

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

*MAY 20, 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*

May 14, 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, May 20, 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 April 15, 2021 Meeting
- IV. Consideration of Proposals for Tennis Court Windscreens
- V. Consideration of Proposal from Riverside Management Services, Inc. for Fiscal Year 2022 Services
- VI. Ratification of Proposal from England Thims & Miller for Biennial Monitoring Report
- VII. Consideration of Resolution 2021-03, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Requisition Summary
  - C. District Manager – Report on the Number of Registered Voters (707)
  - D. Amenity Manager – Memorandum
  - E. Operations Manager
- IX. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Consideration of Construction Funding Request No. 21
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting – June 17, 2021 at 10:00 a.m. at the offices of GMS
- XII. Adjournment

Enclosed under the third order of business is a copy of the minutes of the April 15, 2021 meeting for your review and approval.

The fourth order of business is consideration of proposals for tennis court windscreens. Copies of the proposals are enclosed for your review and approval.

The fifth order of business is consideration of proposal from Riverside Management Services, Inc. for fiscal year 2022 services. A copy of the proposal is enclosed for your review and approval.

The sixth order of business is ratification of proposal from England Thims & Miller for the biennial monitoring report. A copy of the proposal is enclosed for your review.

The seventh order of business is consideration of resolution 2021-04, approving the proposed budget for fiscal year 2022 and setting a public hearing date for adoption. A copy of the resolution is enclosed for your review and approval. The budget will be provided under separate cover as soon as it's available.

Enclosed under financial reports are the balance sheet and income statement, assessment receipts schedule, and check register. Construction funding request number 21 will be provided under separate cover.

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

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

Sincerely,

*James Oliver*

James Oliver

District Manager  
Meadow View at Twin Creeks  
Community Development District

## *AGENDA*

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

Thursday  
May 20, 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.meadowviewattwincreekscdd.com](http://www.meadowviewattwincreekscdd.com)

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  - B. Assessment Receipts Schedule

C. Check Register

D. Consideration of Construction Funding Request No. 21

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – June 17, 2021 at 10:00 a.m. at the offices of GMS

XII. 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, April 15, 2021 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 by telephone
Blaz Kovacic	Vice Chairman
Danielle Simpson	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel by telephone
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager
Venus Durden	Amenity Manager
Rhonda Mossing	MBS Capital Markets by telephone

The following is a summary of the discussions and actions taken at the April 15, 2021 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**

**Financing Matters**

**A. Consideration of Supplement to Investment Banking Agreement with MBS Capital Markets**

Ms. Mossing stated in your agenda package is our standard supplemental investment banking agreement for your consideration for the next phase of financing that we're proposing for 2021, which after discussion with the developer we are looking at issuing what will



probably be the last set of bonds for the construction of improvements related to a portion of Phase 3B and Phase 4. We've had some preliminary discussions on this, and we feel it's time for us to start working on this in order to meet some of the timing targets that we have for issuing the bonds later this year. The first step will be to approve this agreement so we can begin running numbers, then we will finalize an engineer's report for the project, we will work with the District on an assessment methodology report, and all of this will come to you in future meetings for your consideration.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the supplement to investment banking agreement with MBS Capital Markets was approved.

**B. Presentation by MBS for Series 2021 Bonds**

**C. Board Authorization for Consultants to Proceed with Preparation of Documents for Proposed Series 2021 Bonds for Phases 3B and 4.**

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor authorizing the consultants to proceed with preparation of documents for proposed Series 2021 bonds for Phases 3B and 4 was approved.

**D. Consideration of First Amendment to Acquisition Agreement**

Mr. Earlywine stated we have an acquisition agreement that we put in place back in 2016 and that agreement essentially obligates the District to acquire completed improvements from the developer and then repay the developer when we go to issue bonds. What it does not currently say is if the District has contracts in place and the District runs out of money and the developer sends cash to us, that we would pay you back for those payments. That's covered in some of the completion agreements and different places for particular projects, but it doesn't really speak to Phase 3B, which is coming up so this is just to give us the option that we can repay the developer. It's really just a clean-up item. I would ask that you approve it in substantial form subject to developer counsel's final review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the first amendment to the acquisition agreement was approved in substantial form.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the February 18, 2021 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the minutes of the February 18, 2021 Board of Supervisors meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Kayak Use Waiver and Release of Liability Agreement and Consent and Waiver Agreement**

Mr. Earlywine stated we have an existing waiver in place, sort of a general liability waiver for everyone who is accessing the amenities and using our facilities. Staff asked for a more specific waiver for the kayak usage and any loss or damage in connection with the use as well as the equipment and personal injury. This is our standard waiver agreement that has been altered to pick up the specifics of the kayak usage.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the kayak use waiver and release of liability agreement and consent and waiver agreement were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Yellowstone for Maintenance on Additional Lakes**

Ms. Simpson stated this is particularly for Phase 2. Grass is growing and lots of residents are calling to complain and rightfully so. We don't want snakes and everything else, but also, we do know we're finding erosion that we want to go in and repair.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Yellowstone Landscape for landscape maintenance on additional lakes was approved.

Mr. Earlywine noted this would be a change order to the main contract for services and his firm may alter the form to better fit that contract.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement for Security System Installation and Operations/Maintenance Services**

Mr. Earlywine informed the Board this is a form of agreement that has been used on other projects with Envera.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor the agreement for security system installation and operations/maintenance services was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Proposal from Basham & Lucas for Lakeside Park Redesign**

Mr. Kovacic noted the proposal has been executed, reviewed, and discussed and made a motion to ratify the proposal.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the proposal from Basham & Lucas for the Lakeside Park redesign was ratified.

**NINTH ORDER OF BSUINESS**

**Update Regarding Park Construction RFP**

This item was tabled.

**TENTH 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 a brief overview of the requisition summary, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the requisition summary listing numbers 433-439 for ratification and 440-448 for approval was approved.

**2. Ratification of Work Authorization No. 25**

Mr. Kovacic noted the work authorization is for a Phase 3B redesign

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor work authorization number 25 was ratified.

**C. District Manager**

Mr. Oliver informed the Board a proposed budget for Fiscal Year 2022 will be brought to the Board at the May meeting and the public hearing to adopt the budget will be scheduled for August 19<sup>th</sup>.

**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.

**ELEVENTH ORDER OF BUSINESS      Financial Reports**

**A. Balance Sheet & Income Statement**

Mr. Oliver noted there are positive variances for the administrative expenses as well as the amenity center expenditures. Ground maintenance has a slightly negative variance largely attributable to landscape maintenance and landscape contingency.

**B. Assessment Receipts Schedule**

Mr. Oliver noted the on-roll assessments are 99.9% collected.

**C. Check Registers**

Copies of the check registers totaling \$327,021.23 for February and \$800,337.77 for March were included in the agenda package

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

**D. Ratification of Construction Funding Request No. 20**

Construction funding request number 20 totals \$85,526.78 and includes the requisitions presented for ratification under the engineer's report.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request number 20 was ratified.
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**TWELFTH ORDER OF BUSINESS                      Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Next Scheduled Meetings – May 20, 2021 at 10:00 a.m. at the Offices of GMS**

**FOURTEENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Kovacic 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*



# Estimate

Welch Tennis Courts, Inc.  
P.O. Box 7770  
Sun City, FL 33586  
Phone: 813-641-7787  
Fax: 813-641-7795

Date	Estimate #
4/6/2021	30255

Bill To
Venus Durden Beacon Lake Amenity Center 850 Beacon Lake Parkway St. Augustine FL 32095 United States

Ship To
Venus Durden Beacon Lake Amenity Center 850 Beacon Lake Parkway St. Augustine FL 32095 United States

Sales Rep	Ship Via	Expires
Kimberly Valencia		5/6/2021

Notes
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Quantity	Units	Description	Options	Rate	Amount
292.5		WTC Premium 80% 9' Black per lineal foot- Color - BLACK, (All 9'ft with Half-Moon Vents) 2 @ 9'ft x 3'ft 1 @ 9'ft x 7'ft 3" inches 1 @ 9'ft x 64'ft 7" inches 1 @ 9'ft x 13'ft 1 @ 9'ft x 39'ft 7" inches 1 @ 9'ft x 13'ft 8" inches 1 @ 9'ft x 12'ft 10" inches 1 @ 9'ft x 63'ft 5" inches 1 @ 9'ft x 12'ft 7" inches 1 @ 9'ft x 13'ft 11" inches 1 @ 9'ft x 39'ft 1" inch 1 @ 9'ft x 6'ft 7" inches		5.99	1,752.08
1		Shipping & Handling - Free Shipping & Handling for WTC Premium Windscreen		0.00	0.00

Thank you for your business.	Subtotal Tax (FL_SAIN JOHNNS_56 6.5%) Total	1,752.08 113.89 \$1,865.97
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1075 FLORIDA CENTRAL PKWY, STE 2200  
LONGWOOD, FLORIDA 32750

(407) 330-9466 \* Fax (407) 330-9343

www.shuffleboardsupplies.com \* (800) 226-6439

# INVOICE

Invoice Number 12368

Invoice Date 3/16/2021

Nidy Job # 101

VENUS DARDEN  
BEACON LAKE AMENITY  
850 BEACON LAKE PARKWAY

Ship To: SAME

ST. AUGUSTINE FL 32095

Cust PO #		Customer #	3361	Ship VIA		Due Date:	3/17/2021
Item #	Description	Quantity	Unit Price	Extended Price			
104-505	Windscreen 9' (per lineal ft.)	293.00	9.00	2,637.00			
104-201	120 lb. Ty-Wraps	4.00	15.00	60.00			
114	UPS Shipping Charges Drop Shipped from Putterman Athletics	1.00	163.63	163.63			

Subtotal 2,860.63

Sales Tax 175.31

Total Amount Due 3,035.94

TERMS: Due Upon Receipt - 1.5% per month (18% APR) service charge on past due account!





March 15, 2021

Att: Venus Durden  
Beacon Lake  
850 Beacon Lake Parkway  
St. Augustine, FL. 32095

This quote is to provide approximately 292 lineal feet of 9' high black VCP windscreen with heat cut half-moon vents on all 10' high tennis court fence with grommets on all sides (TAO-9STD) in the following lengths:

Tenn-Air Open 9ft Custom Color Windscreen

1 - 9' x 3'  
1 - 9' x 7' 3"  
1 - 9' x 64' 7"  
1 - 9' x 13'  
1 - 9' x 39' 7"  
1 - 9' x 13' 8"  
1 - 9' x 12' 10"  
1 - 9' x 63' 5"  
1 - 9' x 12' 7"  
1 - 9' x 13' 11"  
1 - 9' x 39' 1"  
1 - 9' x 6' 7"  
1 - 9' x 3'

The total price for the above outlined work is **\$2,400.69**.

*This Price is good for thirty (30) days.*

ACCEPTED BY:

Court Surfaces

For:

Bryan McMandon  
Managing Member

*By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.*



## **Terms and Conditions**

**Scope of Work.** The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

**Damages/Delays.** Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.

**Permitting.** Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

**Guarantee.** All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.

**Exception to warranty.** Any of the cracks in existing court's surface and / or any new cracks may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship.

**Work Site.** Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.

**Irrigation.** Direct irrigation will cause damage to surfacing. It is required that any irrigation that directly contacts the court(s) be disabled for the duration of the job.

**Weather.** Our work schedule is weather dependent, and we will likely not be on the jobsite from 9:00 to 5:00. While we will make every effort to finish your job in a reasonable amount of time, there may be days we are not able to work due to the weather or other scheduling conflicts. Please set these expectations with all stakeholders in advance.

**Entrance/Exit.** Please note that we will take caution to try to protect concrete, asphalt or material that is used for entrance or exit points however with weight of construction equipment it is not a guarantee that damage will not occur. Court Surfaces will not be responsible for these damages. Broken areas will be a separate charge to repair or replace at a minimum per square ft. We are not responsible to damage to construction entrance or exits.

## *FIFTH ORDER OF BUSINESS*

# RIVERSIDE MANAGEMENT SERVICES, INC.

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

April 22, 2021

Jim Oliver

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

Re: Amenity Manager, Operations Manager, Pool Service, Janitorial, Lifeguard/Pool Monitors, Canoe Launch Attendant, Snack Bar Attendant and Assistant Manager

Dear Jim:

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

<u>Services</u>	<u>FY 2021 Adopted Budget</u>	<u>Actual Fee FY 2021</u>	<u>FY2022 Proposed Fee</u>
Amenity Manager	\$125,000	\$61,800	\$63,654
Field Operations Manager	\$25,000	\$25,000.	\$25,000
Pool Service	\$20,000	\$16,380	\$16,872
Janitorial Service	\$18,000	\$15,540	\$15,540
Lifeguards / Pool Attendants (3,000 hrs)	\$48,000	\$48,000	\$51,750
Canoe Launch Attendant (1,800 hrs)	\$28,800	\$28,800	\$31,050
Snack Bar Attendant (1,040 hrs)	\$16,640	\$16,640	\$17,940
Assistant Manager (5/15/21-9/30/21 16 hrs weekly)	\$0	\$0	\$8,400

The proposed fees will remain static for Field Operations Manager and Janitorial Service, but we are asking for a cost of living increase for the Amenity Manager and Pool Service. The amounts for Lifeguards/Pool Attendants, Canoe Launch Attendant and Snack Bar Attendant reflect a \$1.25 per hour to offset the impact of the mandated minimum wage increase of \$1.00 plus taxes, insurance and cost of living increase. A proposal for the Assistant Manager has been included for Seasonal Operation starting May 15, 2021 and concluding on September 30, 2021. The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in cost to operate in these unprecedented times. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

*Richard M. Whetsel*

Rich M. Whetsel  
President

## *SIXTH ORDER OF BUSINESS*

April 28, 2021

Meadow View at Twin Creeks Community Development District  
c/o Governmental Management Services, LLC  
Mr. Blaz Kovacic, P.E.  
475 W. Town Place, Suite 114  
St. Augustine, FL 32092

**Re: Twin Creeks Heartwood DRI Biennial Monitoring Report  
ETM No. 21-173-99**

Dear Mr. Kovacic:

England Thims & Miller, Inc. (ETM) is pleased to provide you with this proposal for professional services related to the preparation of the 2019-2020 Biennial Monitoring Report (BMR) required by the Twin Creeks Development of Regional Impact (DRI) Development Order General Condition 8. The BMR will address all items identified in the General Conditions and Special Conditions Sections of the Twin Creeks Heartwood DRI Development Order as adopted by Resolution 2015-239. The BMR will be submitted to St. Johns County, and the state and regional agencies identified in the DRI Development Order. This scope of work does not include traffic counts or a traffic impact analysis. The scope of work will include one round of responses to any agency review comments, if necessary.

We propose to undertake this work on a lump sum fee basis as provided below.

***Lump Sum Fee.....\$7,500.00***

#### **EXPENSES**

Costs such as final printing, telephone, delivery service, mileage, and travel shall be invoiced at direct cost plus 15%.

**Re: Twin Creeks Heartwood DRI Biennial Monitoring Report**  
**ETM No.: 21-173-99**

**ITEMS NOT INCLUDED**

The exclusions below are listed primarily to define the scope of this project. Should any of these services be required, we will be pleased to provide you with a quotation to perform them.

- |   |                                  |
|---|----------------------------------|
| 1. Civil Engineering Design & Permitting    | 6. Sketch and Legal Descriptions |
| 2. Report Review/Permit Application Fees    | 7. Easements                     |
| 3. Traffic Counts/Traffic Study/Engineering | 8. Permitting                    |
| 4. Wetland Jurisdiction Determination       | 9. Rezoning/PUD Application      |
| 5. As-built/Boundary Surveys                | 10. Zoning Exception Application |

**ENGLAND-THIMS & MILLER, INC.**  
**HOURLY FEE SCHEDULE - 2021**

Senior Engineer .....	\$195.00/Hr.
Engineer .....	\$157.00/Hr.
Senior Planner .....	\$182.00/Hr.
Planner.....	\$149.00/Hr.
Senior Landscape Architect.....	\$168.00/Hr.
Landscape Architect.....	\$150.00/Hr.
GIS Analyst .....	\$133.00/Hr.
CADD/GIS Technician .....	\$121.00/Hr.
Administrative Support .....	\$84.00/Hr.



**Re: Twin Creeks Heartwood DRI Biennial Monitoring Report**  
**ETM No.: 21-173-99**

## GENERAL CONDITIONS

**PAYMENT TERMS** - Payment is due upon receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one-half percent per month. If one and one-half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable.

In the event Client requests termination of the services prior to completion, the Client shall pay all outstanding invoices and all charges incurred between the issuance of the latest invoice through the date services are stopped plus any shutdown costs. If during the execution of the services, England, Thims & Miller, Inc. (ETM) is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

ETM will issue monthly invoices. For Lump Sum work, the invoice will reflect the percentage complete for each contract task item. For hourly services, the invoice will reflect the hours worked times the standard hourly billing rates as shown on Attachment A, (incorporated herein by reference). ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

**INSURANCE** - ETM maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with bodily injury and property damage limits of \$1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation.

Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, ETM will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

**STANDARD OF CARE** - The only warranty or guarantee made by ETM in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

**PERMITTING/ZONING** - The Client is herein notified that several City, State and Federal environmental, zoning and regulatory permits may be required for this project. ETM will assist the Client in preparing these permits at the Client's direction. However, the Client acknowledges that it has the responsibility for submitting, obtaining and abiding by all required permits. Furthermore, the Client holds ETM harmless from any losses or liabilities resulting from such permitting or regulatory action.

**LIMITATION OF LIABILITY** - To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of England, Thims & Miller, Inc. and its officers, directors, partners, employees, agents and subconsultants, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of ETM and its officers, directors, employees, agents or subconsultants, or any of them, shall not exceed the total compensation received by ETM under this Agreement, or the total amount of \$50,000.00, whichever is less.

If Client prefers to have higher limits on professional liability, ETM agrees to increase the limits up to a maximum of \$500,000 upon Client's written request at the time of accepting this proposal provided that the Client agrees to pay an additional charge as a result of such increase.

**SEVERABILITY AND SURVIVAL** - If any of the provisions contained in this AGREEMENT are held invalid, illegal, or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision, and this AGREEMENT will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

**GOVERNING LAW** - This agreement shall be governed in all respects by the laws of the State of Florida.

**COST OPINIONS** - Any cost opinions or Project economic evaluations provided by ETM will be on a basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, ETM cannot warrant that bids, cost estimates, ultimate construction cost, or Project economics will not vary from these opinions.

**SALES TAX** - The purchaser of the services described herein shall pay any applicable state sales tax in the manner and in the amount as required by law.

**OWNERSHIP OF DOCUMENTS** - All documents, including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by ETM as instruments of service pursuant to this Agreement, shall be the sole property of ETM. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by ETM, pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of ETM, and ETM will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the final plans and specifications contemplated by this Agreement.

**SAFETY** - Should ETM provide periodic observations or monitoring services at the job site during construction, Client agrees that, in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by ETM is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

**INDEMNIFICATION** - In addition, and notwithstanding any other provisions of this Agreement, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless ETM and its directors, employees, agents and subconsultants from and against all damage, liability or cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of ETM.

## PURSUANT TO FLORIDA STATUTES SECTION 558.0035(2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES** - In no event shall either party hereunder be liable to the other party for punitive, speculative, consequential or special damages of any kind.

**CONTRACT ADMINISTRATION** - Client agrees that ETM will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that ETM will not assume responsibility for the contractor's means methods, techniques, sequences or procedures of construction and it is understood that field services provided by ETM will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision", "inspection", or "control", are used to mean periodic observation of the work by ETM to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees do not mean that ETM is observing placement of all materials. Full-time inspection means that an employee of ETM has been assigned for eight-hour days during regular business hours.

**Construction inspection and monitoring services which exceed 40 hours per week for one individual shall be invoiced at 150% of the standard billing rate.**

**ASSIGNABILITY** - Client and ETM, respectively bind themselves, their successors and assigns to the other party to this Agreement and to the successors and assigns of such other party with respect to all covenants of this Agreement. Neither Client nor ETM shall assign this Agreement without the prior written consent of the other party.

**INTEGRATION** - This Agreement represents the entire and integrated Agreement between Client and ETM and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

**LIMITATIONS ON CAUSES OF ACTION** - Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have occurred and the applicable statutes of limitations shall commence to run not later than (i) the date of substantial completion for acts or failures to act occurring prior to substantial completion of our engineering services pursuant to this Agreement; or (ii) the date of issuance of our final invoice for acts or failure to act occurring after substantial completion of our engineering services pursuant to this Agreement.

