2021

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

Kimberly M. Reese  
(Signature of Notary Public)



Teddy Bear Carpet Care  
280 Sparrow Branch Circle  
St. Johns, FL 32259

# INVOICE

105A

RECEIVED

JAN 18 2021

Beacon Lake Amenity Center  
850 Beacon Lake Parkway  
St. Augustine, FL 32095

Invoice # 012021

Invoice Date 01/15/2021

Due Date 01/15/2021

*Meadow*

Item	Description	Unit Price	Quantity	Amount
Service	1 Couch Cleaning	99.99	1.00	99.99
Service	4 Chairs	200.00	1.00	200.00
Service	4 Media room chairs	200.00	1.00	200.00
Service	2 Small offices	100.00	1.00	100.00
Service	1 Media room	100.00	1.00	100.00
<u>NOTES:</u> All furniture fabric protector application @ N/C				
Thank you for your business!				
Subtotal				699.99
Total				699.99
Amount Paid				0.00
Balance Due				\$699.99

1,320.572.4508





EST. 1978  
www.westorangenurseries.com

4001 Avalon Road  
Winter Garden, FL 34787  
T 407.877.2930

# Invoice

DATE

INVOICE #

1/1/2021

13073

**BILL TO:**

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

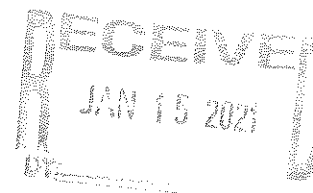
**SHIP TO:**

Beacon Lake  
Entry # 2 / Townhomes

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			1/1/2021			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT

1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property			9,011.47	9,011.47
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001.320.53800.45003 - 13 A



**TOTAL**

**\$9,011.47**



EST. 1978  
www.westorangenurseries.com

4001 Avalon Road  
Winter Garden, FL 34787  
T 407.877.2930

# Invoice

DATE

INVOICE #

1/1/2021

13074

**BILL TO:**

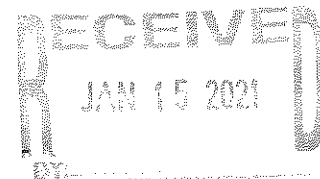
Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO:**

Beacon Lake  
Phase II Part 2  
(Phase 2 Parkway)

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			1/1/2021			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property			8,420.00	8,420.00

001.320.53800.45003. 13A



**TOTAL** \$8,420.00

*D.*

## Meadow View at Twin Creeks

Community Development District

Construction Funding Request #18

January 26, 2021

Req.	PAYEE		
406	<b>Basham Lucas</b> Beacon Lake - Invoice 8310	\$	1,875.00
407	<b>Harbinger</b> Signage for Beacon Lake - Invoice 26137 - Remaining balance	\$	1,191.00
408	<b>ECS Florida, LLC</b> Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 854043	\$	350.00
409	<b>Sofitco</b> Fitness Equipment - Invoice F45721MS	\$	732.15
410	<b>Gemini Engineering &amp; Sciences, Inc</b> Phase 2 and Phase 3A LOMR - Invoice 4	\$	1,500.00
411	<b>Basham Lucas</b> Beacon Lake - Invoice 8275	\$	1,875.00
412	<b>West Orange Nurseries, Inc.</b> Contractor Application for Payment #3 - Beacon Lake Phase 3A	\$	171,675.00
413	<b>ETM</b> Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196415	\$	1,382.20
414	<b>ETM</b> Beacon Lake Phase 2B (WA#18) - Invoice 196416	\$	46.00
415	<b>ETM</b> Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196417	\$	6,007.30
416	<b>ETM</b> Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 196411	\$	345.59
417	<b>ETM</b> Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 196410	\$	15.12
418	<b>Hughes Brothers Construction, Inc.</b> Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$	12,901.45
419	<b>Hughes Brothers Construction, Inc.</b> Contractor Application for Payment #14 - Beacon Lake Phase 3A	\$	7,437.43
420	<b>O.R. Dicky Smith &amp; Co., Inc.</b> Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013.-2	\$	32,876.00
421	<b>O.R. Dicky Smith &amp; Co., Inc.</b> Beacon Lake Entries & Hardscape Phase 2 - Application for Payment #2013-2	\$	34,877.00
<b>Total Funding Request</b>		<b>\$</b>	<b>275,086.24</b>

