

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

*JULY 15, 2021*

## *AGENDA*

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

Thursday  
July 15, 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.meadowviewattwincreeksccd.com](http://www.meadowviewattwincreeksccd.com)

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the June 17, 2021 Meeting
- IV. Acceptance of the Fiscal Year 2020 Audit Report
- V. Discussion on the Fiscal Year 2022 Budget
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Requisition Summary
    - 2. Acceptance of the 2021 Annual Engineer's Report
  - C. District Manager
  - D. Amenity Manager – Memorandum
  - E. Operations Manager
- VII. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register

D. Consideration of Funding Request No. 53

E. Consideration of Construction Funding Request No. 24

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – August 19, 2021 at 10:00 a.m. at the offices of GMS

X. Adjournment

## *MINUTES*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, June 17, 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
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
Alison Mossing	Riverside Management Services
Rhonda Mossing	MBS Capital Markets
Misty Taylor	Bryant, Miller, Olive by telephone

The following is a summary of the discussions and actions taken at the June 17, 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 no members of the public present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Financing Matters Related to the Series  
2021 Bonds**

**A. Presentation from MBS**

Ms. Mossing provided the Board with a presentation including an overview of the history of the past bond issuances as well as the Series 2021 capital improvement plan for Phase 3B and 3C and Phase 4.

**B. Consideration of Supplemental Engineer's Report**

Mr. Lockwood gave an overview of the supplemental engineer's report, which Mr. Lockwood noted requires further changes.

Mr. Parker noted Dream Finders is considering developing Phase 4 as market, rather than active adult, which may require changes to the assessments for that phase.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the supplemental engineer's report was approved in substantial form.

**C. Consideration of Supplemental Assessment Methodology Report**

Mr. Oliver gave an overview of the supplemental assessment methodology report and asked that the report be approved in substantial form.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the supplemental assessment methodology was approved in substantial form.

**D. Consideration of Delegation Resolution 2021-04**

- 1. Form of Supplemental Trust Indentures**
- 2. Form of Preliminary Official Statement**
- 3. Form of Bond Purchase Agreement**
- 4. Form of Continuing Disclosure Agreement**

Ms. Taylor gave an overview of the delegation resolution, the primary purpose of which is to approve in substantial form the documents necessary for the issuance of the bonds and to provide the authority to certain board members to execute the various documents. The resolution also appoints MBS as the underwriter and US Bank as the trustee.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the delegation resolution was approved in substantial form.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 20, 2021 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the May 20, 2021 Board of Supervisors meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Discussion on Fiscal Year 2022 Budget**

Mr. Oliver noted currently there is no increase in assessments anticipated for Fiscal Year 2022. The budget will continue to be fine-tuned until the adoption of the budget in August.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer - 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 465-475 for approval was approved.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Amenity Manager – Memorandum**

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

**E. Operations Manager**

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



**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement**

Mr. Oliver noted there are no unusual variances.

**B. Assessment Receipts Schedule**

Mr. Oliver noted the on-roll assessments are 100% collected.

**C. Check Register**

A copy of the check register totaling \$445,757.80 was included in the agenda package.

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

**D. Consideration of Construction Funding Request No. 23**

Construction funding request number 23 totals \$51,070.60 and includes the requisitions presented for approval under the engineer's report.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor construction funding request number 23 was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. Kovacic asked that HGS circulate the master lake easement agreement between the CDD and HOA.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 15, 2021 at 10:00 a.m. at the offices of GMS**

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Lyman seconded by Ms. Simpson 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*