**THIRD PARTY BENEFICIARY** - Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or ETM.



**Re: Twin Creeks Heartwood DRI Biennial Monitoring Report**  
**ETM No.: 21-173-99**

Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

Sincerely,  
**England-Thims & Miller, Inc.**



Raymond J. Spofford, AICP  
Vice President/Director of Planning

Accepted this Twenty-ninth day  
of April, 2021

By:  Blaz Kovacic, Vice-chair

For: Meadow View at Twin Creeks  
Community Development District

RS/kb

## *SEVENTH ORDER OF BUSINESS*

## RESOLUTION 2021- 03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2021

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2021.**

ATTEST:

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

\_\_\_\_\_  
Secretary

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

# *Meadow View at Twin Creeks Community Development District*

## *Proposed Budget*

*FY 2022*

*May 20, 2021*



# Meadow View at Twin Creeks

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 4/30/21</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/21</i>	<i>Proposed Budget FY 2022</i>
<b><u>Revenues</u></b>					
<i>Developer Contributions</i>	\$508,785	\$156,934	\$373,131	\$530,065	\$704,974
<i>Assessments - Tax Roll</i>	\$393,842	\$306,378	\$254	\$306,631	\$393,842
<i>Assessments - Direct</i>	\$300,771	\$249,377	\$51,394	\$300,771	\$300,771
<i>Interest/Miscellaneous Income</i>	\$0	\$5,385	\$0	\$5,385	\$0
<i>Restricted - Easement Fence Fund</i>	\$0	\$6,000	\$0	\$6,000	\$0
<i>Facility Revenue</i>	\$0	\$1,925	\$1,000	\$2,925	\$0
<b><u>Total Revenues</u></b>	<b>\$1,203,398</b>	<b>\$725,998</b>	<b>\$425,778</b>	<b>\$1,151,777</b>	<b>\$1,399,587</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
<i>Engineering</i>	\$20,000	\$5,048	\$14,952	\$20,000	\$20,000
<i>Attorney</i>	\$30,000	\$6,683	\$23,317	\$30,000	\$30,000
<i>Annual Audit</i>	\$5,900	\$0	\$7,400	\$7,400	\$7,500
<i>Arbitrage</i>	\$2,400	\$1,800	\$600	\$2,400	\$2,400
<i>Assessment Roll</i>	\$5,000	\$5,000	\$0	\$5,000	\$10,000
<i>Dissemination Agent</i>	\$12,500	\$10,333	\$4,167	\$14,500	\$14,500
<i>Trustee Fee</i>	\$20,000	\$15,710	\$5,000	\$20,710	\$21,000
<i>Management Fees</i>	\$47,250	\$27,563	\$19,688	\$47,250	\$49,613
<i>Information Technology</i>	\$1,200	\$700	\$500	\$1,200	\$1,400
<i>Website Compliance</i>	\$800	\$467	\$333	\$800	\$1,000
<i>Telephone</i>	\$500	\$246	\$254	\$500	\$500
<i>Postage</i>	\$800	\$463	\$337	\$800	\$800
<i>Insurance</i>	\$7,425	\$7,087	\$0	\$7,087	\$7,796
<i>Printing &amp; Binding</i>	\$4,000	\$846	\$1,854	\$2,700	\$4,000
<i>Legal Advertising</i>	\$3,000	\$1,221	\$1,279	\$2,500	\$3,000
<i>Other Current Charges</i>	\$1,500	\$1,286	\$214	\$1,500	\$1,500
<i>Office Supplies</i>	\$300	\$56	\$100	\$156	\$300
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<b><u>Administrative Expenditures</u></b>	<b>\$162,750</b>	<b>\$84,683</b>	<b>\$79,995</b>	<b>\$164,678</b>	<b>\$175,484</b>
<b><u>AMENITY CENTER</u></b>					
<i>Utilities</i>					
<i>Telephone/Cable/Internet</i>	\$9,200	\$5,472	\$4,125	\$9,597	\$10,000
<i>Electric</i>	\$36,000	\$19,642	\$15,000	\$34,642	\$38,000
<i>Water/Irrigation</i>	\$20,000	\$7,804	\$9,000	\$16,804	\$20,000
<i>Gas</i>	\$1,500	\$464	\$1,036	\$1,500	\$1,500
<i>Trash Removal</i>	\$3,000	\$1,668	\$1,460	\$3,128	\$3,504
<i>Security</i>					
<i>Security Monitoring</i>	\$1,800	\$777	\$555	\$1,331	\$1,800
<i>Access Cards</i>	\$3,000	\$1,600	\$700	\$2,300	\$3,000
<i>Contracted Security</i>	\$20,000	\$0	\$0	\$0	\$20,000
<i>Management Contracts</i>					
<i>Facility Management</i>	\$125,000	\$36,050	\$25,750	\$61,800	\$125,000
<i>Pool Attendants</i>	\$48,000	\$4,963	\$43,037	\$48,000	\$51,750
<i>Canoe Launch Attendant</i>	\$28,800	\$0	\$14,400	\$14,400	\$31,050
<i>Snack Bar Attendant</i>	\$16,640	\$0	\$8,320	\$8,320	\$17,940
<i>Field Mgmt / Admin</i>	\$25,000	\$14,583	\$10,417	\$25,000	\$25,000
<i>Pool Maintenance</i>	\$20,000	\$9,555	\$6,825	\$16,380	\$20,000
<i>Pool Chemicals</i>	\$15,000	\$5,955	\$6,500	\$12,455	\$15,000

# Meadow View at Twin Creeks

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 4/30/21</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/21</i>	<i>Proposed Budget FY 2022</i>
<b><u>AMENITY CENTER CONT'</u></b>					
Janitorial	\$18,000	\$11,140	\$7,765	\$18,905	\$20,000
Facility Maintenance	\$15,000	\$16,433	\$5,000	\$21,433	\$22,000
Repairs & Maintenance	\$36,000	\$25,968	\$10,032	\$36,000	\$36,000
New Capital Projects	\$12,000	\$4,022	\$7,978	\$12,000	\$12,000
Snack Bar Inventory- CGS	\$1,000	\$0	\$500	\$500	\$1,000
Food Service License	\$500	\$357	\$250	\$607	\$610
Rental and Leases	\$27,691	\$16,153	\$11,538	\$27,691	\$27,691
Subscriptions	\$12,000	\$1,524	\$1,245	\$2,769	\$12,000
Pest Control	\$2,280	\$1,330	\$950	\$2,280	\$2,280
Supplies	\$2,000	\$297	\$1,000	\$1,297	\$2,000
Towel/Linen Service	\$2,000	\$0	\$500	\$500	\$2,000
Furniture, Fixtures & Equipment	\$5,000	\$3,139	\$0	\$3,139	\$5,000
Special Events	\$30,000	\$10,194	\$19,806	\$30,000	\$30,000
Holiday Decorations	\$9,000	\$8,004	\$9,000	\$17,004	\$9,000
Fitness Center Repairs/Supplies	\$2,000	\$1,595	\$405	\$2,000	\$2,000
Office Supplies	\$1,500	\$1,168	\$332	\$1,500	\$1,500
ASCAP/BMI Licenses	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Property Insurance	\$36,533	\$36,530	\$0	\$36,530	\$40,183
Permit and License	\$575	\$0	\$575	\$575	\$575
Performance Guaranty Bonds	\$0	\$10,647	\$0	\$10,647	\$0
<b><u>Amenity Center Expenditures</u></b>	<b>\$587,019</b>	<b>\$257,036</b>	<b>\$225,000</b>	<b>\$482,035</b>	<b>\$610,383</b>
<b><u>Grounds Maintenance</u></b>					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$15,000	\$13,543	\$12,000	\$25,543	\$30,000
Landscape Maintenance	\$292,593	\$186,778	\$168,827	\$355,605	\$405,184
Landscape Contingency	\$25,000	\$28,691	\$0	\$28,691	\$30,000
Lake Maintenance	\$27,000	\$10,615	\$8,846	\$19,461	\$27,000
Grounds Maintenance	\$12,000	\$2,542	\$9,458	\$12,000	\$12,000
Pump Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Streetlighting	\$22,000	\$19,934	\$17,465	\$37,399	\$42,000
Streetlight Repairs	\$5,000	\$3,238	\$0	\$3,238	\$5,000
Irrigation Repairs	\$7,500	\$8,515	\$6,000	\$14,515	\$15,000
Miscellaneous	\$5,000	\$656	\$1,000	\$1,656	\$5,000
Contingency	\$31,136	\$4,956	\$0	\$4,956	\$31,136
<b><u>Grounds Maintenance Expenditures</u></b>	<b>\$453,629</b>	<b>\$279,468</b>	<b>\$223,595</b>	<b>\$503,063</b>	<b>\$613,720</b>
<b><u>TOTAL EXPENDITURES</u></b>	<b>\$1,203,398</b>	<b>\$621,187</b>	<b>\$528,590</b>	<b>\$1,149,777</b>	<b>\$1,399,587</b>
<b><u>Excess Revenues/ Expenditures</u></b>	<b>\$0</b>	<b>\$104,812</b>	<b>(\$102,812)</b>	<b>\$2,000</b>	<b>\$0</b>

# *Meadow View at Twin Creek Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2022

## **REVENUES:**

### *Developer Contributions*

The District will enter into a Funding Agreement with the Developer to Fund part of the General Fund expenditures for the Fiscal Year.

### *Assessments*

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

### *Interest/Miscellaneous Income*

The District will have all excess funds invested with the US Bank Corporate Trust Services. Interest amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Income is any other deposit for the District.

### *Restricted-Easement Fence Fund*

Fees received from residents to install fences within District easements located on residents' lots.

### *Facility Revenue*

Income received from residents for rental of clubroom and purchase of access cards.

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## **EXPENDITURES:**

### **Administrative:**

#### *Engineering*

The District will contract with an engineering firm to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### *Attorney*

The District is contracted with Hopping Green & Sams to provide legal counsel and general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### *Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District will contract with a licensed CPA firm to prepare the annual audit.



*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2022

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2 and 2020 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector

Dissemination Fees

The Annual Disclosure Report prepared by Governmental Management Services, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
GMS	\$ 833	\$ 10,000
Disclosure Services	\$ 375	\$ 4,500
	\$ 1,208	\$ 14,500

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, and 2020 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District has contracted with Governmental Management Services, LLC for Management, Accounting and Administrative services as part of a Management Agreement with management company.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Compliance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

The cost of telephone and fax machine service.

*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2022

Postage

The cost of mailing agenda packages, overnight deliveries, correspondence, and payments for the District.

Insurance

Represents the estimated cost for public officials and general liability insurance for the District provided by Florida Insurance Alliance.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

Other Current Charges

Bank charges, amortization schedules, and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Amenity Center:**

Telephone/Cable/Internet

The District will provide internet & cable television services for the Amenity Center through Comcast.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	\$ 825	\$ 9,900
Contingency	\$ 8	\$ 100
	\$ 833	\$ 10,000

Electric

The cost of electric associated with the Recreation Facility provided by FPL.

***Meadow View at Twin Creek***  
***Community Development District***  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2022

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
67216-50049	840 Beacon Lake Parkway	\$ 2,762	\$ 33,144
	Contingency	405	4,856
		\$ 3,167	\$ 38,000

*Water/Irrigation*

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
567190-135186	840 & 850 Beacon Lake Parkway	\$ 689	\$ 8,268
	205 Concave Ln	\$ 700	\$ 8,400
	Contingency for New Accounts	278	3,332
		\$ 1,667	\$ 20,000

*Gas*

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

*Trash Removal*

Cost of garbage disposal service will be provided by Republic Services for the District.

*Security Monitoring*

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Atlantic Companies	\$ 111	\$ 1,331
Contingency	\$ 39	\$ 469
	\$ 150	\$ 1,800

*Access Cards*

Represents the estimated cost for access cards purchased by the District's Amenity Center.

*Contracted Security*

Represents the annual cost for private security services.

*Amenity Management*

Cost to provide management services for the Amenity Center contracted by Riverside Management Services.

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2022

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 5,305	\$ 63,654
Contingency	\$ 5,112	\$ 61,346
	\$ 10,417	\$ 125,000

Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

Snack Bar Attendant

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

Field Management and Admin

The District will contract Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 2,083	\$ 25,000

Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 1,406	\$ 16,872
Contingency	\$ 261	\$ 3,128
	\$ 1,667	\$ 20,000

Pool Chemicals

The estimated amount based on proposed contract with vendor to provide chemicals to maintain the Amenity Center swimming pool.

Janitorial

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2022

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 1,295	\$ 15,540
Janitorial Supplies	\$ 372	\$ 4,460
	\$ 1,667	\$ 20,000

Facility Maintenance

The estimated amount based on proposed contract with vendors to provide routine repairs and maintenance for the Amenity Center.

Assistant Manager

Staff manager for Seasonal Operation starting May 15<sup>th</sup> through September 30<sup>th</sup> of the year.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

New Capital Projects

The District will establish a fund for the renewal and replacement of District's capital related facilities.

Snack Bar Inventory – CGS

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

Rental & Leases

Monthly fitness room lease payment to Municipal Asset Management in the amount of \$2,307.62

Subscriptions

All annual subscriptions to include but not limited to Department of Economic Opportunity, Wellbeats, computer software, etc.

Pest Control

The District will contract for pest control services for amenity center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Turner Pest Control	\$ 190	\$ 2,280

Supplies

Represents the District expenses for amenity supplies purchased for the amenity center.

*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2022

*Towel/Linen Service*

Represents the District expenses for the cleaning of towels and linen used by the amenity center.

*Furniture, Fixtures & Equipment*

Represents the District expenses for furniture, fixtures and equipment for the amenity center.

*Special Events*

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

*Holiday Decorations*

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

*Fitness Center Repairs/Supplies*

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

*Office Supplies*

Represents estimated cost for office supplies for the Amenity Center.

*ASCAP/BMI Licenses*

License fee required to broadcast music to the amenity center.

*Property Insurance*

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

**Grounds Maintenance:**

*Hydrology Quality/Mitigation*

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2022

Electric

Electric cost billed to district by FPL for common area electric.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
<b>51650-60509</b>	45 Beacon Lake Pkwy # Pump	\$ 65	\$ 780
<b>17096-40500</b>	44 Beacon Lake Pkwy # Pump	\$ 420	\$ 5,040
<b>08979-60506</b>	333 Beacon Lake Pkwy # Pump	\$ 128	\$ 1,536
<b>70640-86478</b>	550 Beacon Lake Pkwy #FNTN	\$ 325	\$ 3,900
<b>24276-26128</b>	595 Convex Lane Lighting	\$ 15	\$ 180
<b>05494-57141</b>	246 Beacon Lake Pkwy #STOP	\$ 15	\$ 180
<b>52485-29017</b>	129 Charlie Way #Well	\$ 125	\$ 1,500
<b>45848-73154</b>	136 Charlie Way #Well	\$ 125	\$ 1,500
<b>37599-46118</b>	744 Windermere Way	\$ 10	\$ 120
<b>91057-19240</b>	323 Loosestrife Way #LS	\$ 15	\$ 180
<b>60307-71510</b>	35 Loosestrife Way #IRR	\$ 200	\$ 2,400
<b>98273-97077</b>	1624 Beacon Lake Pkwy	\$ 125	\$ 1,500
	Contingency	\$ 932	\$ 11,184
		\$ 2,500	\$ 30,000

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District contracted with Yellowstone Landscape and West Orange Nurseries for the first 7 months of warranty period then contract for new phase will revert to Yellowstone for last 5 months for fiscal year.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone	\$ 15,654	\$ 187,846
West Orange Nurseries	\$ 9,011	\$ 108,138
West Orange Nurseries (3A)	\$ 9,100	\$ 109,200
	\$ 33,765	\$ 405,184

Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons Inc	\$ 1,769	\$ 21,230
Additional Lakes	\$ 481	\$ 5,770
	\$ 2,250	\$ 27,000

*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2022

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
<b>11082-69190</b>	200 Twin Creeks Dr - SL	\$ 3,000	\$ 36,000
	Contingency	500	6,000
		\$ 3,500	\$ 42,000

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.



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

***Debt Service Fund***  
***Series 2016 A1***

<b><i>Description</i></b>	<b><i>Adopted Budget FY 2021</i></b>	<b><i>Actual Thru 4/30/21</i></b>	<b><i>Projected Next 5 Months</i></b>	<b><i>Total Projected 9/30/21</i></b>	<b><i>Proposed Budget FY 2022</i></b>
<b><i>Revenues</i></b>					
<i>Assessments - Tax Roll</i>	\$443,364	\$442,997	\$367	\$443,364	\$443,364
<i>Interest Income</i>	\$500	\$12	\$8	\$20	\$20
<i>Carry Forward Surplus</i>	\$204,612	204,606	\$0	\$204,606	\$204,416
<b><i>TOTAL REVENUES</i></b>	<b>\$648,476</b>	<b>\$647,616</b>	<b>\$375</b>	<b>\$647,991</b>	<b>\$647,800</b>
<b><i>Expenditures</i></b>					
<i>Interest - 11/01</i>	\$164,288	\$164,288	\$0	\$164,288	\$161,700
<i>Interest - 05/01</i>	\$164,288	\$0	\$164,288	\$164,288	\$161,700
<i>Principal - 05/01</i>	\$115,000	\$0	\$115,000	\$115,000	\$120,000
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$443,575</b>	<b>\$164,288</b>	<b>\$279,288</b>	<b>\$443,575</b>	<b>\$443,400</b>
<b><i>EXCESS REVENUES</i></b>	<b>\$204,901</b>	<b>\$483,328</b>	<b>(\$278,913)</b>	<b>\$204,416</b>	<b>\$204,400</b>

November 1, 2022 - Series 2016A-1

\$161,700

***Meadowview at Twin Creeks  
Community Development District  
Series 2016A-1 Special Assessment Bonds***

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/21	\$ 6,210,000.00		\$ 161,700.00	\$ 161,700.00
5/1/22	\$ 6,210,000.00	\$ 120,000.00	\$ 161,700.00	
11/1/22	\$ 6,090,000.00		\$ 159,000.00	\$ 440,700.00
5/1/23	\$ 6,090,000.00	\$ 125,000.00	\$ 159,000.00	
11/1/23	\$ 5,965,000.00		\$ 156,187.50	\$ 440,187.50
5/1/24	\$ 5,965,000.00	\$ 130,000.00	\$ 156,187.50	
11/1/24	\$ 5,835,000.00		\$ 153,262.50	\$ 439,450.00
5/1/25	\$ 5,835,000.00	\$ 140,000.00	\$ 153,262.50	
11/1/25	\$ 5,695,000.00		\$ 150,112.50	\$ 443,375.00
5/1/26	\$ 5,695,000.00	\$ 145,000.00	\$ 150,112.50	
11/1/26	\$ 5,550,000.00		\$ 146,850.00	\$ 441,962.50
5/1/27	\$ 5,550,000.00	\$ 150,000.00	\$ 146,850.00	
11/1/27	\$ 5,400,000.00		\$ 143,475.00	\$ 440,325.00
5/1/28	\$ 5,400,000.00	\$ 160,000.00	\$ 93,225.00	
11/1/28	\$ 5,240,000.00		\$ 93,225.00	\$ 346,450.00
5/1/29	\$ 5,240,000.00	\$ 165,000.00	\$ 93,225.00	
11/1/29	\$ 5,075,000.00		\$ 93,225.00	\$ 351,450.00
5/1/30	\$ 5,075,000.00	\$ 175,000.00	\$ 93,225.00	
11/1/30	\$ 4,900,000.00		\$ 93,225.00	\$ 361,450.00
5/1/31	\$ 4,900,000.00	\$ 185,000.00	\$ 93,225.00	
11/1/31	\$ 4,715,000.00		\$ 93,225.00	\$ 371,450.00
5/1/32	\$ 4,715,000.00	\$ 195,000.00	\$ 93,225.00	
11/1/32	\$ 4,520,000.00		\$ 93,225.00	\$ 381,450.00
5/1/33	\$ 4,520,000.00	\$ 205,000.00	\$ 93,225.00	
11/1/33	\$ 4,315,000.00		\$ 93,225.00	\$ 391,450.00
5/1/34	\$ 4,315,000.00	\$ 215,000.00	\$ 93,225.00	
11/1/34	\$ 4,100,000.00		\$ 93,225.00	\$ 401,450.00
5/1/35	\$ 4,100,000.00	\$ 225,000.00	\$ 93,225.00	