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

January 20, 2021

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

	<u>TO BE RATIFIED</u>			
1/20/2021	406	Basham Lucas	Beacon Lake - Invoice 8310	\$ 1,875.00
1/20/2021	407	Harbinger	Signage for Beacon Lake - Invoice 26137 - Remaining balance	\$ 1,191.00
1/20/2021	408	ECS Florida, LLC	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 854043	\$ 350.00
1/20/2021	409	Sofitco	Fitness Equipment - Invoice F45721MS	\$ 732.15
1/20/2021	410	Gemini Engineering & Sciences, Inc.	Phase 2 and Phase 3A LOMR - Invoice 4	\$ 1,500.00
1/20/2021	411	Basham Lucas	Beacon Lake - Invoice 8275	\$ 1,875.00
1/20/2021	412	West Orange Nurseries, Inc.	Contractor Application for Payment #3 - Beacon Lake Phase 3A	\$ 171,675.00
1/20/2021	413	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196415	\$ 1,382.20
1/20/2021	414	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 196416	\$ 46.00
1/20/2021	415	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196417	\$ 6,007.30
1/20/2021	416	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 196411	\$ 345.59
1/20/2021	417	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 196410	\$ 15.12
1/20/2021	418	Hughes Brothers Construction, Inc.	Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$ 12,901.45
1/20/2021	419	Hughes Brothers Construction, Inc.	Contractor Application for Payment #14 - Beacon Lake Phase 3A	\$ 7,437.43
1/20/2021	420	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013.-2	\$ 32,876.00
1/20/2021	421	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 2 - Application for Payment #2013-2	\$ 34,877.00
			<b>REQUISITIONS TO BE RATIFIED</b>	<b>\$275,086.24</b>

*E.*

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #19

February 18, 2021

Req.	PAYEE		
422	<b>ETM</b> Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 196703	\$	315.00
423	<b>ETM</b> Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 1	\$	4,365.00
424	<b>ETM</b> Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance G	\$	3,750.00
425	<b>ETM</b> Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196700	\$	2,012.81
426	<b>ETM</b> Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196699	\$	630.00
427	<b>Harbinger</b> Signage for Beacon Lake - Invoice DP78812 - 50% Deposit	\$	16,694.25
428	<b>O.R. Dicky Smith &amp; Co., Inc.</b> Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-3	\$	107,962.00
429	<b>O.R. Dicky Smith &amp; Co., Inc.</b> Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013	\$	62,005.00
430	<b>Hughes Brothers Construction, Inc.</b> Contractor Application for Payment #13 - Beacon Lake Phase 3A	\$	67,274.30
431	<b>Hughes Brothers Construction, Inc.</b> Contractor Application for Payment #15 - Beacon Lake Phase 3A	\$	105,651.47
432	<b>West Orange Nurseries, Inc.</b> Contractor Application for Payment #4 - Beacon Lake Phase 3A	\$	240,777.18
<b>Total Funding Request</b>		<b>\$</b>	<b>611,437.01</b>

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**

**February 18, 2021**

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

	<b><u>TO BE RATIFIED</u></b>			
1/20/2021	406	Basham Lucas	Beacon Lake - Invoice 8310	\$ 1,875.00
1/20/2021	407	Harbinger	Signage for Beacon Lake - Invoice 26137 - Remaining balance	\$ 1,191.00
1/20/2021	408	ECS Florida, LLC	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 854043	\$ 350.00
1/20/2021	409	Sofitco	Fitness Equipment - Invoice F45721MS	\$ 732.15
1/20/2021	410	Gemini Engineering & Sciences, Inc.	Phase 2 and Phase 3A LOMR - Invoice 4	\$ 1,500.00
1/20/2021	411	Basham Lucas	Beacon Lake - Invoice 8275	\$ 1,875.00
1/20/2021	412	West Orange Nurseries, Inc.	Contractor Application for Payment #3 - Beacon Lake Phase 3A	\$ 171,675.00
1/20/2021	413	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196415	\$ 1,382.20
1/20/2021	414	ETM	Beacon Lake Phase 2B (WA#18) - Invoice 196416	\$ 46.00
1/20/2021	415	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196417	\$ 6,007.30
1/20/2021	416	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 196411	\$ 345.59
1/20/2021	417	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 196410	\$ 15.12
1/20/2021	418	Hughes Brothers Construction, Inc.	Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$ 12,901.45
1/20/2021	419	Hughes Brothers Construction, Inc.	Contractor Application for Payment #14 - Beacon Lake Phase 3A	\$ 7,437.43
1/20/2021	420	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013.-2	\$ 32,876.00
1/20/2021	421	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 2 - Application for Payment #2013-2	\$ 34,877.00
			<b>REQUISITIONS TO BE RATIFIED</b>	<b>\$275,086.24</b>

	<b><u>TO BE APPROVED</u></b>			
2/18/2021	422	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 196703	\$ 315.00
2/18/2021	423	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice	\$ 4,365.00
2/18/2021	424	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance C	\$ 3,750.00
2/18/2021	425	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196700	\$ 2,012.81
2/18/2021	426	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196699	\$ 630.00
2/18/2021	427	Harbinger	Signage for Beacon Lake - Invoice DP78812 - 50% Deposit	\$ 16,694.25
2/18/2021	428	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-3	\$ 107,962.00
2/18/2021	429	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-	\$ 62,005.00
2/18/2021	430	Hughes Brothers Construction, Inc.	Contractor Application for Payment #13 - Beacon Lake Phase 3A	\$ 67,274.30
2/18/2021	431	Hughes Brothers Construction, Inc.	Contractor Application for Payment #15 - Beacon Lake Phase 3A	\$ 105,651.47
2/18/2021	432	West Orange Nurseries, Inc.	Contractor Application for Payment #4 - Beacon Lake Phase 3A	\$ 240,777.18
			<b>REQUISITIONS TO BE APPROVED</b>	<b>\$611,437.01</b>