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2020**

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 29, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$10,955,527.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,065,107, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$3,816,133, an increase of \$2,420,784 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, and the remainder is unassigned deficit fund balance in the capital projects fund and unassigned fund balance in the general fund which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2020	2019
Assets, excluding capital assets	\$ 5,362,151	\$ 3,734,405
Capital assets, net of depreciation	53,601,968	42,014,383
Total assets	58,964,119	45,748,788
Liabilities, excluding long-term liabilities	2,462,171	3,163,313
Long-term liabilities	45,546,421	35,695,055
Total liabilities	48,008,592	38,858,368
Net Position		
Net investment in capital assets	8,055,547	6,319,328
Restricted	3,024,940	1,131,863
Unrestricted	(124,960)	(560,771)
Total net position	\$ 10,955,527	\$ 6,890,420



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to prepayment revenues collected during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 6,629,726	\$ 7,596,878
Operating grants and contributions	854,931	492,656
Capital grants and contributions	775	24,484
General revenues		
Miscellaneous	1,250	1,079
Unrestricted investment earnings	35	25
Total revenues	7,486,717	8,115,122
Expenses:		
General government	175,392	166,778
Maintenance and operations	443,286	313,159
Amenity center	371,682	227,444
Interest on long-term debt	2,083,350	1,816,299
Bond issue costs	347,900	772,375
Total expenses	3,421,610	3,296,055
Change in net position	4,065,107	4,819,067
Net position - beginning	6,890,420	2,071,353
Net position - ending	\$ 10,955,527	\$ 6,890,420

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$3,421,610. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. Program revenues decreased during the current fiscal year as a result of a decrease in prepaid assessments. In total, expenses increased in the current fiscal year as a result of an increase in interest expense as well as increased maintenance and operations expenses and increased amenity center expenses.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2020, the District had \$53,615,616 invested in capital assets. In the government-wide financial statements depreciation of \$13,648 has been taken, which resulted in a net book value of \$53,601,968. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2020, the District had \$41,075,000 in Bonds outstanding, \$4,413,040 in Developer advances and \$58,381 in capital leases outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the construction project continues. Additionally, subsequent to fiscal year end, the District is preparing to issue Series 2021 Bonds in order to continue funding the infrastructure project.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow View at Twin Creeks Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 725,560
Investments	15,227
Assessments receivable	574,792
Due from Developer	605,274
Deposits and prepaids	50,656
Restricted assets:	
Investments	3,390,642
Capital assets:	
Nondepreciable	53,479,141
Depreciable, net	122,827
Total assets	<u>58,964,119</u>
<b>LIABILITIES</b>	
Accounts payable	44,750
Contracts and retainage payable	1,281,242
Accrued interest payable	916,153
Unearned revenue	220,026
Non-current liabilities:	
Due within one year	463,605
Due in more than one year	45,082,816
Total liabilities	<u>48,008,592</u>
<b>NET POSITION</b>	
Net investment in capital assets	8,055,547
Restricted for debt service	3,024,940
Unrestricted	(124,960)
Total net position	<u>\$ 10,955,527</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 175,392	\$ 175,392	\$ -	\$ -	\$ -
Maintenance and operations	443,286	108,261	853,661	775	519,411
Amenity center	371,682	90,773	-	-	(280,909)
Interest on long-term debt	2,083,350	6,255,300	1,270	-	4,173,220
Bond issue costs	347,900	-	-	-	(347,900)
Total governmental activities	3,421,610	6,629,726	854,931	775	4,063,822
General revenues:					
					1,250
					35
					1,285
					4,065,107
					6,890,420
					\$ 10,955,527