***Meadowview at Twin Creeks  
Community Development District  
Series 2016A-1 Special Assessment Bonds***

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/35	\$ 3,875,000.00		\$ 93,225.00	\$ 411,450.00
5/1/36	\$ 3,875,000.00	\$ 235,000.00	\$ 93,225.00	
11/1/36	\$ 3,640,000.00		\$ 93,225.00	\$ 421,450.00
5/1/37	\$ 3,640,000.00	\$ 250,000.00	\$ 93,225.00	
11/1/37	\$ 3,390,000.00		\$ 93,225.00	\$ 436,450.00
5/1/38	\$ 3,390,000.00	\$ 260,000.00	\$ 93,225.00	
11/1/38	\$ 3,130,000.00		\$ 86,075.00	\$ 439,300.00
5/1/39	\$ 3,130,000.00	\$ 275,000.00	\$ 86,075.00	
11/1/39	\$ 2,855,000.00		\$ 78,512.50	\$ 439,587.50
5/1/40	\$ 2,855,000.00	\$ 290,000.00	\$ 78,512.50	
11/1/40	\$ 2,565,000.00		\$ 70,537.50	\$ 439,050.00
5/1/41	\$ 2,565,000.00	\$ 310,000.00	\$ 70,537.50	
11/1/41	\$ 2,255,000.00		\$ 62,012.50	\$ 442,550.00
5/1/42	\$ 2,255,000.00	\$ 325,000.00	\$ 62,012.50	
11/1/42	\$ 1,930,000.00		\$ 53,075.00	\$ 440,087.50
5/1/43	\$ 1,930,000.00	\$ 345,000.00	\$ 53,075.00	
11/1/43	\$ 1,585,000.00		\$ 43,587.50	\$ 441,662.50
5/1/44	\$ 1,585,000.00	\$ 365,000.00	\$ 43,587.50	
11/1/44	\$ 1,220,000.00		\$ 33,550.00	\$ 442,137.50
5/1/45	\$ 1,220,000.00	\$ 385,000.00	\$ 33,550.00	
11/1/45	\$ 835,000.00		\$ 22,962.50	\$ 441,512.50
5/1/46	\$ 835,000.00	\$ 405,000.00	\$ 22,962.50	
11/1/46	\$ 430,000.00		\$ 11,825.00	\$ 439,787.50
5/1/47	\$ 430,000.00	\$ 430,000.00	\$ 11,825.00	\$ 441,825.00
		<b>\$ 6,210,000.00</b>	<b>\$ 4,879,700.00</b>	<b>\$ 11,089,700.00</b>

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

**Debt Service Fund**  
**Series 2016 B**

<b>Description</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY 2022</b>
<b>Revenues</b>					
Special Assessments	\$228,900	\$114,450	\$113,850	\$228,300	\$228,900
Prepayments	\$0	\$0	\$0	\$0	\$0
Prepayment Interest	\$1	\$0	\$0	\$0	\$0
Interest Income	\$200	\$4	\$2	\$6	\$0
Carry Forward Surplus	\$122,390	117,886	\$0	\$117,886	\$118,340
<b>TOTAL REVENUES</b>	<b>\$351,491</b>	<b>\$232,340</b>	<b>\$113,852</b>	<b>\$346,192</b>	<b>\$347,240</b>
<b>Expenditures</b>					
<b>Series 2016 B</b>					
Interest - 11/01	\$113,850	\$113,850	\$0	\$113,850	\$113,850
Interest - 5/01	\$113,850	\$0	\$113,850	\$113,850	\$113,850
<b>TOTAL EXPENDITURES</b>	<b>\$227,700</b>	<b>\$113,850</b>	<b>\$113,850</b>	<b>\$227,700</b>	<b>\$227,700</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$152)	\$0	(\$152)	\$0
<b>OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$152)</b>	<b>\$0</b>	<b>(\$152)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$123,791</b>	<b>\$118,338</b>	<b>\$2</b>	<b>\$118,340</b>	<b>\$119,540</b>

November 1, 2022 - Series 2016B

\$113,850

*Meadowview at Twin Creeks  
Community Development District  
Series 2016B Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/21	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 113,850.00
05/01/22	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/22	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/23	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/23	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/24	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/24	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/25	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/25	\$ 3,795,000.00	6.000%		\$ 113,850.00	\$ 227,700.00
05/01/26	\$ 3,795,000.00	6.000%		\$ 113,850.00	
11/01/26	\$ 3,795,000.00	6.000%	\$ 3,795,000.00	\$ 113,850.00	\$ 227,700.00
			<b>\$ 3,795,000.00</b>	<b>\$ 1,252,350.00</b>	<b>\$ 1,252,350.00</b>

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

**Debt Service Fund**  
Series 2018 A1

<b>Description</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY 2022</b>
<b>Revenues</b>					
Assessments	\$612,544	\$393,281	\$219,263	\$612,544	\$612,544
Interest Income	\$200	\$10	\$6	\$16	\$0
Prepayments	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$242,039	241,129	\$0	\$241,129	\$241,364
<b>TOTAL REVENUES</b>	<b>\$854,783</b>	<b>\$634,420</b>	<b>\$219,269</b>	<b>\$853,689</b>	<b>\$853,908</b>
<b>Expenditures</b>					
Interest - 11/01	\$238,663	\$238,663	\$0	\$238,663	\$235,794
Interest - 05/01	\$238,663	\$0	\$238,663	\$238,663	\$235,794
Principal - 05/01	\$135,000	\$0	\$135,000	\$135,000	\$140,000
<b>TOTAL EXPENDITURES</b>	<b>\$612,325</b>	<b>\$238,663</b>	<b>\$373,663</b>	<b>\$612,325</b>	<b>\$611,588</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$242,458</b>	<b>\$395,757</b>	<b>(\$154,393)</b>	<b>\$241,364</b>	<b>\$242,320</b>

November 1, 2022 - Series 2018A-1

\$232,819

***Meadowview at Twin Creeks***  
***Community Development District***  
*Series 2018A-1 Special Assessment Bonds*

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
11/1/21	\$ 8,690,000.00			\$ 235,793.75	\$ 235,793.75
5/1/22	\$ 8,690,000.00		\$ 140,000.00	\$ 235,793.75	
11/1/22	\$ 8,550,000.00			\$ 232,818.75	\$ 608,612.50
5/1/23	\$ 8,550,000.00		\$ 150,000.00	\$ 232,818.75	
11/1/23	\$ 8,400,000.00			\$ 229,631.25	\$ 612,450.00
5/1/24	\$ 8,400,000.00		\$ 155,000.00	\$ 229,631.25	
11/1/24	\$ 8,245,000.00			\$ 226,337.50	\$ 610,968.75
5/1/25	\$ 8,245,000.00		\$ 160,000.00	\$ 226,337.50	
11/1/25	\$ 8,085,000.00			\$ 222,337.50	\$ 608,675.00
5/1/26	\$ 8,085,000.00		\$ 170,000.00	\$ 222,337.50	
11/1/26	\$ 7,915,000.00			\$ 218,087.50	\$ 610,425.00
5/1/27	\$ 7,915,000.00		\$ 180,000.00	\$ 218,087.50	
11/1/27	\$ 7,735,000.00			\$ 213,587.50	\$ 611,675.00
5/1/28	\$ 7,735,000.00		\$ 185,000.00	\$ 213,587.50	
11/1/28	\$ 7,550,000.00			\$ 208,962.50	\$ 607,550.00
5/1/29	\$ 7,550,000.00		\$ 195,000.00	\$ 208,962.50	
11/1/29	\$ 7,355,000.00			\$ 204,087.50	\$ 608,050.00
5/1/30	\$ 7,355,000.00		\$ 205,000.00	\$ 204,087.50	
11/1/30	\$ 7,150,000.00			\$ 198,962.50	\$ 608,050.00
5/1/31	\$ 7,150,000.00		\$ 220,000.00	\$ 198,962.50	
11/1/31	\$ 6,930,000.00			\$ 192,912.50	\$ 611,875.00
5/1/32	\$ 6,930,000.00		\$ 230,000.00	\$ 192,912.50	
11/1/32	\$ 6,700,000.00			\$ 186,587.50	\$ 609,500.00
5/1/33	\$ 6,700,000.00		\$ 245,000.00	\$ 186,587.50	
11/1/33	\$ 6,455,000.00			\$ 179,850.00	\$ 611,437.50
5/1/34	\$ 6,455,000.00		\$ 260,000.00	\$ 179,850.00	
11/1/34	\$ 6,195,000.00			\$ 172,700.00	\$ 612,550.00
5/1/35	\$ 6,195,000.00		\$ 270,000.00	\$ 172,700.00	

*Meadowview at Twin Creeks  
Community Development District  
Series 2018A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 5,925,000.00			\$ 165,275.00	\$ 607,975.00
5/1/36	\$ 5,925,000.00		\$ 285,000.00	\$ 165,275.00	
11/1/36	\$ 5,640,000.00			\$ 157,437.50	\$ 607,712.50
5/1/37	\$ 5,640,000.00		\$ 305,000.00	\$ 157,437.50	
11/1/37	\$ 5,335,000.00			\$ 149,050.00	\$ 611,487.50
5/1/38	\$ 5,335,000.00		\$ 320,000.00	\$ 149,050.00	
11/1/38	\$ 5,015,000.00			\$ 140,250.00	\$ 609,300.00
5/1/39	\$ 5,015,000.00		\$ 340,000.00	\$ 140,250.00	
11/1/39	\$ 4,675,000.00			\$ 130,900.00	\$ 611,150.00
5/1/40	\$ 4,675,000.00		\$ 360,000.00	\$ 130,900.00	
11/1/40	\$ 4,315,000.00			\$ 120,820.00	\$ 611,720.00
5/1/41	\$ 4,315,000.00		\$ 380,000.00	\$ 120,820.00	
11/1/41	\$ 3,935,000.00			\$ 110,180.00	\$ 611,000.00
5/1/42	\$ 3,935,000.00		\$ 400,000.00	\$ 110,180.00	
11/1/42	\$ 3,535,000.00			\$ 98,980.00	\$ 609,160.00
5/1/43	\$ 3,535,000.00		\$ 425,000.00	\$ 98,980.00	
11/1/43	\$ 3,110,000.00			\$ 87,080.00	\$ 611,060.00
5/1/44	\$ 3,110,000.00		\$ 450,000.00	\$ 87,080.00	
11/1/44	\$ 2,660,000.00			\$ 74,480.00	\$ 611,560.00
5/1/45	\$ 2,660,000.00		\$ 475,000.00	\$ 74,480.00	
11/1/45	\$ 2,185,000.00			\$ 61,180.00	\$ 610,660.00
5/1/46	\$ 2,185,000.00		\$ 500,000.00	\$ 61,180.00	
11/1/46	\$ 1,685,000.00			\$ 47,180.00	\$ 608,360.00
5/1/47	\$ 1,685,000.00		\$ 530,000.00	\$ 47,180.00	
11/1/47	\$ 1,155,000.00			\$ 32,340.00	\$ 609,520.00
5/1/48	\$ 1,155,000.00		\$ 560,000.00	\$ 32,340.00	
11/1/48	\$ 595,000.00			\$ 16,660.00	\$ 609,000.00
5/1/49	\$ 595,000.00		\$ 595,000.00	\$ 16,660.00	\$ 611,660.00
			<b>\$ 8,825,000.00</b>	<b>\$ 9,106,262.50</b>	<b>\$ 17,557,600.00</b>



# Meadow View at Twin Creeks

## Community Development District

## Debt Service Fund

Series 2018 A2

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 4/30/21</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/21</i>	<i>Proposed Budget FY 2022</i>
<b>Revenues</b>					
Assessments	\$360,908	\$265,485	\$60,805	\$326,290	\$204,760
Interest Income	\$200	\$26	\$14	\$40	\$40
Prepayments	\$0	\$2,340,706	\$0	\$2,340,706	\$0
Carry Forward Surplus	\$656,522	1,207,942	\$0	\$1,207,942	\$81,929
<b>TOTAL REVENUES</b>	<b>\$1,017,630</b>	<b>\$3,814,159</b>	<b>\$60,819</b>	<b>\$3,874,978</b>	<b>\$286,729</b>
<b>Expenditures</b>					
Interest - 11/01	\$159,320	\$159,320	\$0	\$159,320	\$80,080
Principal - 11/01 (Prepayment)	\$460,000	\$1,015,000	\$0	\$1,015,000	\$0
Interest - 2/01	\$0	\$6,510	\$0	\$6,510	\$0
Principal - 2/1 (Prepayment)	\$0	\$465,000	\$0	\$465,000	\$0
Interest - 5/01	\$159,320	\$0	\$117,880	\$117,880	\$80,080
Principal - 5/1	\$80,000	\$0	\$60,000	\$60,000	\$45,000
Principal - 5/1 (Prepayment)	\$0	\$0	\$1,290,000	\$1,290,000	\$0
Interest - 8/1	\$0	\$0	\$8,330	\$8,330	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$595,000	\$595,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$858,640</b>	<b>\$1,645,830</b>	<b>\$2,071,210</b>	<b>\$3,717,040</b>	<b>\$205,160</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$76,009)	\$0	(\$76,009)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$76,009)</b>	<b>\$0</b>	<b>(\$76,009)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$158,990</b>	<b>\$2,092,320</b>	<b>(\$2,010,391)</b>	<b>\$81,929</b>	<b>\$81,569</b>

November 1, 2022 - Series 2018A-2

\$78,820

***Meadowview at Twin Creeks  
Community Development District  
Series 2018A-2 Special Assessment Bonds***

**AMORTIZATION SCHEDULE**

<b><i>DATE</i></b>	<b><i>BALANCE</i></b>	<b><i>RATE</i></b>	<b><i>PRINCIPAL</i></b>	<b><i>INTEREST</i></b>	<b><i>TOTAL</i></b>
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11/01/21	\$ 2,860,000.00	5.600%		\$ 80,080.00	\$ 80,080.00
05/01/22	\$ 2,860,000.00	5.600%	\$ 45,000.00	\$ 80,080.00	
11/01/22	\$ 2,815,000.00	5.600%		\$ 78,820.00	\$ 203,900.00
05/01/23	\$ 2,815,000.00	5.600%	\$ 45,000.00	\$ 78,820.00	
11/01/23	\$ 2,770,000.00	5.600%		\$ 77,560.00	\$ 201,380.00
05/01/24	\$ 2,770,000.00	5.600%	\$ 50,000.00	\$ 77,560.00	
11/01/24	\$ 2,720,000.00	5.600%		\$ 76,160.00	\$ 203,720.00
05/01/25	\$ 2,720,000.00	5.600%	\$ 50,000.00	\$ 76,160.00	
11/01/25	\$ 2,670,000.00	5.600%		\$ 74,760.00	\$ 200,920.00
05/01/26	\$ 2,670,000.00	5.600%	\$ 55,000.00	\$ 74,760.00	
11/01/26	\$ 2,615,000.00	5.600%		\$ 73,220.00	\$ 202,980.00
05/01/27	\$ 2,615,000.00	5.600%	\$ 60,000.00	\$ 73,220.00	
11/01/27	\$ 2,555,000.00	5.600%		\$ 71,540.00	\$ 204,760.00 *
05/01/28	\$ 2,555,000.00	5.600%	\$ 60,000.00	\$ 71,540.00	
11/01/28	\$ 2,495,000.00	5.600%		\$ 69,860.00	\$ 201,400.00
05/01/29	\$ 2,495,000.00	5.600%	\$ 65,000.00	\$ 69,860.00	
11/01/29	\$ 2,430,000.00	5.600%		\$ 68,040.00	\$ 202,900.00
05/01/30	\$ 2,430,000.00	5.600%	\$ 70,000.00	\$ 68,040.00	
11/01/30	\$ 2,360,000.00	5.600%		\$ 66,080.00	\$ 204,120.00
05/01/31	\$ 2,360,000.00	5.600%	\$ 70,000.00	\$ 66,080.00	
11/01/31	\$ 2,290,000.00	5.600%		\$ 64,120.00	\$ 200,200.00
05/01/32	\$ 2,290,000.00	5.600%	\$ 75,000.00	\$ 64,120.00	
11/01/32	\$ 2,215,000.00	5.600%		\$ 62,020.00	\$ 201,140.00
05/01/33	\$ 2,215,000.00	5.600%	\$ 80,000.00	\$ 62,020.00	
11/01/33	\$ 2,135,000.00	5.600%		\$ 59,780.00	\$ 201,800.00
05/01/34	\$ 2,135,000.00	5.600%	\$ 85,000.00	\$ 59,780.00	
11/01/34	\$ 2,050,000.00	5.600%		\$ 57,400.00	\$ 202,180.00
05/01/35	\$ 2,050,000.00	5.600%	\$ 90,000.00	\$ 57,400.00	

***Meadowview at Twin Creeks  
Community Development District  
Series 2018A-2 Special Assessment Bonds***

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
11/01/35	\$ 1,960,000.00	5.600%		\$ 54,880.00	\$ 202,280.00
05/01/36	\$ 1,960,000.00	5.600%	\$ 95,000.00	\$ 54,880.00	
11/01/36	\$ 1,865,000.00	5.600%		\$ 52,220.00	\$ 202,100.00
05/01/37	\$ 1,865,000.00	5.600%	\$ 100,000.00	\$ 52,220.00	
11/01/37	\$ 1,765,000.00	5.600%		\$ 49,420.00	\$ 201,640.00 *
05/01/38	\$ 1,765,000.00	5.600%	\$ 105,000.00	\$ 49,420.00	
11/01/38	\$ 1,660,000.00	5.600%		\$ 46,480.00	\$ 200,900.00
05/01/39	\$ 1,660,000.00	5.600%	\$ 115,000.00	\$ 46,480.00	
11/01/39	\$ 1,545,000.00	5.600%		\$ 43,260.00	\$ 204,740.00
05/01/40	\$ 1,545,000.00	5.600%	\$ 120,000.00	\$ 43,260.00	
11/01/40	\$ 1,425,000.00	5.600%		\$ 39,900.00	\$ 203,160.00
05/01/41	\$ 1,425,000.00	5.600%	\$ 125,000.00	\$ 39,900.00	
11/01/41	\$ 1,300,000.00	5.600%		\$ 36,400.00	\$ 201,300.00
05/01/42	\$ 1,300,000.00	5.600%	\$ 135,000.00	\$ 36,400.00	
11/01/42	\$ 1,165,000.00	5.600%		\$ 32,620.00	\$ 204,020.00
05/01/43	\$ 1,165,000.00	5.600%	\$ 140,000.00	\$ 32,620.00	
11/01/43	\$ 1,025,000.00	5.600%		\$ 28,700.00	\$ 201,320.00
05/01/44	\$ 1,025,000.00	5.600%	\$ 150,000.00	\$ 28,700.00	
11/01/44	\$ 875,000.00	5.600%		\$ 24,500.00	\$ 203,200.00
05/01/45	\$ 875,000.00	5.600%	\$ 155,000.00	\$ 24,500.00	
11/01/45	\$ 720,000.00	5.600%		\$ 20,160.00	\$ 199,660.00
05/01/46	\$ 720,000.00	5.600%	\$ 165,000.00	\$ 20,160.00	
11/01/46	\$ 555,000.00	5.600%		\$ 15,540.00	\$ 200,700.00
05/01/47	\$ 555,000.00	5.600%	\$ 175,000.00	\$ 15,540.00	
11/01/47	\$ 380,000.00	5.600%		\$ 10,640.00	\$ 201,180.00
05/01/48	\$ 380,000.00	5.600%	\$ 185,000.00	\$ 10,640.00	
11/01/48	\$ 195,000.00	5.600%		\$ 5,460.00	\$ 201,100.00
05/01/49	\$ 195,000.00	5.600%	\$ 195,000.00	\$ 5,460.00	
11/01/49		5.600%		\$ -	\$ 200,460.00
			<b>\$ 2,860,000.00</b>	<b>\$ 2,879,240.00</b>	<b>\$ 5,739,240.00</b>

# Meadow View at Twin Creeks

## Community Development District

## Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 4/30/21</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/21</i>	<i>Proposed Budget FY 2022</i>
<b>Revenues</b>					
Assessments - Direct 2019 A1	\$257,360	\$140,733	\$116,627	\$257,360	\$257,360
Assessments - Direct 2019 A2	\$313,155	\$170,122	\$39,598	\$209,720	\$194,530
Interest Income	\$200	\$18	\$5	\$23	\$20
Prepayments	\$0	\$1,921,029	\$0	\$1,921,029	\$0
Carry Forward Surplus	\$233,910	233,566	\$0	\$233,566	\$177,333
<b>TOTAL REVENUES</b>	<b>\$804,625</b>	<b>\$2,465,468</b>	<b>\$156,230</b>	<b>\$2,621,698</b>	<b>\$629,243</b>
<b>Expenditures</b>					
<u>Series 2019 A1</u>					
Interest - 11/01	\$102,190	\$102,190	\$0	\$102,190	\$100,890
Interest - 05/01	\$102,190	\$0	\$102,190	\$102,190	\$100,890
Principal - 05/01	\$50,000	\$0	\$50,000	\$50,000	\$55,000
<u>Series 2019 A2</u>					
Interest - 11/01	\$126,440	\$126,440	\$0	\$126,440	\$70,325
Principal - 11/1 (Prepayment)	\$0	\$0	\$0	\$0	\$0
Interest - 2/1	\$0	\$1,378	\$0	\$1,378	\$0
Principal - 2/1 (Prepayment)	\$0	\$95,000	\$0	\$95,000	\$0
Interest - 5/1	\$126,440	\$0	\$123,685	\$123,685	\$70,325
Principal - 5/1	\$60,000	\$0	\$60,000	\$60,000	\$40,000
Principal - 5/1 (Prepayment)	\$0	\$0	\$1,540,000	\$1,540,000	\$0
Interest - 8/1	\$0	\$0	\$3,480	\$3,480	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$240,000	\$240,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$567,260</b>	<b>\$325,008</b>	<b>\$2,119,355</b>	<b>\$2,444,363</b>	<b>\$437,430</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$3)	\$0	(\$3)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$3)</b>	<b>\$0</b>	<b>(\$3)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$237,365</b>	<b>\$2,140,457</b>	<b>(\$1,963,125)</b>	<b>\$177,333</b>	<b>\$191,813</b>

November 1, 2022 - Series 2019A-1

\$99,460

November 1, 2022 - Series 2019A-2

\$76,125

Total

\$175,585

***Meadowview at Twin Creeks  
Community Development District  
Series 2019A-1 Special Assessment Bonds***

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
11/1/21	\$ 3,560,000.00			\$ 100,890.00	\$ 100,890.00
5/1/22	\$ 3,560,000.00		\$ 55,000.00	\$ 100,890.00	
11/1/22	\$ 3,505,000.00			\$ 99,460.00	\$ 255,350.00
5/1/23	\$ 3,505,000.00		\$ 60,000.00	\$ 99,460.00	
11/1/23	\$ 3,445,000.00			\$ 97,900.00	\$ 257,360.00
5/1/24	\$ 3,445,000.00		\$ 60,000.00	\$ 97,900.00	
11/1/24	\$ 3,385,000.00			\$ 96,340.00	\$ 254,240.00
5/1/25	\$ 3,385,000.00		\$ 65,000.00	\$ 96,340.00	
11/1/25	\$ 3,320,000.00			\$ 94,650.00	\$ 255,990.00
5/1/26	\$ 3,320,000.00		\$ 65,000.00	\$ 94,650.00	
11/1/26	\$ 3,255,000.00			\$ 92,960.00	\$ 252,610.00
5/1/27	\$ 3,255,000.00		\$ 70,000.00	\$ 92,960.00	
11/1/27	\$ 3,185,000.00			\$ 91,140.00	\$ 254,100.00
5/1/28	\$ 3,185,000.00		\$ 75,000.00	\$ 91,140.00	
11/1/28	\$ 3,110,000.00			\$ 89,190.00	\$ 255,330.00
5/1/29	\$ 3,110,000.00		\$ 80,000.00	\$ 89,190.00	
11/1/29	\$ 3,030,000.00			\$ 87,110.00	\$ 256,300.00
5/1/30	\$ 3,030,000.00		\$ 85,000.00	\$ 87,110.00	
11/1/30	\$ 2,945,000.00			\$ 84,900.00	\$ 257,010.00
5/1/31	\$ 2,945,000.00		\$ 90,000.00	\$ 84,900.00	
11/1/31	\$ 2,855,000.00			\$ 82,335.00	\$ 257,235.00
5/1/32	\$ 2,855,000.00		\$ 95,000.00	\$ 82,335.00	
11/1/32	\$ 2,760,000.00			\$ 79,627.50	\$ 256,962.50
5/1/33	\$ 2,760,000.00		\$ 100,000.00	\$ 79,627.50	
11/1/33	\$ 2,660,000.00			\$ 76,777.50	\$ 256,405.00
5/1/34	\$ 2,660,000.00		\$ 105,000.00	\$ 76,777.50	
11/1/34	\$ 2,555,000.00			\$ 73,785.00	\$ 255,562.50
5/1/35	\$ 2,555,000.00		\$ 110,000.00	\$ 73,785.00	

*Meadowview at Twin Creeks  
Community Development District  
Series 2019A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 2,445,000.00			\$ 70,650.00	\$ 254,435.00
5/1/36	\$ 2,445,000.00		\$ 115,000.00	\$ 70,650.00	
11/1/36	\$ 2,330,000.00			\$ 67,372.50	\$ 253,022.50
5/1/37	\$ 2,330,000.00		\$ 125,000.00	\$ 67,372.50	
11/1/37	\$ 2,205,000.00			\$ 63,810.00	\$ 256,182.50
5/1/38	\$ 2,205,000.00		\$ 130,000.00	\$ 63,810.00	
11/1/38	\$ 2,075,000.00			\$ 60,105.00	\$ 253,915.00
5/1/39	\$ 2,075,000.00		\$ 140,000.00	\$ 60,105.00	
11/1/39	\$ 1,935,000.00			\$ 56,115.00	\$ 256,220.00
5/1/40	\$ 1,935,000.00		\$ 145,000.00	\$ 56,115.00	
11/1/40	\$ 1,790,000.00			\$ 51,910.00	\$ 253,025.00
5/1/41	\$ 1,790,000.00		\$ 155,000.00	\$ 51,910.00	
11/1/41	\$ 1,635,000.00			\$ 47,415.00	\$ 254,325.00
5/1/42	\$ 1,635,000.00		\$ 165,000.00	\$ 47,415.00	
11/1/42	\$ 1,470,000.00			\$ 42,630.00	\$ 255,045.00
5/1/43	\$ 1,470,000.00		\$ 175,000.00	\$ 42,630.00	
11/1/43	\$ 1,295,000.00			\$ 37,555.00	\$ 255,185.00
5/1/44	\$ 1,295,000.00		\$ 185,000.00	\$ 37,555.00	
11/1/44	\$ 1,110,000.00			\$ 32,190.00	\$ 254,745.00
5/1/45	\$ 1,110,000.00		\$ 195,000.00	\$ 32,190.00	
11/1/45	\$ 915,000.00			\$ 26,535.00	\$ 253,725.00
5/1/46	\$ 915,000.00		\$ 210,000.00	\$ 26,535.00	
11/1/46	\$ 705,000.00			\$ 20,445.00	\$ 256,980.00
5/1/47	\$ 705,000.00		\$ 220,000.00	\$ 20,445.00	
11/1/47	\$ 485,000.00			\$ 14,065.00	\$ 254,510.00
5/1/48	\$ 485,000.00		\$ 235,000.00	\$ 14,065.00	
11/1/48	\$ 250,000.00			\$ 7,250.00	\$ 256,315.00
5/1/49	\$ 250,000.00		\$ 250,000.00	\$ 7,250.00	\$ 257,250.00
			<b>\$ 3,560,000.00</b>	<b>\$ 3,690,225.00</b>	<b>\$ 7,250,225.00</b>

***Meadowview at Twin Creeks  
Community Development District  
Series 2019A-2 Special Assessment Bonds***

**AMORTIZATION SCHEDULE**

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
11/01/21	\$2,665,000.00	5.800%		\$ 77,285.00	\$ 77,285.00
05/01/22	\$2,665,000.00	5.800%	\$ 40,000.00	\$ 77,285.00	
11/01/22	\$2,625,000.00	5.800%		\$ 76,125.00	\$ 193,410.00
05/01/23	\$2,625,000.00	5.800%	\$ 40,000.00	\$ 76,125.00	
11/01/23	\$2,585,000.00	5.800%		\$ 74,965.00	\$ 191,090.00
05/01/24	\$2,585,000.00	5.800%	\$ 45,000.00	\$ 74,965.00	
11/01/24	\$2,540,000.00	5.800%		\$ 73,660.00	\$ 193,625.00
05/01/25	\$2,540,000.00	5.800%	\$ 45,000.00	\$ 73,660.00	
11/01/25	\$2,495,000.00	5.800%		\$ 72,355.00	\$ 191,015.00
05/01/26	\$2,495,000.00	5.800%	\$ 50,000.00	\$ 72,355.00	
11/01/26	\$2,445,000.00	5.800%		\$ 70,905.00	\$ 193,260.00
05/01/27	\$2,445,000.00	5.800%	\$ 50,000.00	\$ 70,905.00	
11/01/27	\$2,395,000.00	5.800%		\$ 69,455.00	\$ 190,360.00
05/01/28	\$2,395,000.00	5.800%	\$ 55,000.00	\$ 69,455.00	
11/01/28	\$2,340,000.00	5.800%		\$ 67,860.00	\$ 192,315.00
05/01/29	\$2,340,000.00	5.800%	\$ 60,000.00	\$ 67,860.00	
11/01/29	\$2,280,000.00	5.800%		\$ 66,120.00	\$ 193,980.00
05/01/30	\$2,280,000.00	5.800%	\$ 60,000.00	\$ 66,120.00	
11/01/30	\$2,220,000.00	5.800%		\$ 64,380.00	\$ 190,500.00
05/01/31	\$2,220,000.00	5.800%	\$ 65,000.00	\$ 64,380.00	
11/01/31	\$2,155,000.00	5.800%		\$ 62,495.00	\$ 191,875.00
05/01/32	\$2,155,000.00	5.800%	\$ 70,000.00	\$ 62,495.00	
11/01/32	\$2,085,000.00	5.800%		\$ 60,465.00	\$ 192,960.00
05/01/33	\$2,085,000.00	5.800%	\$ 75,000.00	\$ 60,465.00	
11/01/33	\$2,010,000.00	5.800%		\$ 58,290.00	\$ 193,755.00
05/01/34	\$2,010,000.00	5.800%	\$ 80,000.00	\$ 58,290.00	
11/01/34	\$1,930,000.00	5.800%		\$ 55,970.00	\$ 194,260.00
05/01/35	\$1,930,000.00	5.800%	\$ 85,000.00	\$ 55,970.00	

***Meadowview at Twin Creeks***  
***Community Development District***  
*Series 2019A-2 Special Assessment Bonds*

<b><i>DATE</i></b>	<b><i>BALANCE</i></b>	<b><i>RATE</i></b>	<b><i>PRINCIPAL</i></b>	<b><i>INTEREST</i></b>	<b><i>TOTAL</i></b>
11/01/35	\$1,845,000.00	5.800%		\$ 53,505.00	\$ 194,475.00
05/01/36	\$1,845,000.00	5.800%	\$ 90,000.00	\$ 53,505.00	
11/01/36	\$1,755,000.00	5.800%		\$ 50,895.00	\$ 194,400.00
05/01/37	\$1,755,000.00	5.800%	\$ 95,000.00	\$ 50,895.00	
11/01/37	\$1,660,000.00	5.800%		\$ 48,140.00	\$ 194,035.00
05/01/38	\$1,660,000.00	5.800%	\$ 100,000.00	\$ 48,140.00	
11/01/38	\$1,560,000.00	5.800%		\$ 45,240.00	\$ 193,380.00
05/01/39	\$1,560,000.00	5.800%	\$ 105,000.00	\$ 45,240.00	
11/01/39	\$1,455,000.00	5.800%		\$ 42,195.00	\$ 192,435.00
05/01/40	\$1,455,000.00	5.800%	\$ 110,000.00	\$ 42,195.00	
11/01/40	\$1,345,000.00	5.800%		\$ 39,005.00	\$ 191,200.00
05/01/41	\$1,345,000.00	5.800%	\$ 120,000.00	\$ 39,005.00	
11/01/41	\$1,225,000.00	5.800%		\$ 35,525.00	\$ 194,530.00
05/01/42	\$1,225,000.00	5.800%	\$ 125,000.00	\$ 35,525.00	
11/01/42	\$1,100,000.00	5.800%		\$ 31,900.00	\$ 192,425.00
05/01/43	\$1,100,000.00	5.800%	\$ 130,000.00	\$ 31,900.00	
11/01/43	\$ 970,000.00	5.800%		\$ 28,130.00	\$ 190,030.00
05/01/44	\$ 970,000.00	5.800%	\$ 140,000.00	\$ 28,130.00	
11/01/44	\$ 830,000.00	5.800%		\$ 24,070.00	\$ 192,200.00
05/01/45	\$ 830,000.00	5.800%	\$ 150,000.00	\$ 24,070.00	
11/01/45	\$ 680,000.00	5.800%		\$ 19,720.00	\$ 193,790.00
05/01/46	\$ 680,000.00	5.800%	\$ 155,000.00	\$ 19,720.00	
11/01/46	\$ 525,000.00	5.800%		\$ 15,225.00	\$ 189,945.00
05/01/47	\$ 525,000.00	5.800%	\$ 165,000.00	\$ 15,225.00	
11/01/47	\$ 360,000.00	5.800%		\$ 10,440.00	\$ 190,665.00
05/01/48	\$ 360,000.00	5.800%	\$ 175,000.00	\$ 10,440.00	
11/01/48	\$ 185,000.00	5.800%		\$ 5,365.00	\$ 190,805.00
05/01/49	\$ 185,000.00	5.800%	\$ 185,000.00	\$ 5,365.00	\$ 190,365.00
			<b>\$ 2,665,000.00</b>	<b>\$ 2,799,370.00</b>	<b>\$ 5,464,370.00</b>



# Meadow View at Twin Creeks

Community Development District

Debt Service Fund  
Series 2020 A1 A2 A3

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 4/30/21</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/21</i>	<i>Proposed Budget FY 2022</i>
<b>Revenues</b>					
Assessments A1	\$0	\$0	\$0	\$0	\$114,494
Assessments A2	\$0	\$0	\$0	\$0	\$120,666
Assessments A3	\$0	\$0	\$0	\$0	\$179,253
Prepayments A2	\$0	\$1,045,518	\$0	\$1,045,518	\$0
Prepayments A3	\$0	\$1,958,300	\$0	\$1,958,300	\$0
Interest Income	\$1,000	\$38	\$15	\$53	\$50
Carry Forward Surplus	\$1,130,518	1,075,135	\$0	\$1,075,135	\$154,870
<b>TOTAL REVENUES</b>	<b>\$1,131,518</b>	<b>\$4,078,990</b>	<b>\$15</b>	<b>\$4,079,005</b>	<b>\$569,332</b>

## Expenditures

### Series 2020 A1

Interest - 11/1	\$37,612	\$37,612	\$0	\$37,612	\$43,678
Interest - 5/1	\$43,678	\$0	\$43,678	\$43,678	\$43,678
Principal - 5/1	\$0	\$0	\$0	\$0	\$25,000

### Series 2020 A2

Interest - 11/1	\$57,393	\$57,393	\$0	\$57,393	\$47,569
Principal - 11/1 (Prepayment)	\$30,000	\$0	\$0	\$0	\$0
Interest Expense - 2/1	\$0	\$4,098	\$0	\$4,098	\$0
Principal - 2/1 (Prepayment)	\$0	\$305,000	\$0	\$305,000	\$0
Interest - 5/1	\$66,650	\$0	\$58,453	\$58,453	\$47,569
Principal - 5/1	\$0	\$0	\$405,000	\$405,000	\$25,000
Interest - 8/1	\$0	\$0	\$5,437	\$5,437	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$405,000	\$405,000	\$0

### Series 2020 A3

Interest - 11/1	\$99,628	\$99,628	\$0	\$99,628	\$65,172
Principal - 11/1 (Prepayment)	\$340,000	\$375,000	\$0	\$375,000	\$0
Interest - 2/1	\$0	\$4,703	\$0	\$4,703	\$0
Principal - 2/1 (Prepayment)	\$0	\$350,000	\$0	\$350,000	\$0
Interest - 5/01	\$115,697	\$0	\$96,213	\$96,213	\$65,172
Principal - 5/01	\$0	\$0	\$0	\$0	\$50,000
Principal - 5/1 (Prepayment)	\$0	\$0	\$1,155,000	\$1,155,000	\$0
Interest - 8/1	\$0	\$0	\$6,920	\$6,920	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$515,000	\$515,000	\$0

<b>TOTAL EXPENDITURES</b>	<b>\$790,658</b>	<b>\$1,233,434</b>	<b>\$2,690,701</b>	<b>\$3,924,135</b>	<b>\$412,838</b>
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## Other Sources/(Uses)

Interfund Transfer In/(Out)	\$0	(\$1)	\$0	(\$0)	\$0
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<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$1)</b>	<b>\$0</b>	<b>(\$0)</b>	<b>\$0</b>
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<b>EXCESS REVENUES</b>	<b>\$340,860</b>	<b>\$2,845,555</b>	<b>(\$2,690,686)</b>	<b>\$154,870</b>	<b>\$156,495</b>
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November 1, 2022 - Series 2020A-1	\$43,147
November 1, 2022 - Series 2020A-2	\$46,897
November 1, 2022 - Series 2020A-3	\$63,828
Total	<u>\$153,872</u>

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/21	\$ 1,685,000.00			\$ 43,678.13	\$ 87,356.25
5/1/22	\$ 1,685,000.00		\$ 25,000.00	\$ 43,678.13	
11/1/22	\$ 1,660,000.00			\$ 43,146.88	\$ 111,825.00
5/1/23	\$ 1,660,000.00		\$ 25,000.00	\$ 43,146.88	
11/1/23	\$ 1,635,000.00			\$ 42,615.63	\$ 110,762.50
5/1/24	\$ 1,635,000.00		\$ 25,000.00	\$ 42,615.63	
11/1/24	\$ 1,610,000.00			\$ 42,084.38	\$ 109,700.00
5/1/25	\$ 1,610,000.00		\$ 30,000.00	\$ 42,084.38	
11/1/25	\$ 1,580,000.00			\$ 41,446.88	\$ 113,531.25
5/1/26	\$ 1,580,000.00		\$ 30,000.00	\$ 41,446.88	
11/1/26	\$ 1,550,000.00			\$ 40,809.38	\$ 112,256.25
5/1/27	\$ 1,550,000.00		\$ 30,000.00	\$ 40,809.38	
11/1/27	\$ 1,520,000.00			\$ 40,096.88	\$ 110,906.25
5/1/28	\$ 1,520,000.00		\$ 30,000.00	\$ 40,096.88	
11/1/28	\$ 1,490,000.00			\$ 39,384.38	\$ 109,481.25
5/1/29	\$ 1,490,000.00		\$ 35,000.00	\$ 39,384.38	
11/1/29	\$ 1,455,000.00			\$ 38,553.13	\$ 112,937.50
5/1/30	\$ 1,455,000.00		\$ 35,000.00	\$ 38,553.13	
11/1/30	\$ 1,420,000.00			\$ 37,721.88	\$ 111,275.00
5/1/31	\$ 1,420,000.00		\$ 40,000.00	\$ 37,721.88	
11/1/31	\$ 1,380,000.00			\$ 36,771.88	\$ 114,493.75
5/1/32	\$ 1,380,000.00		\$ 40,000.00	\$ 36,771.88	
11/1/32	\$ 1,340,000.00			\$ 35,721.88	\$ 112,493.75
5/1/33	\$ 1,340,000.00		\$ 40,000.00	\$ 35,721.88	
11/1/33	\$ 1,300,000.00			\$ 34,671.88	\$ 110,393.75
5/1/34	\$ 1,300,000.00		\$ 45,000.00	\$ 34,671.88	
11/1/34	\$ 1,255,000.00			\$ 33,490.63	\$ 113,162.50
5/1/35	\$ 1,255,000.00		\$ 45,000.00	\$ 33,490.63	
11/1/35	\$ 1,210,000.00			\$ 32,309.38	\$ 110,800.00
5/1/36	\$ 1,210,000.00		\$ 50,000.00	\$ 32,309.38	
11/1/36	\$ 1,160,000.00			\$ 30,996.88	\$ 113,306.25
5/1/37	\$ 1,160,000.00		\$ 50,000.00	\$ 30,996.88	
11/1/37	\$ 1,110,000.00			\$ 29,684.38	\$ 110,681.25
5/1/38	\$ 1,110,000.00		\$ 55,000.00	\$ 29,684.38	
11/1/38	\$ 1,055,000.00			\$ 28,240.63	\$ 112,925.00
5/1/39	\$ 1,055,000.00		\$ 55,000.00	\$ 28,240.63	
11/1/39	\$ 1,000,000.00			\$ 26,796.88	\$ 110,037.50
5/1/40	\$ 1,000,000.00		\$ 60,000.00	\$ 26,796.88	
11/1/40	\$ 940,000.00			\$ 25,221.88	\$ 112,018.75
5/1/41	\$ 940,000.00		\$ 65,000.00	\$ 25,221.88	