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 725,560	\$ -	\$ -	\$ 725,560
Investments	15,227	3,366,818	23,824	3,405,869
Assessments receivable	517	574,275	-	574,792
Due from Developer	451,225	-	154,049	605,274
Due from other funds	-	-	671,347	671,347
Deposits and prepaids	50,656	-	-	50,656
Total assets	<u>\$ 1,243,185</u>	<u>\$ 3,941,093</u>	<u>\$ 849,220</u>	<u>\$ 6,033,498</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 44,750	\$ -	\$ -	\$ 44,750
Contracts and retainage payable	-	-	1,281,242	1,281,242
Due to other funds	671,347	-	-	671,347
Unearned revenue	220,026	-	-	220,026
Total liabilities	<u>936,123</u>	<u>-</u>	<u>1,281,242</u>	<u>2,217,365</u>
Fund balances:				
Nonspendable:				
Prepaids and deposits	50,656	-	-	50,656
Restricted for:				
Debt service	-	3,941,093	-	3,941,093
Unassigned	256,406	-	(432,022)	(175,616)
Total fund balances	<u>307,062</u>	<u>3,941,093</u>	<u>(432,022)</u>	<u>3,816,133</u>
Total liabilities and fund balances	<u>\$ 1,243,185</u>	<u>\$ 3,941,093</u>	<u>\$ 849,220</u>	<u>\$ 6,033,498</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

Fund balance - governmental funds \$ 3,816,133

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	53,615,616	
Accumulated depreciation	<u>(13,648)</u>	53,601,968

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(916,153)	
Capital lease	(58,381)	
Developer advance	(4,413,040)	
Bonds payable	<u>(41,075,000)</u>	<u>(46,462,574)</u>
Net position of governmental activities		<u>\$ 10,955,527</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 374,426	\$ 6,255,300	\$ -	\$ 6,629,726
Developer contributions	853,661	-	-	853,661
Interest	35	1,270	775	2,080
Miscellaneous revenues	1,250	-	-	1,250
Total revenues	1,229,372	6,256,570	775	7,486,717
<b>EXPENDITURES</b>				
Current:				
General government	175,392	-	-	175,392
Maintenance and operations	443,286	-	-	443,286
Amenity center	358,034	-	-	358,034
Debt Service:				
Principal	21,674	3,115,000	7,383,893	10,520,567
Interest	6,017	1,985,437	-	1,991,454
Bond issue costs	-	-	347,900	347,900
Capital outlay	-	-	11,601,233	11,601,233
Total expenditures	1,004,403	5,100,437	19,333,026	25,437,866
Excess (deficiency) of revenues over (under) expenditures	224,969	1,156,133	(19,332,251)	(17,951,149)
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfer in	-	-	366	366
Interfund transfer (out)	-	(366)	-	(366)
Proceeds from bond issuance	-	829,206	7,745,794	8,575,000
Developer advance	-	-	11,796,933	11,796,933
Total other financing sources (uses)	-	828,840	19,543,093	20,371,933
Net change in fund balances	224,969	1,984,973	210,842	2,420,784
Fund balances - beginning	82,093	1,956,120	(642,864)	1,395,349
Fund balances - ending	\$ 307,062	\$ 3,941,093	\$ (432,022)	\$ 3,816,133

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ 2,420,784
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(13,648)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	11,601,233
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(8,575,000)
Governmental funds report Developer advances as financial resources when cash is received, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(11,796,933)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	10,520,567
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(91,896)
Change in net position of governmental activities	<u>\$ 4,065,107</u>

See notes to the financial statements



**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Meadow View at Twin Creeks Community Development District ("District") was established by Ordinance 2016-11 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, four of the Board members are affiliated with Heartwood 23, LLC ("Developer").

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

The capital projects fund is used to account for the costs of major infrastructure acquired by the District and also to accumulate capital reserves for future maintenance costs and capital projects.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	10