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

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

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

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
11/1/21	\$ 1,770,000.00	5.375%	\$ -	\$ 47,568.75	\$ 58,453.13
5/1/22	\$ 1,770,000.00	5.375%	\$ 25,000.00	\$ 47,568.75	
11/1/22	\$ 1,745,000.00	5.375%		\$ 46,896.88	\$ 119,465.63
5/1/23	\$ 1,745,000.00	5.375%	\$ 25,000.00	\$ 46,896.88	
11/1/23	\$ 1,720,000.00	5.375%		\$ 46,225.00	\$ 118,121.88
5/1/24	\$ 1,720,000.00	5.375%	\$ 25,000.00	\$ 46,225.00	
11/1/24	\$ 1,695,000.00	5.375%		\$ 45,553.13	\$ 116,778.13
5/1/25	\$ 1,695,000.00	5.375%	\$ 30,000.00	\$ 45,553.13	
11/1/25	\$ 1,665,000.00	5.375%		\$ 44,746.88	\$ 120,300.00
5/1/26	\$ 1,665,000.00	5.375%	\$ 30,000.00	\$ 44,746.88	
11/1/26	\$ 1,635,000.00	5.375%		\$ 43,940.63	\$ 118,687.50
5/1/27	\$ 1,635,000.00	5.375%	\$ 30,000.00	\$ 43,940.63	
11/1/27	\$ 1,605,000.00	5.375%		\$ 43,134.38	\$ 117,075.00
5/1/28	\$ 1,605,000.00	5.375%	\$ 35,000.00	\$ 43,134.38	
11/1/28	\$ 1,570,000.00	5.375%		\$ 42,193.75	\$ 120,328.13
5/1/29	\$ 1,570,000.00	5.375%	\$ 35,000.00	\$ 42,193.75	
11/1/29	\$ 1,535,000.00	5.375%		\$ 41,253.13	\$ 118,446.88
5/1/30	\$ 1,535,000.00	5.375%	\$ 40,000.00	\$ 41,253.13	
11/1/30	\$ 1,495,000.00	5.375%		\$ 40,178.13	\$ 121,431.25
5/1/31	\$ 1,495,000.00	5.375%	\$ 40,000.00	\$ 40,178.13	
11/1/31	\$ 1,455,000.00	5.375%		\$ 39,103.13	\$ 119,281.25
5/1/32	\$ 1,455,000.00	5.375%	\$ 40,000.00	\$ 39,103.13	
11/1/32	\$ 1,415,000.00	5.375%		\$ 38,028.13	\$ 117,131.25
5/1/33	\$ 1,415,000.00	5.375%	\$ 45,000.00	\$ 38,028.13	
11/1/33	\$ 1,370,000.00	5.375%		\$ 36,818.75	\$ 119,846.88
5/1/34	\$ 1,370,000.00	5.375%	\$ 45,000.00	\$ 36,818.75	
11/1/34	\$ 1,325,000.00	5.375%		\$ 35,609.38	\$ 117,428.13
5/1/35	\$ 1,325,000.00	5.375%	\$ 50,000.00	\$ 35,609.38	
11/1/35	\$ 1,275,000.00	5.375%		\$ 34,265.63	\$ 119,875.00
5/1/36	\$ 1,275,000.00	5.375%	\$ 50,000.00	\$ 34,265.63	
11/1/36	\$ 1,225,000.00	5.375%		\$ 32,921.88	\$ 117,187.50
5/1/37	\$ 1,225,000.00	5.375%	\$ 55,000.00	\$ 32,921.88	
11/1/37	\$ 1,170,000.00	5.375%		\$ 31,443.75	\$ 119,365.63
5/1/38	\$ 1,170,000.00	5.375%	\$ 55,000.00	\$ 31,443.75	
11/1/38	\$ 1,115,000.00	5.375%		\$ 29,965.63	\$ 116,409.38
5/1/39	\$ 1,115,000.00	5.375%	\$ 60,000.00	\$ 29,965.63	
11/1/39	\$ 1,055,000.00	5.375%		\$ 28,353.13	\$ 118,318.75
5/1/40	\$ 1,055,000.00	5.375%	\$ 65,000.00	\$ 28,353.13	
11/1/40	\$ 990,000.00	5.375%		\$ 26,606.25	\$ 119,959.38
5/1/41	\$ 990,000.00	5.375%	\$ 65,000.00	\$ 26,606.25	

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

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
11/1/41	\$ 925,000.00	5.375%		\$ 24,859.38	\$ 116,465.63
5/1/42	\$ 925,000.00	5.375%	\$ 70,000.00	\$ 24,859.38	
11/1/42	\$ 855,000.00	5.375%		\$ 22,978.13	\$ 117,837.50
5/1/43	\$ 855,000.00	5.375%	\$ 75,000.00	\$ 22,978.13	
11/1/43	\$ 780,000.00	5.375%		\$ 20,962.50	\$ 118,940.63
5/1/44	\$ 780,000.00	5.375%	\$ 80,000.00	\$ 20,962.50	
11/1/44	\$ 700,000.00	5.375%		\$ 18,812.50	\$ 119,775.00
5/1/45	\$ 700,000.00	5.375%	\$ 85,000.00	\$ 18,812.50	
11/1/45	\$ 615,000.00	5.375%		\$ 16,528.13	\$ 120,340.63
5/1/46	\$ 615,000.00	5.375%	\$ 90,000.00	\$ 16,528.13	
11/1/46	\$ 525,000.00	5.375%		\$ 14,109.38	\$ 120,637.50
5/1/47	\$ 525,000.00	5.375%	\$ 95,000.00	\$ 14,109.38	
11/1/47	\$ 430,000.00	5.375%		\$ 11,556.25	\$ 120,665.63
5/1/48	\$ 430,000.00	5.375%	\$ 100,000.00	\$ 11,556.25	
11/1/48	\$ 330,000.00	5.375%		\$ 8,868.75	\$ 120,425.00
5/1/49	\$ 330,000.00	5.375%	\$ 105,000.00	\$ 8,868.75	
11/1/49	\$ 225,000.00	5.375%		\$ 6,046.88	\$ 119,915.63
5/1/50	\$ 225,000.00	5.375%	\$ 110,000.00	\$ 6,046.88	
11/1/50	\$ 115,000.00	5.375%		\$ 3,090.63	\$ 119,137.50
5/1/51	\$ 115,000.00	5.375%	\$ 115,000.00	\$ 3,090.63	
					\$ 118,090.63
			<b>\$ 1,770,000.00</b>	<b>\$ 1,845,237.50</b>	<b>\$ 3,626,121.88</b>

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/21	\$ 2,425,000.00	5.375%		\$ 65,171.88	\$ 65,171.88
5/1/22	\$ 2,425,000.00	5.375%	\$ 50,000.00	\$ 65,171.88	
11/1/22	\$ 2,375,000.00	5.375%		\$ 63,828.13	\$ 179,000.00
5/1/23	\$ 2,375,000.00	5.375%	\$ 50,000.00	\$ 63,828.13	
11/1/23	\$ 2,325,000.00	5.375%		\$ 62,484.38	\$ 176,312.50
5/1/24	\$ 2,325,000.00	5.375%	\$ 55,000.00	\$ 62,484.38	
11/1/24	\$ 2,270,000.00	5.375%		\$ 61,006.25	\$ 178,490.63
5/1/25	\$ 2,270,000.00	5.375%	\$ 60,000.00	\$ 61,006.25	
11/1/25	\$ 2,210,000.00	5.375%		\$ 59,393.75	\$ 180,400.00
5/1/26	\$ 2,210,000.00	5.375%	\$ 60,000.00	\$ 59,393.75	
11/1/26	\$ 2,150,000.00	5.375%		\$ 57,781.25	\$ 177,175.00
5/1/27	\$ 2,150,000.00	5.375%	\$ 65,000.00	\$ 57,781.25	
11/1/27	\$ 2,085,000.00	5.375%		\$ 56,034.38	\$ 178,815.63
5/1/28	\$ 2,085,000.00	5.375%	\$ 70,000.00	\$ 56,034.38	
11/1/28	\$ 2,015,000.00	5.375%		\$ 54,153.13	\$ 180,187.50
5/1/29	\$ 2,015,000.00	5.375%	\$ 70,000.00	\$ 54,153.13	
11/1/29	\$ 1,945,000.00	5.375%		\$ 52,271.88	\$ 176,425.00
5/1/30	\$ 1,945,000.00	5.375%	\$ 75,000.00	\$ 52,271.88	
11/1/30	\$ 1,870,000.00	5.375%		\$ 50,256.25	\$ 177,528.13
5/1/31	\$ 1,870,000.00	5.375%	\$ 80,000.00	\$ 50,256.25	
11/1/31	\$ 1,790,000.00	5.375%		\$ 48,106.25	\$ 178,362.50
5/1/32	\$ 1,790,000.00	5.375%	\$ 85,000.00	\$ 48,106.25	
11/1/32	\$ 1,705,000.00	5.375%		\$ 45,821.88	\$ 178,928.13
5/1/33	\$ 1,705,000.00	5.375%	\$ 90,000.00	\$ 45,821.88	
11/1/33	\$ 1,615,000.00	5.375%		\$ 43,403.13	\$ 179,225.00
5/1/34	\$ 1,615,000.00	5.375%	\$ 95,000.00	\$ 43,403.13	
11/1/34	\$ 1,520,000.00	5.375%		\$ 40,850.00	\$ 179,253.13
5/1/35	\$ 1,520,000.00	5.375%	\$ 100,000.00	\$ 40,850.00	
11/1/35	\$ 1,420,000.00	5.375%		\$ 38,162.50	\$ 179,012.50
5/1/36	\$ 1,420,000.00	5.375%	\$ 105,000.00	\$ 38,162.50	
11/1/36	\$ 1,315,000.00	5.375%		\$ 35,340.63	\$ 178,503.13
5/1/37	\$ 1,315,000.00	5.375%	\$ 110,000.00	\$ 35,340.63	
11/1/37	\$ 1,205,000.00	5.375%		\$ 32,384.38	\$ 177,725.00
5/1/38	\$ 1,205,000.00	5.375%	\$ 115,000.00	\$ 32,384.38	
11/1/38	\$ 1,090,000.00	5.375%		\$ 29,293.75	\$ 176,678.13
5/1/39	\$ 1,090,000.00	5.375%	\$ 120,000.00	\$ 29,293.75	
11/1/39	\$ 970,000.00	5.375%		\$ 26,068.75	\$ 175,362.50
5/1/40	\$ 970,000.00	5.375%	\$ 130,000.00	\$ 26,068.75	
11/1/40	\$ 840,000.00	5.375%		\$ 22,575.00	\$ 178,643.75
5/1/41	\$ 840,000.00	5.375%	\$ 135,000.00	\$ 22,575.00	

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/41	\$ 705,000.00	5.375%		\$ 18,946.88	\$ 176,521.88
5/1/42	\$ 705,000.00	5.375%	\$ 145,000.00	\$ 18,946.88	
11/1/42	\$ 560,000.00	5.375%		\$ 15,050.00	\$ 178,996.88
5/1/43	\$ 560,000.00	5.375%	\$ 150,000.00	\$ 15,050.00	
11/1/43	\$ 410,000.00	5.375%		\$ 11,018.75	\$ 176,068.75
5/1/44	\$ 410,000.00	5.375%	\$ 160,000.00	\$ 11,018.75	
11/1/44	\$ 250,000.00	5.375%		\$ 6,718.75	\$ 177,737.50
5/1/45	\$ 250,000.00	5.375%	\$ 170,000.00	\$ 6,718.75	
11/1/45	\$ 80,000.00	5.375%		\$ 2,150.00	\$ 178,868.75
5/1/46	\$ 80,000.00	5.375%	\$ 55,000.00	\$ 2,150.00	
11/1/46	\$ 25,000.00	5.375%		\$ 671.88	\$ 57,821.88
5/1/47	\$ 25,000.00	5.375%	\$ 5,000.00	\$ 671.88	
11/1/47	\$ 20,000.00	5.375%		\$ 537.50	\$ 6,209.38
5/1/48	\$ 20,000.00	5.375%	\$ 5,000.00	\$ 537.50	
11/1/48	\$ 15,000.00	5.375%		\$ 403.13	\$ 5,940.63
5/1/49	\$ 15,000.00	5.375%	\$ 5,000.00	\$ 403.13	
11/1/49	\$ 10,000.00	5.375%		\$ 268.75	\$ 5,671.88
5/1/50	\$ 10,000.00	5.375%	\$ 5,000.00	\$ 268.75	
11/1/50	\$ 5,000.00	5.375%		\$ 134.38	\$ 5,403.13
5/1/51	\$ 5,000.00	5.375%	\$ 5,000.00	\$ 134.38	
				\$	5,134.38
			<b>\$ 2,425,000.00</b>	<b>\$ 2,000,575.00</b>	<b>\$ 4,425,575.00</b>

*EIGHTH ORDER OF BUSINESS*



*B.*

**REQUISITION SUMMARY**

May 20, 2021

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

<b>TO BE APPROVED</b>				
5/20/2021	449	ETM	Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 197789	\$ 7,000.33
5/20/2021	450	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197785	\$ 2,250.00
5/20/2021	451	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197787	\$ 2,854.00
5/20/2021	452	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197786	\$ 810.00
5/20/2021	453	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197783	\$ 1,412.00
5/20/2021	454	J2W Services, LLC	Beacon Lake Phase 2 Curb repairs - Invoice 1038	\$ 64,018.50
5/20/2021	455	ECS Florida, LLC	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 863979	\$ 390.50
5/20/2021	456	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5	\$ 161,955.00
5/20/2021	457	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-5	\$ 3,568.00
5/20/2021	458	Southern Recreation, Inc.	TH Park Playground Equipment - Invoice 9940	\$ 47,070.00
5/20/2021	459	Basham Lucas	Lakeside Park @ Beacon Lake Redesign - Invoice 8441	\$ 5,800.00
5/20/2021	460	Basham Lucas	Beacon Lake - Invoice 8436	\$ 500.00
5/20/2021	461	Basham Lucas	Beacon Lake Community Park - Invoice 8435	\$ 200.00
5/20/2021	462	Clary & Associates, Inc.	Beacon Lake Phase 4: Locate seasonal high water marks - Invoice 2021-323	\$ 1,895.00
5/20/2021	463	Clary & Associates, Inc.	Beacon Lake Amenity Center - Stake and grade ball court - Invoice 2021-127	\$ 1,085.00
5/20/2021	464	Clary & Associates, Inc.	Beacon Lake Phase 4: Stake areas for clearing - Invoice 2021-200	\$ 9,965.00
			<b>TOTAL REQUISITIONS TO BE APPROVED MAY 20, 2021</b>	<b>\$310,773.33</b>

*C.*

April 20, 2021

Meadow View at Twin Creeks CDD  
Attn: Courtney Hogge, Recording Secretary  
c/o Governmental Mgmt. Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

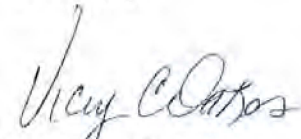
Meadow View at Twin Creeks CDD

707 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2021.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes  
Supervisor of Elections

VO/ew

*D.*

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

**Memorandum**

**Date:** May 20th, 2021  
**To:** Meadow View at Twin Creeks Board of Supervisors  
Jim Oliver, Richard Whetsel  
**From:** Venus Durden, Facility Manager  
**Re:** Meadow View at Twin Creeks CDD  
Facilities Report

The following is a summary of activities related to the Amenity Complex for the Meadow View at Twin Creeks Community Development District.

**Amenities:**

- RMS continues Pool and Janitorial Service three (3) days a week.
- Pool furniture has been relocated to promote Social Distancing around the entire pool deck.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- 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.
- In the process of bringing in a certified Kripalu yoga teacher to host yoga classes for the residents.

**Events:**

- Food Truck Fridays have been planned through July with the complete lineup. There has been such great success with the recent food trucks that I have decided to incorporate 3 food trucks into the Friday night lineup.
- On April 30th, we hosted Family Movie Night.

- Ancient City Soccer Club has hosted clinics in the past for ages 5-14. Because of the previous success, we are planning a soccer clinic on May 22nd. If there is enough interest, we will hold soccer camps throughout the summer.
- Memorial Day weekend event which will include a Pet Parade “Paw Party” and live music under the gazebo, poolside featuring Stevie B
- In an effort to keep all residents safe, the events will have hand sanitizing stations setup throughout the Amenity Center
- The Social Hall and Gazebo are being rented out almost every weekend throughout May and June.
- Planning stages of future events, such as summer concerts and fall events

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

## *NINTH ORDER OF BUSINESS*



*A.*

*Meadow View at Twin Creeks*  
*Community Development District*  
*Unaudited Financial Statements*  
*as of*  
*April 30, 2021*

**Meadow View at Twin Creeks**

**Community Development District**

**Combined Balance Sheet**

April 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<b><u>Assets:</u></b>				
Cash	\$382,056	---	---	\$382,056
Investments:				
Custody - US Bank	\$372,130	---	---	\$372,130
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,750	---	\$133,750
Revenue	---	\$454,141	---	\$454,141
<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	---	\$114,450	---	\$114,450
Revenue	---	\$3,434	---	\$3,434
Prepayment	---	\$602	---	\$602
Construction	---	---	\$3,470	\$3,470
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$184,333	---	\$184,333
Revenue	---	\$385,847	---	\$385,847
Construction	---	---	\$410	\$410
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$98,484	---	\$98,484
Revenue	---	\$255,091	---	\$255,091
Prepayment	---	\$1,875,191	---	\$1,875,191
<b><u>Series 2019 A1</u></b>				
Reserve	---	\$77,580	---	\$77,580
Revenue	---	\$173,022	---	\$173,022
Construction	---	---	\$5,596	\$5,596
<b><u>Series 2019 A2</u></b>				
Reserve	---	\$93,776	---	\$93,776
Revenue	---	\$203,765	---	\$203,765
Prepayment	---	\$1,776,382	---	\$1,776,382
<b><u>Series 2020 A1</u></b>				
Reserve	---	\$34,349	---	\$34,349
Interest	---	\$87,361	---	\$87,361
Construction	---	---	\$14,004	\$14,004
<b><u>Series 2020 A2</u></b>				
Reserve	---	\$50,708	---	\$50,708
Interest	---	\$129,209	---	\$129,209
Prepayment	---	\$802,024	---	\$802,024
<b><u>Series 2020 A3</u></b>				
Reserve	---	\$72,744	---	\$72,744
Interest	---	\$233,758	---	\$233,758
Prepayment	---	\$1,666,989	---	\$1,666,989
Construction	---	---	\$4	\$4
Due From Developer	\$1,388	---	\$107,117	\$108,504
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$1,467	---	---	\$1,467
<b>Total Assets</b>	<b>\$760,425</b>	<b>\$9,050,029</b>	<b>\$130,957</b>	<b>\$9,941,411</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$346,054	---	---	\$346,054
Accrued Expenses	\$2,498	---	---	\$2,498
Retainage Payable	---	---	\$107,117	\$107,117
Due to Developer	---	\$39,509	---	\$39,509
<b><u>Fund Balances:</u></b>				
Nonspendable	\$4,852	\$0	\$0	\$4,852
Restricted for Capital Projects	---	---	\$23,840	\$23,840
Restricted for Debt Service	---	\$9,010,520	---	\$9,010,520
Unassigned	\$407,022	---	---	\$407,022
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$760,425</b>	<b>\$9,050,029</b>	<b>\$130,957</b>	<b>\$9,941,411</b>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Adopted Budget	Prorated Thru 04/30/21	Actual Thru 04/30/21	Variance
<b>REVENUES:</b>				
Developer Contributions	\$508,795	\$156,934	\$156,934	\$0
Assessments - Tax Roll	\$306,631	\$306,378	\$306,378	\$0
Assessments - Direct	\$387,972	\$249,377	\$249,377	\$0
Interest/Miscellaneous Income	\$0	\$0	\$5,385	\$5,385
Restricted - Easement Fence Fund	\$0	\$0	\$6,000	\$6,000
Facility Revenue	\$0	\$0	\$1,925	\$1,925
<b>TOTAL REVENUES</b>	<b>\$1,203,398</b>	<b>\$712,688</b>	<b>\$725,998</b>	<b>\$13,310</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Engineering	\$20,000	\$11,667	\$5,048	\$6,619
Attorney Fees	\$30,000	\$7,500	\$6,683	\$817
Annual Audit	\$5,900	\$0	\$0	\$0
Arbitrage	\$2,400	\$1,800	\$1,800	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$12,500	\$7,292	\$10,333	(\$3,042)
Trustee Fees	\$20,000	\$15,710	\$15,710	\$0
Management Fees	\$47,250	\$27,563	\$27,563	\$0
Information Technology	\$2,000	\$1,167	\$1,167	(\$0)
Telephone	\$500	\$292	\$246	\$45
Postage	\$800	\$467	\$463	\$4
Insurance	\$7,425	\$7,425	\$7,087	\$338
Printing and Binding	\$4,000	\$2,333	\$846	\$1,488
Legal Advertising	\$3,000	\$1,750	\$1,221	\$529
Other Current Charges	\$1,500	\$875	\$1,286	(\$411)
Office Supplies	\$300	\$175	\$56	\$119
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$162,750</b>	<b>\$91,189</b>	<b>\$84,683</b>	<b>\$6,506</b>
<b>AMENITY CENTER:</b>				
Utilities				
Telephone/Cable/Internet	\$9,200	\$5,367	\$5,472	(\$105)
Electric	\$36,000	\$21,000	\$19,642	\$1,358
Water/Irrigation	\$20,000	\$11,667	\$7,804	\$3,863
Gas	\$1,500	\$875	\$464	\$411
Trash Removal	\$3,000	\$1,750	\$1,668	\$82
Security				
Security Monitoring	\$1,800	\$1,050	\$777	\$273
Access Cards	\$3,000	\$1,750	\$1,600	\$150
Contracted Security	\$20,000	\$11,667	\$0	\$11,667
Management Contracts				
Facility Management	\$125,000	\$72,917	\$36,050	\$36,867
Pool Attendants	\$48,000	\$28,000	\$4,963	\$23,037
Canoe Launch Attendant	\$28,800	\$16,800	\$0	\$16,800
Snack Bar Attendant	\$16,640	\$9,707	\$0	\$9,707
Field Mgmt / Admin	\$25,000	\$14,583	\$14,583	\$0
Pool Maintenance	\$20,000	\$11,667	\$9,555	\$2,112
Pool Chemicals	\$15,000	\$8,750	\$5,955	\$2,795

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Adopted Budget	Prorated Thru 04/30/21	Actual Thru 04/30/21	Variance
<b>AMENITY CENTER CONTINUED</b>				
Janitorial	\$18,000	\$10,500	\$11,140	(\$640)
Facility Maintenance	\$15,000	\$8,750	\$16,433	(\$7,683)
Repairs & Maintenance	\$36,000	\$21,000	\$25,968	(\$4,968)
Capital Projects	\$12,000	\$7,000	\$4,022	\$2,978
Snack Bar Inventory- CGS	\$1,000	\$583	\$0	\$583
Food Service License	\$500	\$292	\$357	(\$65)
Rental and Leases	\$27,691	\$16,153	\$16,153	\$0
Subscriptions	\$12,000	\$7,000	\$1,524	\$5,476
Pest Control	\$2,280	\$1,330	\$1,330	\$0
Supplies	\$2,000	\$1,167	\$297	\$869
Towel/Linen Service	\$2,000	\$1,167	\$0	\$1,167
Furniture, Fixtures & Equipment	\$5,000	\$2,917	\$3,139	(\$222)
Special Events	\$30,000	\$17,500	\$10,194	\$7,306
Holiday Decorations	\$9,000	\$8,004	\$8,004	\$0
Fitness Center Repairs/Supplies	\$2,000	\$1,167	\$1,595	(\$429)
Office Supplies	\$1,500	\$875	\$1,168	(\$293)
ASCAP/BMI Licenses	\$1,000	\$583	\$0	\$583
Property Insurance	\$36,533	\$36,533	\$36,530	\$3
Permit and License	\$575	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$10,647	(\$10,647)
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$587,019</b>	<b>\$360,069</b>	<b>\$257,036</b>	<b>\$103,033</b>
<b>GROUND MAINTENANCE EXPENDITURES</b>				
Hydrology Quality/Mitigation	\$6,400	\$3,733	\$0	\$3,733
Electric	\$15,000	\$8,750	\$13,543	(\$4,793)
Landscape Maintenance	\$292,593	\$170,679	\$186,778	(\$16,099)
Landscape Contingency	\$25,000	\$14,583	\$28,691	(\$14,108)
Lake Maintenance	\$27,000	\$15,750	\$10,615	\$5,135
Grounds Maintenance	\$12,000	\$7,000	\$2,542	\$4,458
Pump Repairs	\$5,000	\$2,917	\$0	\$2,917
Streetlighting	\$22,000	\$12,833	\$19,934	(\$7,101)
Streetlight Repairs	\$5,000	\$2,917	\$3,238	(\$321)
Irrigation Repairs	\$7,500	\$4,375	\$8,515	(\$4,140)
Miscellaneous	\$5,000	\$2,917	\$656	\$2,261
Contingency	\$31,136	\$18,163	\$4,956	\$13,207
<b>GROUNDS MAINTENACE EXPENDITURES</b>	<b>\$453,629</b>	<b>\$264,617</b>	<b>\$279,468</b>	<b>(\$14,851)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,203,398</b>	<b>\$715,875</b>	<b>\$621,187</b>	<b>\$94,688</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$104,812</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$307,062</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$411,874</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	\$12,448	\$698	\$7,250	\$0	\$0	\$0	\$0	\$0	\$306,378
Assessments - Direct	\$81,452	\$795	\$77,874	\$6,362	\$26,973	\$1,591	\$54,331	\$0	\$0	\$0	\$0	\$0	\$249,377
Interest/Miscellaneous Income	\$0	\$0	\$5,378	\$1	\$2	\$2	\$1	\$0	\$0	\$0	\$0	\$0	\$5,385
Restricted - Easement Fence Fund	\$0	\$0	\$0	\$0	\$3,600	\$600	\$1,800	\$0	\$0	\$0	\$0	\$0	\$6,000
Facility Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$1,925	\$0	\$0	\$0	\$0	\$0	\$1,925
<b>Total Revenues</b>	<b>\$133,489</b>	<b>\$78,427</b>	<b>\$295,636</b>	<b>\$107,228</b>	<b>\$43,022</b>	<b>\$2,890</b>	<b>\$65,306</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,998</b>

<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
Engineering	\$2,100	\$911	\$2,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,048
Attorney Fees	\$863	\$1,281	\$1,784	\$0	\$2,496	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$6,683
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$1,200	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$1,333	\$833	\$833	\$2,833	\$833	\$2,833	\$833	\$0	\$0	\$0	\$0	\$0	\$10,333
Trustee Fees	\$3,654	\$12,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,710
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$27,563
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$1,167
Telephone	\$48	\$26	\$44	\$21	\$42	\$0	\$65	\$0	\$0	\$0	\$0	\$0	\$246
Postage	\$11	\$88	\$191	\$29	\$69	\$17	\$57	\$0	\$0	\$0	\$0	\$0	\$463
Insurance	\$7,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,087
Printing and Binding	\$172	\$143	\$23	\$303	\$0	\$180	\$24	\$0	\$0	\$0	\$0	\$0	\$846
Legal Advertising	\$534	\$157	\$153	\$126	\$126	\$126	\$0	\$0	\$0	\$0	\$0	\$0	\$1,221
Other Current Charges	\$41	\$18	\$32	\$31	\$32	\$1,035	\$98	\$0	\$0	\$0	\$0	\$0	\$1,286
Office Supplies	\$11	\$13	\$1	\$17	\$1	\$14	\$1	\$0	\$0	\$0	\$0	\$0	\$56
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>\$19,630</b>	<b>\$9,202</b>	<b>\$8,664</b>	<b>\$7,703</b>	<b>\$9,168</b>	<b>\$5,183</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$84,683</b>

<b><u>Amenity Center</u></b>													
Telephone	\$722	\$730	\$730	\$814	\$825	\$825	\$825	\$0	\$0	\$0	\$0	\$0	\$5,472
Electric	\$2,895	\$2,822	\$2,703	\$2,924	\$2,740	\$2,717	\$2,841	\$0	\$0	\$0	\$0	\$0	\$19,642
Water/Irrigation	\$722	\$624	\$823	\$1,187	\$1,634	\$1,243	\$1,571	\$0	\$0	\$0	\$0	\$0	\$7,804
Gas	\$0	\$0	\$10	\$9	\$103	\$228	\$114	\$0	\$0	\$0	\$0	\$0	\$464
Trash Removal	\$211	\$219	\$218	\$220	\$222	\$286	\$291	\$0	\$0	\$0	\$0	\$0	\$1,668
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$777
Access Cards	\$0	\$400	\$400	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$1,600
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	\$5,150	\$5,150	\$5,150	\$0	\$0	\$0	\$0	\$0	\$36,050
Pool Attendants	\$2,901	\$0	\$0	\$0	\$0	\$2,062	\$0	\$0	\$0	\$0	\$0	\$0	\$4,963
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	\$2,083	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$14,583
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$0	\$0	\$0	\$0	\$0	\$9,555
Pool Chemicals	\$585	\$900	\$405	\$945	\$863	\$1,065	\$1,193	\$0	\$0	\$0	\$0	\$0	\$5,955
Janitorial	\$1,295	\$1,449	\$1,361	\$1,488	\$2,294	\$1,431	\$1,822	\$0	\$0	\$0	\$0	\$0	\$11,140
Facility Maintenance	\$0	\$1,505	\$3,059	\$2,219	\$2,729	\$844	\$6,078	\$0	\$0	\$0	\$0	\$0	\$16,433

**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>Amenity Center Continued</b>													
Repairs & Maintenance	\$4,789	\$2,522	\$1,646	\$4,306	\$6,114	\$86	\$6,506	\$0	\$0	\$0	\$0	\$0	\$25,968
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$4,022	\$0	\$0	\$0	\$0	\$0	\$0	\$4,022
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$115	\$0	\$0	\$242	\$0	\$0	\$0	\$0	\$0	\$357
Rental and Leases	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$16,153
Subscriptions	\$0	\$0	\$0	\$0	\$0	\$1,275	\$249	\$0	\$0	\$0	\$0	\$0	\$1,524
Pest Control	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$1,330
Supplies	\$0	\$59	\$0	\$0	\$193	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$297
Towel/Linen Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment	\$0	\$0	\$0	\$0	\$434	\$0	\$2,705	\$0	\$0	\$0	\$0	\$0	\$3,139
Special Events	\$0	\$2,027	\$1,065	\$649	\$0	\$5,922	\$531	\$0	\$0	\$0	\$0	\$0	\$10,194
Holiday Decorations	\$7,503	\$170	\$0	\$79	\$0	\$0	\$253	\$0	\$0	\$0	\$0	\$0	\$8,004
Fitness Center Repairs/Supplies	\$0	\$195	\$420	\$421	\$0	\$0	\$560	\$0	\$0	\$0	\$0	\$0	\$1,595
Office Supplies	\$0	\$403	\$13	\$19	\$201	\$13	\$519	\$0	\$0	\$0	\$0	\$0	\$1,168
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$36,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,530
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$0	\$3,446	\$0	\$0	\$7,201	\$0	\$0	\$0	\$0	\$0	\$10,647
<b>Total Amenity Center Expenditures</b>	<b>\$69,360</b>	<b>\$25,231</b>	<b>\$24,060</b>	<b>\$30,047</b>	<b>\$29,559</b>	<b>\$33,272</b>	<b>\$45,508</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$257,036</b>
<b>Ground Maintenance Expenditures</b>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,502	\$1,101	\$972	\$1,343	\$1,218	\$6,011	\$1,395	\$0	\$0	\$0	\$0	\$0	\$13,543
Landscape Maintenance	\$36,085	\$15,654	\$33,085	\$34,423	\$15,654	\$33,765	\$18,111	\$0	\$0	\$0	\$0	\$0	\$186,778
Landscape Contingency	\$6,348	\$0	\$415	\$6,348	\$12,395	\$3,186	\$0	\$0	\$0	\$0	\$0	\$0	\$28,691
Lake Maintenance	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$10,615
Grounds Maintenance	\$644	\$793	\$0	\$1,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,542
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$2,599	\$2,599	\$2,805	\$2,813	\$2,813	\$2,813	\$3,493	\$0	\$0	\$0	\$0	\$0	\$19,934
Streetlight Repairs	\$2,848	\$0	\$0	\$0	\$0	\$0	\$390	\$0	\$0	\$0	\$0	\$0	\$3,238
Irrigation Repairs	\$508	\$1,597	\$1,877	\$2,593	\$275	\$460	\$1,205	\$0	\$0	\$0	\$0	\$0	\$8,515
Miscellaneous	\$0	\$656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$656
Contingency	\$0	\$0	\$2,478	\$2,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,956
<b>Total Ground Maintenance Expenditures</b>	<b>\$52,304</b>	<b>\$24,169</b>	<b>\$43,402</b>	<b>\$52,871</b>	<b>\$34,123</b>	<b>\$48,004</b>	<b>\$24,594</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$279,468</b>
<b>Total Expenses</b>	<b>\$146,797</b>	<b>\$69,030</b>	<b>\$76,664</b>	<b>\$91,582</b>	<b>\$71,384</b>	<b>\$90,445</b>	<b>\$75,285</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$621,187</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$13,308)</b>	<b>\$9,397</b>	<b>\$218,972</b>	<b>\$15,646</b>	<b>(\$28,362)</b>	<b>(\$87,554)</b>	<b>(\$9,978)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$104,812</b>

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Check Date Received Developer</b>	<b>Check Amount Developer</b>	<b>Requested Funding Amount FY 2020</b>	<b>Requested Funding Amount FY 2021</b>	<b>Balance Due From Developer</b>
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
TOTAL			\$287,393.76	\$130,460.13	\$156,933.63	\$0.00



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Adopted	Prorated	Actual	
	Budget	Thru 04/30/21	Thru 04/30/21	Variance
<b><u>REVENUES:</u></b>				
Special Assessments - 2016 A1	\$443,364	\$442,997	\$442,997	\$0
Interest Income	\$500	\$292	\$12	(\$279)
<b>TOTAL REVENUES</b>	<b>\$443,864</b>	<b>\$443,289</b>	<b>\$443,010</b>	<b>(\$279)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016 A1</u></b>				
Interest Expense - 11/1	\$164,288	\$164,288	\$164,288	\$0
Interest Expense - 5/1	\$164,288	\$0	\$0	\$0
Principal Expense - 5/1	\$115,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$443,575</b>	<b>\$164,288</b>	<b>\$164,288</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$289</b>		<b>\$278,722</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$204,612</b>		<b>\$338,356</b>	
<b>FUND BALANCE - Ending</b>	<b>\$204,901</b>		<b>\$617,078</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 B

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Adopted Budget	Prorated Thru 04/30/21	Actual Thru 04/30/21	Variance
<b><u>REVENUES:</u></b>				
Special Assessments - 2016 B	\$228,900	\$114,450	\$114,450	\$0
Prepayments	\$0	\$0	\$0	\$0
Prepayment Interest	\$1	\$0	\$0	\$0
Interest Income	\$200	\$117	\$4	(\$113)
<b>TOTAL REVENUES</b>	<b>\$229,101</b>	<b>\$114,567</b>	<b>\$114,454</b>	<b>(\$113)</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$113,850	\$113,850	\$113,850	\$0
Interest Expense - 5/1	\$113,850	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$227,700</b>	<b>\$113,850</b>	<b>\$113,850</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$3)	(\$3)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3)</b>	<b>(\$3)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,401</b>		<b>\$600</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$122,390</b>		<b>\$231,736</b>	
<b>FUND BALANCE - Ending</b>	<b>\$123,791</b>		<b>\$232,336</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Adopted Budget	Prorated Thru 04/30/21	Actual Thru 04/30/21	Variance
<b>REVENUES:</b>				
Assessments - Direct	\$385,217	\$166,142	\$166,142	\$0
Assessments - Tax Roll	\$227,327	\$227,138	\$227,138	\$0
Interest Income	\$200	\$117	\$10	(\$107)
<b>TOTAL REVENUES</b>	<b>\$612,744</b>	<b>\$393,397</b>	<b>\$393,291</b>	<b>(\$107)</b>
<b>EXPENDITURES:</b>				
Interest Expense - 11/1	\$238,663	\$238,663	\$238,663	\$0
Interest Expense - 5/1	\$238,663	\$0	\$0	\$0
Principal Expense - 5/1	\$135,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$612,325</b>	<b>\$238,663</b>	<b>\$238,663</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$419</b>		<b>\$154,628</b>	
FUND BALANCE - Beginning	\$242,039		\$425,463	
FUND BALANCE - Ending	<u>\$242,458</u>		<u>\$580,091</u>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A2

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Adopted Budget	Prorated Thru 04/30/21	Actual Thru 04/30/21	Variance
<b><u>REVENUES:</u></b>				
Assessments - Direct	\$201,356	\$141,301	\$141,301	\$0
Assessments - Tax Roll	\$159,552	\$124,185	\$124,185	\$0
Prepayment Revenue	\$0	\$0	\$0	\$0
Interest Income	\$200	\$117	\$26	(\$91)
Prepayments	\$0	\$0	\$2,340,706	\$2,340,706
<b>TOTAL REVENUES</b>	<b>\$361,108</b>	<b>\$265,602</b>	<b>\$2,606,217</b>	<b>\$2,340,615</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$159,320	\$159,320	\$159,320	\$0
Principal Expense - 11/1 (Prepayment)	\$460,000	\$460,000	\$1,015,000	(\$555,000)
Interest Expense - 2/1	\$0	\$0	\$6,510	(\$6,510)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$465,000	(\$465,000)
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>\$1,645,830</b>	<b>(\$1,026,510)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$76,009)	(\$76,009)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$76,009)</b>	<b>(\$76,009)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$497,532)</b>		<b>\$884,378</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$656,522</b>		<b>\$1,306,426</b>	
<b>FUND BALANCE - Ending</b>	<b>\$158,990</b>		<b>\$2,190,804</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Adopted Budget	Prorated Thru 04/30/21	Actual Thru 04/30/21	Variance
<b><u>REVENUES:</u></b>				
Assessments - Direct 2019 A1	\$257,360	\$140,733	\$140,733	\$0
Assessments - Direct 2019 A2	\$313,155	\$170,122	\$170,122	\$0
Interest Income	\$200	\$117	\$18	(\$99)
Prepayments	\$0	\$0	\$1,921,029	\$1,921,029
<b>TOTAL REVENUES</b>	<b>\$570,715</b>	<b>\$310,971</b>	<b>\$2,231,901</b>	<b>\$1,920,930</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2019 A1</u></b>				
Interest Expense - 11/1	\$102,190	\$102,190	\$102,190	\$0
Interest Expense - 5/1	\$102,190	\$0	\$0	\$0
Principal Expense - 5/1	\$50,000	\$0	\$0	\$0
<b><u>2019A2</u></b>				
Interest Expense - 11/1	\$126,440	\$126,440	\$126,440	\$0
Interest Expense - 2/1	\$0	\$0	\$1,378	(\$1,378)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$95,000	(\$95,000)
Interest Expense - 5/1	\$126,440	\$0	\$0	\$0
Principal Expense - 5/1	\$60,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$567,260</b>	<b>\$228,630</b>	<b>\$325,008</b>	<b>(\$96,378)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$3)	(\$3)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3)</b>	<b>(\$3)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,455</b>		<b>\$1,906,891</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$233,910</b>		<b>\$406,176</b>	
<b>FUND BALANCE - Ending</b>	<b>\$237,365</b>		<b>\$2,313,067</b>	

# Meadow View at Twin Creeks

## Community Development District

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

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2021

	Proposed Budget	Prorated Thru 04/30/21	Actual Thru 04/30/21	Variance
<b><u>REVENUES:</u></b>				
Prepayment A2	\$0	\$0	\$1,045,518	\$1,045,518
Prepayment A3	\$0	\$0	\$1,958,300	\$1,958,300
Interest Income	\$1,000	\$583	\$38	(\$546)
<b>TOTAL REVENUES</b>	<b>\$1,000</b>	<b>\$583</b>	<b>\$3,003,856</b>	<b>\$3,003,272</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2020 A1</u></b>				
Interest Expense - 11/1	\$37,612	\$37,612	\$37,612	\$0
Interest Expense - 5/1	\$43,678	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
<b><u>2020 A2</u></b>				
Interest Expense - 11/1	\$57,393	\$57,393	\$57,393	\$0
Principal Expense - 11/1 (Prepayment)	\$30,000	\$30,000	\$0	\$30,000
Interest Expense - 2/1	\$0	\$0	\$4,098	(\$4,098)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$305,000	(\$305,000)
Interest Expense - 5/1	\$66,650	\$0	\$0	\$0
<b><u>2020 A3</u></b>				
Interest Expense - 11/1	\$99,628	\$99,628	\$99,628	(\$0)
Principal Expense - 11/01 (Prepayment)	\$340,000	\$340,000	\$375,000	(\$35,000)
Interest Expense - 2/1	\$0	\$0	\$4,703	(\$4,703)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$350,000	(\$350,000)
Interest Expense - 5/1	\$115,697	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$790,658</b>	<b>\$564,633</b>	<b>\$1,233,434</b>	<b>(\$668,802)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$73,785	\$73,785
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73,785</b>	<b>\$73,785</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$789,658)</b>		<b>\$1,844,207</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,130,518</b>		<b>\$1,232,936</b>	
<b>FUND BALANCE - Ending</b>	<b>\$340,860</b>		<b>\$3,077,143</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending April 30, 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	\$1,580,787	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,580,787</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$0	\$0	\$0	\$1,346,298	\$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>\$1,346,298</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>					
Interfund Transfer In (Out)	\$0	\$3	\$3	\$3	\$5
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$3</b>	<b>\$3</b>	<b>\$3</b>	<b>\$5</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$3</b>	<b>\$3</b>	<b>\$234,492</b>	<b>\$5</b>
<b>FUND BALANCE - Beginning</b>	<b>\$356</b>	<b>\$3,466</b>	<b>\$407</b>	<b>(\$228,896)</b>	<b>\$14,002</b>
<b>FUND BALANCE - Ending</b>	<b>\$356</b>	<b>\$3,470</b>	<b>\$410</b>	<b>\$5,596</b>	<b>\$14,008</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:	\$133,750.18
 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)
<b>Current Bonds Outstanding</b>	<b>\$6,325,000</b>

<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)
<b>Current Bonds Outstanding</b>	<b>\$3,795,000</b>

<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:	\$184,333.37
 Bonds outstanding - 11/19/2018	 \$8,955,000
Less: May 1, 2020	(\$130,000)
<b>Current Bonds Outstanding</b>	<b>\$8,825,000</b>

<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:	\$98,484.00
 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)
Less: February 2, 2021 (Prepayment)	(\$465,000)
<b>Current Bonds Outstanding</b>	<b>\$4,210,000</b>



# 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:	\$77,580.20
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)
Less: November 1, 2021	(\$95,000)
Current Bonds Outstanding	\$4,265,000

<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:	\$34,348.71
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
Less: February 2, 2021 (Prepayment)	(\$305,000)
Current Bonds Outstanding	\$2,175,000

<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:	\$72,744.38
Bonds outstanding - 5/18/2020	\$4,410,000
Less: August 3, 2020 (Prepayment)	(\$105,000)
Less: November 1, 2020 (Prepayment)	(\$375,000)
Less: February 2, 2021 (Prepayment)	(\$350,000)
Current Bonds Outstanding	\$3,580,000

*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	-	171,651.68	145,986.24	171,003.04	209,720.08	114,450.00				248,581.55	1,061,392.59
DREAM FINDERS	101	-	-	96,499.99							51,393.90	147,893.89
TOLL BROTHERS	1	-	-	-	-	2,018.00	-	-	-	-	795.26	2,813.26
<b>TOTAL DIRECT INVOICE</b>	<b>978</b>	<b>-</b>	<b>171,651.68</b>	<b>242,486.23</b>	<b>171,003.04</b>	<b>211,738.08</b>	<b>114,450.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300,770.71</b>	<b>1,212,099.74</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>171,651.68</b>	<b>469,812.60</b>	<b>295,290.42</b>	<b>211,738.08</b>	<b>114,450.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>607,402.00</b>	<b>2,313,708.93</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	-	-	114,450.00	171,651.68	145,986.24	171,003.04	209,720.08				248,581.55	1,061,392.59
DREAM FINDERS	-			96,499.99							51,393.90	147,893.89
TOLL BROTHERS	-					2,018.00					795.26	2,813.26
<b>DIRECT RECEIPTS</b>	<b>-</b>	<b>-</b>	<b>114,450.00</b>	<b>268,151.67</b>	<b>145,986.24</b>	<b>173,021.04</b>	<b>209,720.08</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300,770.71</b>	<b>1,212,099.74</b>
<b>TAX ROLL RECEIPTS</b>	<b>911.40</b>	<b>442,997.34</b>	<b>-</b>	<b>227,138.29</b>	<b>124,184.55</b>	<b>-</b>	<b>-</b>				<b>306,377.61</b>	<b>1,100,697.79</b>
<b>TOTAL RECEIPTS</b>	<b>911.40</b>	<b>442,997.34</b>	<b>114,450.00</b>	<b>495,289.96</b>	<b>270,170.79</b>	<b>173,021.04</b>	<b>209,720.08</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>607,148.32</b>	<b>2,312,797.53</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
INTEREST	1/19/2021	16.82	-	8.63	4.72	-	-	-	-	-	11.63	41.80
7	2/22/2021	17,998.42	-	9,228.34	5,045.46	-	-	-	-	-	12,447.74	44,719.96
8	3/11/2021	1,008.96	-	517.32	282.84	-	-	-	-	-	697.80	2,506.92
INTEREST	4/8/2021	3.65	-	1.87	1.02	-	-	-	-	-	2.52	9.06
9	4/13/2021	10,478.61	-	5,372.71	2,937.45	-	-	-	-	-	7,247.02	26,035.79
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>442,997.34</b>	<b>-</b>	<b>227,138.29</b>	<b>124,184.55</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>306,377.61</b>	<b>1,100,697.79</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%	67%	111%	85%	82%	183%	0%	0%	0%	100.0%	100.0%
PERCENT COLLECTED TAX ROLL	100%	0%	100%	100%	0%	0%	0%	0%	0%	99.9%	99.9%
PERCENT COLLECTED TOTAL	100%	67%	105%	91%	82%	183%	0%	0%	0%	100.0%	100.0%

*C.*

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

*Check Run Summary*

4/1/21 - 4/30/21

<b><i>Date</i></b>	<b><i>Check Numbers</i></b>	<b><i>Amount</i></b>
<i>General Fund</i>		
4/12/21	1182-1183	\$6,110.31
4/20/21	1184-1199	\$35,771.79
4/28/21	1200	\$6,320.00
<b><i>Total Checks</i></b>		<b><i>\$48,202.10</i></b>
<i>Autopayments</i>		
4/6/21	Republic Services	\$291.42
4/19/21	St Johns County Utility Dept	\$1,570.98
4/21/21	Comcast	\$824.91
4/28/21	FPL	\$7,728.68
4/28/21	Wells Fargo Credit Card	\$2,165.47
4/30/21	TECO	\$113.65
<b><i>Total Paid Electronically</i></b>		<b><i>\$12,695.11</i></b>
<b><i>Total General Fund</i></b>		<b><i>\$60,897.21</i></b>

\* Fedex Invoices will be available upon request

\*\*\* CHECK DATES 04/01/2021 - 04/30/2021 \*\*\*  
 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 #
4/12/21	00001	4/01/21 70	202104 310-51300-34000		*	3,937.50	
			APRIL MANAGEMENT FEES				
		4/01/21 70	202104 310-51300-35100		*	166.67	
			APRIL INFORMATION TECHNOL				
		4/01/21 70	202104 310-51300-31600		*	833.33	
			APRIL DISSEMINATION AGENT				
		4/01/21 70	202104 310-51300-51000		*	.75	
			OFFICE SUPPLIES				
		4/01/21 70	202104 310-51300-42000		*	56.84	
			POSTAGE				
		4/01/21 70	202104 310-51300-42500		*	24.00	
			COPIES				
		4/01/21 70	202104 310-51300-41000		*	65.44	
			TELEPHONE				
			GOVERNMENTAL MANAGEMENT SERVICES				5,084.53 001182
4/12/21	00020	3/31/21 98	202103 320-57200-45916		*	1,025.78	
			FY2020LIQUOR LIABILITY IN				
			RIVERSIDE MANAGEMENT SERVICES				1,025.78 001183
4/20/21	00038	4/08/21 196925	202104 320-57200-44300		*	800.00	
			ACCESS CARDS(200) ON 3/22				
			ATLANTIC SECURITY				800.00 001184
4/20/21	00011	3/26/21 12	202103 310-51300-31600		*	500.00	
			SE 2018A-2 AMORT SCHEDULE				
		3/26/21 12	202103 310-51300-31600		*	500.00	
			SE2019A-2 AMORT SCHEDULE				
		3/26/21 12	202103 310-51300-31600		*	500.00	
			SE2020A-2 AMORT SCHEDULE				
		3/26/21 12	202103 310-51300-31600		*	500.00	
			SE2020A-3 AMORT SCHEDULE				
			DISCLOSURE SERVICES, LLC				2,000.00 001185
4/20/21	00110	4/15/21 NOS65023	202104 320-57200-44204		*	242.00	
			2010 LICENSE RENEWAL				
			DIVISION OF HOTELS AND RESTAURANTS				242.00 001186
4/20/21	00021	3/11/21 435399ES	202102 320-57200-45913		*	17.98	
			2/4/21-3/5/21 FEB GAS				
			FLORIDA NATURAL GAS				17.98 001187
4/20/21	00045	3/31/21 67097	202103 320-53800-45005		*	1,769.14	
			MAR AQUATIC WEED CTRL SRV				
			FUTURE HORIZONS, INC.				1,769.14 001188
			MVTP MEADOW VIEW TP BPEREGRINO				

\*\*\* CHECK DATES 04/01/2021 - 04/30/2021 \*\*\*  
 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 #
4/20/21	00047	4/05/21 20889	202104 310-51300-31200		*	600.00	
			ARBT SE2019 FYE 1/31/2021				
				GRAU AND ASSOCIATES			600.00 001189
4/20/21	00020	4/12/21 100	202103 320-57200-49400		*	175.00	
			MAR SPECIAL EVENTS				
				RIVERSIDE MANAGEMENT SERVICES			175.00 001190
4/20/21	00020	4/12/21 101	202103 320-57200-45501		*	2,062.40	
			MAR LIFEGUARD SERVICES				
				RIVERSIDE MANAGEMENT SERVICES			2,062.40 001191
4/20/21	00020	4/01/21 97	202104 320-57200-45507		*	1,295.00	
			APR JANITORIAL SERV				
		4/01/21 97	202104 320-57200-45505		*	1,365.00	
			APR POOL MAINTENANCE				
		4/01/21 97	202104 320-57200-45504		*	2,083.33	
			APR CONTRACT ADMINSTRART				
		4/01/21 97	202104 320-57200-45500		*	5,150.00	
			APR FAC MANAGEMENT				
				RIVERSIDE MANAGEMENT SERVICES			9,893.33 001192
4/20/21	00080	4/29/21 184377-2	202104 320-57200-50000		*	5,805.00	
			BEACON LAKE PHASE 3A-FPL				
				SMITH-MANUS			5,805.00 001193
4/20/21	00080	4/29/21 184379-2	202104 320-57200-50000		*	1,396.00	
			BEACON LAKE PHASE 2B FPL				
				SMITH-MANUS			1,396.00 001194
4/20/21	00046	3/22/21 7343787	202103 320-57200-45917		*	190.00	
			MAR PEST CONTROL				
				TURNER PEST CONTROL			190.00 001195
4/20/21	00013	4/01/21 13149	202104 320-53800-45003		*	9,011.47	
			APR LANDSCAPE MAIN				
				WEST ORANGE NURSERIES, INC			9,011.47 001196
4/20/21	00040	3/24/21 JAX20431	202103 320-53800-45004		*	429.47	
			CONCRETE RMVL, PLANT INSTA				
				YELLOWSTONE LANDSCAPE			429.47 001197
4/20/21	00040	3/24/21 JAX20431	202103 320-53800-45004		*	175.00	
			GAZEBO HOLE FILL IN PLANT				
				YELLOWSTONE LANDSCAPE			175.00 001198

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/20/21	00040	4/02/21 JAX20819	202104 320-53800-45009	VALV RPLC, IRRIGATION REPA	*	1,205.00	
				YELLOWSTONE LANDSCAPE			1,205.00 001199
4/28/21	00084	4/02/21 7712D	202104 320-57200-44200	RPLC GAZEBO DRAPES	*	6,320.00	
				ADVANCED AWNING & DESIGN, LLC			6,320.00 001200
TOTAL FOR BANK A						48,202.10	
TOTAL FOR REGISTER						48,202.10	

MVTP MEADOW VIEW TP BPEREGRINO



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

Invoice #: 70

Invoice Date: 4/1/21

Due Date: 4/1/21

Case:

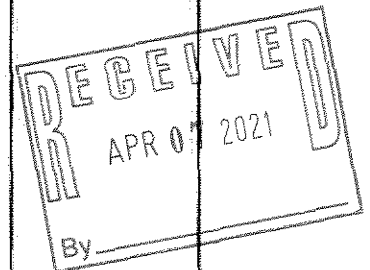
P.O. Number:

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

1A

Description	Hours/Qty	Rate	Amount
1. Management Fees - April 2021		3,937.50	3,937.50
2. Information Technology - April 2021		166.67	166.67
3. Dissemination Agent Services - April 2021		833.33	833.33
4. Office Supplies		0.75	0.75
5. Postage		56.84	56.84
6. Copies		24.00	24.00
7. Telephone		65.44	65.44

1. 1, 310,513,340  
2. 1, 310,513,351  
3. 1, 310,513,316  
4. 1, 310,513,510  
5. 1, 310,513,420  
6. 1, 310,513,425  
7. 1, 310,513,41000

**Total** \$5,084.53**Payments/Credits** \$0.00**Balance Due** \$5,084.53

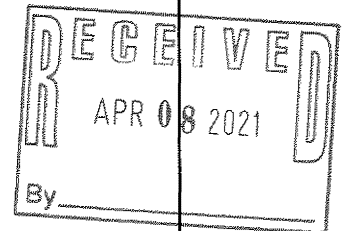
**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 98**Invoice Date:** 3/31/2021**Due Date:** 3/31/2021**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
Liquor Liability Insurance - FY 2020		1,025.78	1,025.78
1.320.572.45916			
20A			



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<b>Total</b>	<b>\$1,025.78</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$1,025.78</b>
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Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2021	\$800.00	04/08/2021

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

## INVOICE NO. 196925

1.320.57200.44300  
Access cards

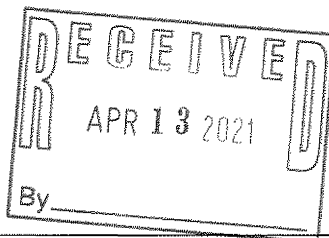
38A

**Site:** Meadow View at Twin Creeks  
Community Development District  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 64413  
**Job Name:**  
**Order No.:**

### Work Order

Work Order dated 3-22-2021 to adding (200) CDV-CS Access Control Proximity Cards. Cards to be delivered to site.

Sub-Total ex Tax	\$800.00
Tax	\$0.00
Total	\$800.00



"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.

Sub-Total ex Tax	\$800.00
Tax	\$0.00
Total inc Tax	\$800.00
Amount Applied	\$0.00
Balance Due	\$800.00

### How To Pay



Credit Card (MasterCard, Visa, Amex )

Credit Card No.

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

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

INVOICE NO. 196925

NAME: Meadow View at Twin Creeks CCD DUE DATE: 05/06/2021 AMOUNT DUE: \$800.00

Please Reference: 196925

1005 Bradford Way  
Kingston, TN 37763

Date	Invoice #
3/26/2021	12

Bill To
Meadowview at Twin Creek CDD C/O GMS

Terms	Due Date
Net 30	4/25/2021

19

Description		Amount
Amortization Schedule	SE 2018A-2 Amort Schedule	500.00
Series 2018A-2 5-1-21 Prepay \$1,290,000		
Amortization Schedule	SE 2019A-2 Amort Schedule	500.00
Series 2019A-2 5-1-21 Prepay \$1,540,000		
Amortization Schedule	SE 2020A-2 Amort Schedule	500.00
Series 2020A-2 5-1-21 Prepay \$405,000		
Amortization Schedule	SE 2020A-3 Amort Schedule	500.00
Series 2020A-3 5-1-21 Prepay \$1,155,000		
1-310-513 - 316		

<b>Total</b>	\$2,000.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,000.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

**Application for License Renewal**

Department of Business and Professional Regulation  
 Division of Hotels and Restaurants • PO Box 6300, Tallahassee, FL 32314-6300  
[www.MyFloridaLicense.com](http://www.MyFloridaLicense.com) • Telephone: 850.487.1395

HR-01  
 R. 08/17

License Expiration: June 1, 2021

NOS6502314	2010	00000000
License Number	License Type	Units / Seats

Amount Due: \$242.00

If postmarked by: June 1, 2021

Due: \$292.00

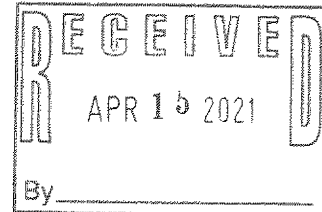
If postmarked after: June 1, 2021

**Mailing Address**

BEACON LAKE  
 BEACON LAKE  
 475 WEST TOWN PLACE STE 114  
 SAINT AUGUSTINE, FL 32092

110A

001.320.57260.44204



This is your renewal application for your license expiring on the above date. Florida law requires you to renew your license yearly.

**RENEW ONLINE through DBPR's Online Services** - Make payments, access your license information and make mailing address changes using our web services at [www.MyFloridaLicense.com](http://www.MyFloridaLicense.com). Complete instructions for activating your online account can be found on the back of this notice.

**Licensees with unpaid fines:** Florida law allows the Division to refuse renewal of licenses with unpaid fines. If you have an unpaid fine and have not made arrangements with the Division for payment, you must pay your fine immediately to ensure your right to continue operation. For more information, please refer to the final order the Division sent to you.

**Operating without a license is a second-degree misdemeanor under Florida law, and may result in administrative fines of up to \$1,000 per day.**

**Ownership changes:** Florida law does not let the Division transfer a license and renew it, so if ownership has changed for this establishment since the last license was issued, you must apply for a new license. You will find forms, a license fee calculator, and details on how to get a license on the Division's website, [www.MyFloridaLicense.com/dbpr/hr](http://www.MyFloridaLicense.com/dbpr/hr). For licensing and other information, you may call our Customer Contact Center at 850.487.1395 between the hours of 8:00 a.m. – 5:30 p.m., ET, Monday through Friday.

To renew by mail, please return the bottom part of this application with a check or money order for the amount listed, payable to the Division of Hotels and Restaurants. Be sure to include your license number(s) on the check or money order.

\*\*\* Detach Renewal Application Here \*\*\*

**Application for License Renewal**

Department of Business and Professional Regulation  
 Division of Hotels and Restaurants • PO Box 6300, Tallahassee, FL 32314-6300  
[www.MyFloridaLicense.com](http://www.MyFloridaLicense.com) • Telephone: 850.487.1395

HR-01  
 R. 08/17

License Expiration: June 1, 2021

NOS6502314	2010	00000000
License Number	License Type	Units / Seats

Amount Due: \$242.00

If postmarked by: June 1, 2021

Due: \$292.00

If postmarked after: June 1, 2021

**License Location Address**

BEACON LAKE  
 BEACON LAKE  
 850 BEACON LAKE PKWY  
 SAINT AUGUSTINE, FL 32095

Please indicate changes to your mailing address information in the boxes below.

Name		
Street Address		
City	State	ZIP

**Make check or money order payable to: Division of Hotels and Restaurants**

0024200 202000200 00072099294 00256426674

**RENEW ONLINE** or access your account through DBPR's Online Services at [www.MyFloridaLicense.com](http://www.MyFloridaLicense.com).

**Returning Users:**

- Select "My Account" from the DBPR home page.
- Enter your E-mail Address/User ID and Password to access your account.

**New Users:**

- Select "My Account" from the DBPR home page.
- Under "Create a New Online Profile" select "Create My Account".
- Complete the User Registration form.
- Once you have created your account you will need to select "Link an Existing License to My Account".
- Select the Profession/Business category that is appropriate for your license from the drop-down menu.
- Select your License Type from the drop-down menu.
- Enter your license number.
- During the process of linking your license to your online account, you will be prompted for an Initial Activation Code.  
Your Initial Activation Code is: 6203
- You will be prompted to "Add" the license to the registration.
- Once this process is completed, you will be returned to the Main Menu where you can link additional licenses or perform online services, including renewing your linked license(s).

**Mailing Address Changes** – You can change your mailing address online from your account or by using the address change block located on the front of this form.

**For additional information, contact us at 850.487.1395**

**Ron DeSantis, Governor**

**Attention:** Food and Lodging Licensees

**Notice:** Paperless License and Renewal Notices

**Immediate Action Required:** Renew Online and Download License

Dear Licensee,

In an effort to serve Florida businesses better, the Division of Hotels & Restaurants has moved to paperless 'self-print' licenses. We are no longer printing or mailing paper licenses. Food and lodging license holders now receive their licenses in PDF format through their DBPR online account. You can renew and obtain your license online today via your DBPR online account <https://www.myfloridalicense.com/datamart/mainMenuFLDBPR.do>.

Moving forward we anticipate sending renewal notices via email instead of by USPS. Receipt of your digital license and email renewal notice will require a DBPR account linked with your license(s) and business email.

It's important that you create your account now if you haven't already so you may renew, obtain your license and don't miss out on future renewal notices. See the steps below to create your account today.

Visit our website, <http://www.myfloridalicense.com/DBPR/hotels-restaurants/>, or call the Customer Contact Center at 850-487-1395 for more information.

Sincerely,

Division of Hotels & Restaurants  
Bureau of Field Services  
Office of Licensure

.....

### **Steps to Create Your Online DBPR Account**

- Go to [www.MyFloridaLicense.com](http://www.MyFloridaLicense.com) and click the "My Account" button.
- Under "Create a New Online Profile" select "Create My Account".
- Follow the registration instructions and link your license(s). For linking a license you will need: last four digits of your Social Security number, or, for a business, the last four digits of the FEIN number.

**Remember:**

- When creating your account use an email your business will always have access to, as official correspondence from the Division will be directed there.
- Multiple licenses can be linked to and managed by a single account.



P.O. Box 78760  
Atlanta, GA 30357-2760

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

## Invoice

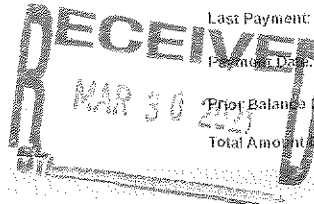
MDG2021 00000364 00



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

21A  
1.320-572-45913

Billing Group #:	39005
Invoice Date:	March 11, 2021
Invoice #:	435399ES
Due Date:	April 05, 2021
Current Charges:	\$9.29
Last Payment:	
Payment Date:	
Prior Balance Due:	\$8.69
Total Amount Due:	\$17.98



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	02/04/21 - 03/05/21	7.00	\$2.71
Fuel	02/04/21 - 03/05/21	0.18	\$0.07
<b>Commodity Charges Sub Total:</b>			<b>\$2.78</b>
Transportation			\$0.56
<b>Transportation Charges Sub Total:</b>			<b>\$0.56</b>
Customer Charge			\$5.95
<b>Miscellaneous Charges Sub Total:</b>			<b>\$5.95</b>
<b>Pre-Tax Sub Total:</b>			<b>\$9.29</b>
Sales Taxes			\$0.00
<b>Taxes Sub Total:</b>			<b>\$0.00</b>
<b>Total Current Charges:</b>			<b>\$9.29</b>
<b>Prior Balance Due:</b>			<b>\$8.69</b>
<b>Total Amount Due:</b>			<b>\$17.98</b>

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

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	March 11, 2021	Accounts Payable
Invoice #:	435399ES	475 W. Town Place #114
Due Date:	April 05, 2021	St Augustine, FL 32092-0000
Current Charges:	\$9.29	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$8.69	
Total Amount Due:	\$17.98	
Amount Paid:		

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

Wire/ACH Payment To:

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

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





Florida Natural Gas®

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

Page 2 of 2

Invoice #: 435399ES

### Account Detail

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

### Current Charges

#### Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	02/04/21 - 03/05/21	7.00	\$0.3870	\$2.71
Fuel	02/04/21 - 03/05/21	0.18	\$0.3870	\$0.07
Totals:		7.18		\$2.78

#### Transportation Charges

Description	Units	Price	Cost
Transportation	7.00	\$0.0806	\$0.56
Totals:			\$0.56

#### Miscellaneous Charges

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

#### Taxes

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

Total Account Charges: \$9.29

**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: 67097  
Invoice Date: Mar 31, 2021  
Page: 1

**Bill To:**

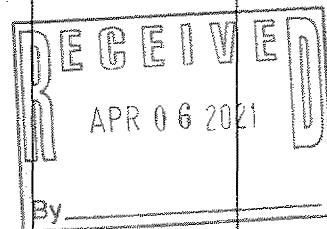
Meadow View at Twin Creeks CDD  
District Accountant  
1408 Hamlin Avenue, Unit E  
Saint Cloud, FL 34771

**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		4/30/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in March 2021  45A  B. Stephens 4-2-21 LAKE MAINT. 001.320.53800.45005  Mar Aquatic Weed ctrl services	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:

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. 20889  
Date 04/05/2021

47A

## SERVICE

## AMOUNT

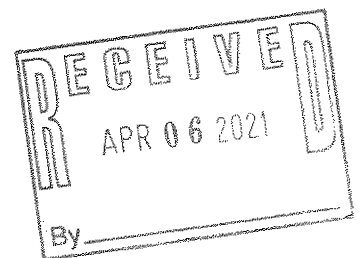
Arbitrage Series 2019 FYE 01/31/2021

\$ 600.00

Current Amount Due

\$ 600.00

1-310-513-312



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

Payment due upon receipt.

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 100

Invoice Date: 4/12/2021

Due Date: 4/12/2021

Case:

P.O. Number:

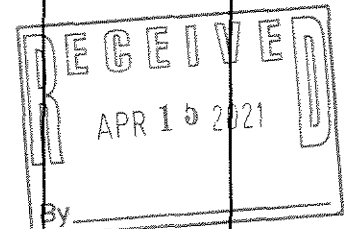
**Bill To:**

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

special events

20A

Description	Hours/Qty	Rate	Amount
Party Attendant through March 2021 march special events 1-320-572-494	7	25.00	175.00

**Total** \$175.00**Payments/Credits** \$0.00**Balance Due** \$175.004-12-21  
[Signature]

**MVTC CDD**

**PARTY ATTENDANT INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
7	Party Rental Attendant	\$ 25.00	\$ 175.00
	Covers March 2021		
	TOTAL DUE:		<u>\$ 175.00</u>

MEADOWVIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
RENTAL ATTENDANT BILLABLE HOURS  
THROUGH MARCH 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/5/21	3	S.T.	Rental Attendant - Ambrose
3/20/21	4	S.T.	Rental Attendant - Howe/Marques
TOTAL	<u>7</u>		

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 101

Invoice Date: 4/12/2021

Due Date: 4/12/2021

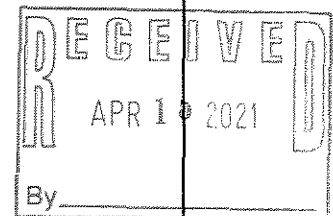
Case:

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
2019 Lifeguard Services through March 2021 320.572,45501	128.9	16.00	2,062.40



<b>Total</b>	<b>\$2,062.40</b>
--------------	-------------------

<b>Payments/Credits</b>	<b>\$0.00</b>
-------------------------	---------------

<b>Balance Due</b>	<b>\$2,062.40</b>
--------------------	-------------------

4-12-21  
GSD

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
128.9	Lifeguard Services	\$ 16.00	\$ 2,062.40
	Covers March 2021		
	TOTAL DUE:		<u>\$ 2,062.40</u>

LIFEGUARDS #320-572-45501



MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MARCH 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/17/21	7.08	J.A.	Lifeguarding
3/17/21	5.83	H.B.A.	Lifeguarding
3/17/21	6.75	S.T.	Lifeguarding
3/17/21	5.08	G.V.	Lifeguarding
3/18/21	2.75	J.A.	Lifeguarding
3/18/21	2.75	H.B.A.	Lifeguarding
3/18/21	6.78	S.T.	Lifeguarding
3/18/21	4.5	H.A.	Lifeguarding
3/19/21	6.58	J.A.	Lifeguarding
3/19/21	6	H.B.A.	Lifeguarding
3/19/21	6.72	S.T.	Lifeguarding
3/19/21	2.58	G.V.	Lifeguarding
3/20/21	5.93	J.A.	Lifeguarding
3/20/21	5.93	H.B.A.	Lifeguarding
3/20/21	2	S.T.	Lifeguarding
3/21/21	7.05	J.A.	Lifeguarding
3/21/21	6.55	S.T.	Lifeguarding
3/27/21	7.08	J.A.	Lifeguarding
3/27/21	6.58	S.T.	Lifeguarding
3/27/21	6.58	K.G.	Lifeguarding
3/28/21	6.92	J.A.	Lifeguarding
3/28/21	4.25	H.B.A.	Lifeguarding
3/28/21	6.63	S.T.	Lifeguarding

<b>TOTAL</b>	<u><u>128.9</u></u>
--------------	---------------------

Supervisor	
Lifeguarding	128.9

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

# Invoice

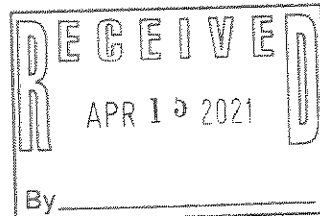
Invoice #: 97  
Invoice Date: 4/1/2021  
Due Date: 4/1/2021  
Case:  
P.O. Number:

**Bill To:**

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

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

20A



**Total** \$9,893.33

**Payments/Credits** \$0.00

**Balance Due** \$9,893.33

4.12.21  
OK

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

# BOND RENEWAL INVOICE



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

Mailing Address: Code: 200

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

Terms: Due Upon Receipt

Customer Copy

## Bond Executed in the following Company:

Lexon Insurance Company

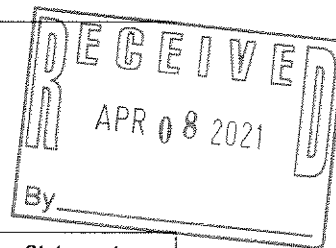
SDA

### Principal:

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

### Obligee:

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



Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1193788-2-1	4/29/2021	4/29/2022	APR 21

Bond Amount	Type	Invoice Number
\$387,022.41	LICENSE & PERMIT BONDS	184377-2-1

### Bond Description

Beacon Lake Phase 3A - Work Order #:8975644

1,320,572.50000

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

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

Date Printed: 4/19/2021

Date Invoiced: 2/15/2021

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

## BOND RENEWAL INVOICE



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

Mailing Address: Code: 200

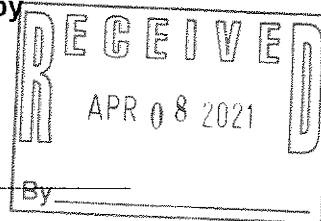
Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

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

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1193789-2-1	4/29/2021	4/29/2022	APR 21

Bond Amount	Type	Invoice Number
\$93,087.50	LICENSE & PERMIT BONDS	184379-2-1

**Bond Description**

Beacon Lake Phase 2B - Work Order #: 8975632

1,320,572,50000

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

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

Date Printed: 4/19/2021

Date Invoiced: 2/15/2021



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1492 • 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: 7343787  
DATE: 3/22/2021  
ORDER: 7343787

Bill To: [385188]

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

Work

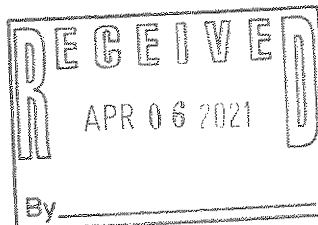
Location:

[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
3/22/2021	09:26 AM	MICE, RATS, ROACH, S		09:26 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/22/2021		10:00 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	190.00
<i>4/6A</i> <i>B. Stephens 4-2-21</i> <i>Pest Control</i> <i>001.320.57200.45917</i> <i>mar Pest Control</i>		
SUBTOTAL		\$190.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$190.00
AMOUNT DUE		\$190.00



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



West Orange Nurseries Inc. / Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**

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

**SHIP TO**

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

**INVOICE 13149****DATE 04/01/2021 TERMS Net 30****DUE DATE 05/01/2021****SHIP DATE**

03/01/2019

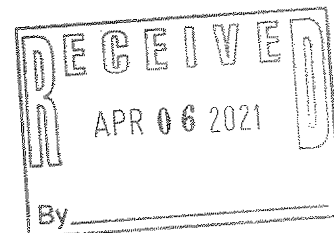
13A

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	1	9,011.47	9,011.47

April Landscape  
Main

**TOTAL DUE****\$9,011.47**

1-320-538-45003





**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 204315	3/24/2021
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

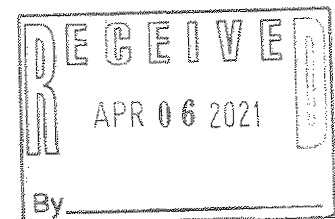
**Invoice Due Date:** April 23, 2021

**Invoice Amount:** \$429.47

Description	Current Amount
Concrete Removal - Fresnel	
Plant Installation	\$429.47

401A Invoice Total \$429.47

Bkpt 4-2-21  
LANDSCAPE CONTINGENCY  
001.320.53800, 48004



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



## INVOICE

INVOICE #	INVOICE DATE
JAX 204316	3/24/2021
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

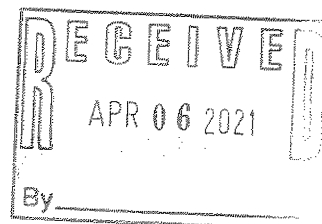
**Invoice Due Date:** April 23, 2021

**Invoice Amount:** \$175.00

Description	Current Amount
Gazebo Hole Fill In Plant Installation	\$175.00

40A Invoice Total

\$175.00



B. Stup 3-29-21  
LANDSCAPE CONTINGENCY  
001.320.53800.48004

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





**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 208193	4/2/2021
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:** May 2, 2021

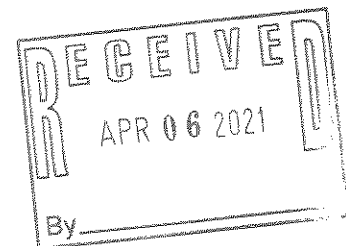
**Invoice Amount:** \$1,205.00

Description	Current Amount
Valve replacement controller D zones 8,11 Irrigation Repairs	\$1,205.00

40A

**Invoice Total** \$1,205.00

*B. H. 4-2-21*  
*IRRIGATION REPAIR*  
*001.320.53800.45009*



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



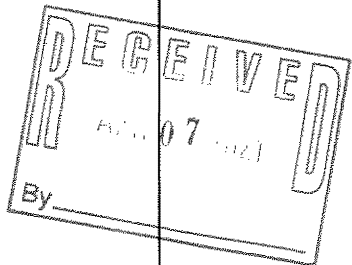
Advanced Awning & Design, LLC  
2155 Corporate Square Blvd.  
Building 100  
Jacksonville, FL 32216

# Invoice

DATE	INVOICE #
4/2/2021	7712D

BILL TO
Meadow View at Twin Creek CDD Attn: Danielle Simpson 850 Beacon Lakes Parkway St. Augustine, FL 32095

SHIP TO
Beacon Lake Amenity 850 Beacon Lakes Parkway St. Augustine, FL 32095

P.O. NUMBER		TERMS	REP	SHIP	VIA	PROJECT	
		50% Deposit/...	JMS	4/2/2021	Installed	Beacon Lake Amenity	
QTY	ITEM	DESCRIPTION				PRICE EACH	AMOUNT
0.5	CURTA...	FABRICATE AND INSTALL (8) SETS OF NEW CUSTOM FABRIC DRAPES WITH TIE BACKS				6,320.00	3,160.00
		1.320.572.442 Rpic gazebo drapes					

50% DEPOSIT INVOICE		<b>Total</b>	\$3,160.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	<del>\$3,160.00</del>

6320.  
6320.

Phone #	Fax #	E-mail	Web Site
9047245567	904-724-1323	ACCOUNTING@ADVANCED-AWN...	www.advanced-awning.com



# ADVANCED AWNING & DESIGN, LLC



2155 CORPORATE SQUARE BLVD. BUILDING 100

www.Advanced-Awning.com

JACKSONVILLE, FL 32216

Estimating@Advanced-Awning.com

(904) 724-5567 - Fax (904) 724-1323

STATE LICENSE NO. CGC 1510068



DATE:	JANUARY 27, 2021	ESTIMATOR:	JACKIE M SMITH
SUBMITTED TO:	MEADOW VIEW @ TWIN CREEKS CDD	PROJECT NAME:	BEACON LAKE AMENITY
ADDRESS:	850 BEACON LAKE PKWY.	PROJECT LOCATION:	SAME
	ST. AUGUSTINE, FL 32095	CONTACT:	DANIELLE
PHONE:	602-373-7227	EMAIL:	DSIMPSON@BBXCAPITAL.COM

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with the following specifications:

**FABRIC:** Standard Acrylic or Vinyl – fabric reinforcements in all corners for added strength (special collection fabrics are additional)

**FABRIC WARRANTY:** 10 yrs by Mfg.

**SEAMS:** R.F. Heat Sealed Seams

**THREAD :**100% continuous filament polyester w/enhanced UV and fade protection and a non-wicking finish

**VALANCE STYLE:** N/A

**GROMMETS:** nickel spur type to prevent tarnishing- 3 ply w/rope for added reinforcement if applicable

**HARDWARE:** All stainless

**FRAMING:** N/A

**WORKMANSHIP WARRANTY:** 2 yrs

**SALES TAX:** Not Applicable

**INSTALLATION:** 3 – 5 weeks upon receipt of signed/dated proposal and 50% deposit and permit acquisition if applicable

## GAZEBO DRAPES

REPLACE EXISTING DRAPES WITH NEW CUSTOM FABRIC DRAPES

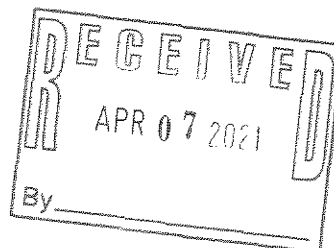
TIE BACKS (NOT ROPE)

8 SETS TOTAL

\$790.00 PER SET

*\$6320.*

**\*REPLACEMENT SUGGESTED DUE TO ROPE REQUESTED BY CUSTOMER FOR THE TIE BACKS INSTEAD OF THE FABRIC TIE BACKS QUOTED & RECOMMENDED**



**\*3.5% FEE WILL APPLY FOR CREDIT CARD TRANSACTIONS\*\*PRICES QUOTED GOOD FOR 30 DAYS\*\***

\*Note: Any permitting, or additional required insurance (certificate of coverage attached) will be at an additional cost

**PAYMENT TERMS:** Payments of Contract Price shall be made as follows: **50% DEPOSIT - BALANCE DUE UPON DELIVERY AND/OR INSTALLATION - CASH, CHECK, VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER ACCEPTED** (a finance charge of 1.5% per month shall be applied to accounts not paid within 10 days after completion of all work invoiced) **ALL WORK IS CUSTOM – MADE TO ORDER, THEREFORE DEPOSIT IS NON-REFUNDABLE.**

**TERMS AND CONDITIONS:** All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workmen's compensation insurance.

**ACCEPTANCE OF PROPOSAL:** The above specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

*[Signature]*  
BUYER/AUTHORIZED SIGNATURE

*03.30.2021*  
DATE OF ACCEPTANCE

*D.*

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #22

May 19, 2021

Req.	PAYEE		
449	<b>ETM</b> Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 197789	\$	7,000.33
450	<b>ETM</b> Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197785	\$	2,250.00
451	<b>ETM</b> Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197787	\$	2,854.00
452	<b>ETM</b> Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197786	\$	810.00
453	<b>ETM</b> Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197783	\$	1,412.00
454	<b>J2W Services, LLC</b> Beacon Lake Phase 2 Curb repairs - Invoice 1038	\$	64,018.50
455	<b>ECS Florida, LLC</b> Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 863979	\$	390.50
456	<b>O.R. Dicky Smith &amp; Co Inc</b> Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5	\$	161,955.00
457	<b>O.R. Dicky Smith &amp; Co Inc</b> Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-5	\$	3,568.00
458	<b>Southern Recreation, Inc.</b> TH Park Playground Equipment - Invoice 9940	\$	47,070.00
459	<b>Basham Lucas</b> Lakeside Park @ Beacon Lake Redesign - Invoice 8441	\$	5,800.00
460	<b>Basham Lucas</b> Beacon Lake - Invoice 8436	\$	500.00
461	<b>Basham Lucas</b> Beacon Lake Community Park - Invoice 8435	\$	200.00
462	<b>Clary &amp; Associates, Inc</b> Beacon Lake Phase 4: Locate seasonal high water marks - Invoice 2021-323	\$	1,895.00
463	<b>Clary &amp; Associates, Inc</b> Beacon Lake Amenity Center - Stake and grade ball court - Invoice 2021-127	\$	1,085.00
464	<b>Clary &amp; Associates, Inc</b> Beacon Lake Phase 4: Stake areas for clearing - Invoice 2021-200	\$	9,965.00
<b>Total Funding Request</b>		<b>\$</b>	<b>310,773.33</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

**REQUISITION SUMMARY**

May 20, 2021

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

<b>TO BE APPROVED</b>				
5/20/2021	449	ETM	Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 197789	\$ 7,000.33
5/20/2021	450	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197785	\$ 2,250.00
5/20/2021	451	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197787	\$ 2,854.00
5/20/2021	452	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197786	\$ 810.00
5/20/2021	453	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197783	\$ 1,412.00
5/20/2021	454	J2W Services, LLC	Beacon Lake Phase 2 Curb repairs - Invoice 1038	\$ 64,018.50
5/20/2021	455	ECS Florida, LLC	Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 863979	\$ 390.50
5/20/2021	456	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5	\$ 161,955.00
5/20/2021	457	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-5	\$ 3,568.00
5/20/2021	458	Southern Recreation, Inc.	TH Park Playground Equipment - Invoice 9940	\$ 47,070.00
5/20/2021	459	Basham Lucas	Lakeside Park @ Beacon Lake Redesign - Invoice 8441	\$ 5,800.00
5/20/2021	460	Basham Lucas	Beacon Lake - Invoice 8436	\$ 500.00
5/20/2021	461	Basham Lucas	Beacon Lake Community Park - Invoice 8435	\$ 200.00
5/20/2021	462	Clary & Associates, Inc.	Beacon Lake Phase 4: Locate seasonal high water marks - Invoice 2021-323	\$ 1,895.00
5/20/2021	463	Clary & Associates, Inc.	Beacon Lake Amenity Center - Stake and grade ball court - Invoice 2021-127	\$ 1,085.00
5/20/2021	464	Clary & Associates, Inc.	Beacon Lake Phase 4: Stake areas for clearing - Invoice 2021-200	\$ 9,965.00
			<b>TOTAL REQUISITIONS TO BE APPROVED MAY 20, 2021</b>	<b>\$310,773.33</b>