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the terms of the District's annual appropriation resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2020:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 3,405,869	N/A	N/A
	<u>\$ 3,405,869</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2020 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 671,347
Capital projects	671,347	-
	<u>\$ 671,347</u>	<u>\$ 671,347</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital project fund relate to Developer advanced amounts collected in the general fund on behalf of the capital projects fund.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 41,877,908	\$ 11,601,233	\$ -	\$ 53,479,141
Total capital assets, not being depreciated	<u>41,877,908</u>	<u>11,601,233</u>	<u>-</u>	<u>53,479,141</u>
Capital assets, being depreciated				
Equipment	136,475	-	-	136,475
Total capital assets, being depreciated	<u>136,475</u>	<u>-</u>	<u>-</u>	<u>136,475</u>
Less accumulated depreciation for:				
Equipment	-	13,648	-	13,648
Total accumulated depreciation	<u>-</u>	<u>13,648</u>	<u>-</u>	<u>13,648</u>
Total capital assets, being depreciated, net	<u>136,475</u>	<u>(13,648)</u>	<u>-</u>	<u>122,827</u>
Governmental activities capital assets, net	<u>\$ 42,014,383</u>	<u>\$ 11,587,585</u>	<u>\$ -</u>	<u>\$ 53,601,968</u>

## **NOTE 6 – CAPITAL ASSETS (Continued)**

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$94,000,000. The infrastructure will include earthwork, stormwater management, roadways and transportation improvements, sewer and wastewater utilities, water supply, landscaping, irrigations, hardscaping, and recreation improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District or other governmental entities. Upon completion, the water, sewer, and reclaim utilities systems are to be conveyed to others for ownership and maintenance responsibilities.

## **NOTE 7 – LONG TERM LIABILITIES**

### **Series 2016A**

On October 27, 2016 the District issued \$12,030,000 of Special Assessment Bonds, Series 2016A consisting of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2047 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

### **Series 2016B**

On October 27, 2016 the District issued \$9,405,000 of Special Assessment Bonds, Series 2016B. The Bonds are due May 1, 2026 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid on May 1, 2026.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$785,000 of the Series 2016B bonds.

### **Series 2018**

On October 10, 2018 the District issued \$16,490,000 of Special Assessment Bonds, Series 2018 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.25% to 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$1,745,000 of the Series 2018 Bonds. See Note 13 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

### **Series 2019**

On February 25, 2019 the District issued \$8,110,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2049 and fixed interest rates ranging from 5.2% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$35,000 of the Series 2019 Bonds. See Note 13 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Series 2020

In May 2020, the District issued \$8,575,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$105,000 of the Series 2020 Bonds. See Note 13 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture for each Bond Series established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020 for each Bond Series.

### Capital Lease

In October 2018 the District entered into a capital lease agreement for the acquisition of fitness equipment. The total acquisition cost of the property was \$134,895, of which the Developer advance funded a down payment in the amount of \$41,383 which was repaid to the Developer during the prior fiscal year. The remaining principal balance of \$93,512 was recognized as a capital lease obligation during the prior fiscal year. The term of the lease is from February 7, 2019 to January 7, 2023 and is payable in monthly installments of \$2,308.

### Developer Advance

The Developer has agreed to provide advance funding for the infrastructure project. During the current fiscal year the Developer advanced \$11,796,933 to the District, of which \$7,383,893 was repaid during the current fiscal year. See Note 13 – Subsequent Events for Developer advances made subsequent to fiscal year end.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 11,015,000	\$ -	\$ 895,000	\$ 10,120,000	\$ 115,000
Series 2018	16,490,000	-	1,975,000	14,515,000	215,000
Series 2019	8,110,000	-	140,000	7,970,000	110,000
Series 2020	-	8,575,000	105,000	8,470,000	-
Capital lease	80,055	-	21,674	58,381	23,605
Developer advance	-	11,796,933	7,383,893	4,413,040	-
Total	<u>\$ 35,695,055</u>	<u>\$ 20,371,933</u>	<u>\$ 10,520,567</u>	<u>\$ 45,546,421</u>	<u>\$ 463,605</u>



## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2020, the future minimum lease payments on the capital lease obligations were as follows:

Fiscal year	Amount
2021	\$ 27,691
2022	27,691
2023	9,230
Total minimum lease payments	64,612
Less: amounts representing interest	(6,231)
Present value of minimum lease payments	<u>\$ 58,381</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 440,000	\$ 2,230,158	\$ 2,670,158
2022	585,000	2,240,078	2,825,078
2023	615,000	2,211,170	2,826,170
2024	640,000	2,180,802	2,820,802
2025	680,000	2,149,158	2,829,158
2026-2030	7,760,000	9,385,382	17,145,382
2031-2035	5,190,000	7,866,573	13,056,573
2036-2040	6,790,000	6,288,088	13,078,088
2041-2045	8,990,000	4,171,672	13,161,672
2046-2050	8,835,000	1,434,267	10,269,267
2051	550,000	29,563	579,563
Total	<u>\$ 41,075,000</u>	<u>\$ 40,186,911</u>	<u>\$ 81,261,911</u>

## NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## NOTE 10 – DEVELOPER TRANSACTIONS

### Governmental Funds

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$853,661, which includes a receivable of \$451,225 at September 30, 2020.

## NOTE 11 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## **NOTE 12 – COMMITMENTS AND CONTINGENCIES**

As of September 30, 2020, the District had open contracts for various construction projects. The contracts totaled approximately \$19.9 million, of which approximately \$27,000 was uncompleted at September 30, 2020.

## **NOTE 13 – SUBSEQUENT EVENTS**

### **Developer Construction Funding**

Subsequent to fiscal year end, the Developer has provided additional advance funding for the costs of the construction project.

### **Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$1,480,000, \$95,000, and \$1,030,000 of the Series 2018, Series 2019, and Series 2020 Bonds, respectively. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ -	\$ 374,426	\$ 374,426
Developer contributions	1,088,441	853,661	(234,780)
Interest	-	35	35
Miscellaneous income	-	1,250	1,250
Total revenues	1,088,441	1,229,372	140,931
<b>EXPENDITURES</b>			
Current:			
General government	157,125	175,392	(18,267)
Maintenance and operations	370,513	443,286	(72,773)
Amenity center	560,803	358,034	202,769
Debt Service:			
Principal	-	21,674	(21,674)
Interest	-	6,017	(6,017)
Total expenditures	1,088,441	1,004,403	84,038
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	224,969	<u>\$ 224,969</u>
Fund balance - beginning		<u>82,093</u>	
Fund balance - ending		<u>\$ 307,062</u>	

See notes to required supplementary information

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
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## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 29, 2021.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 29, 2021



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 29, 2021



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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 29, 2021.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2021, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 29, 2021



## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## *SIXTH ORDER OF BUSINESS*

*B.*

*1.*

**REQUISITION SUMMARY**

July 15, 2021

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

<b>TO BE APPROVED</b>				
7/15/2021	476	Basham Lucas	Lakeside Park @ Beacon Lake Redesign - Invoice 8502	\$ 8,125.00
7/15/2021	477	ETM	Beacon Lake Phase 2B WA#18 - Invoice 198660	\$ 585.00
7/15/2021	478	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 198661	\$ 443.00
7/15/2021	479	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 198663	\$ 765.00
7/15/2021	480	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 198664	\$ 585.00
7/15/2021	481	ETM	Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 198665	\$ 14,156.25
<b>TOTAL REQUISITIONS TO BE APPROVED JULY 15, 2021</b>				<b>\$24,659.25</b>

*D.*

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

**Memorandum**

**Date:** July 22nd, 2021  
**To:** Meadow View at Twin Creeks Board of Supervisors  
Jim Oliver, Richard Whetsel  
**From:** Jerry Lambert, Field Operations Manager  
Venus Durden, Facility Manager  
**Re:** Meadow View at Twin Creeks CDD  
Monthly Operations Report

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

**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.
- The soccer goals have been installed on event lawn #2
- Weekly emails continue to go out to residents to remind them of upcoming events, helpful reminders, etc.
- Dance Classes are every Monday held by The Dance House & Co for children ages 2-4, 5-7 and 8-10. The classes include Ballet, Creative Movement and Jazz. The new summer schedule starts on June 14th.
- Summer Soccer Camp is held every Tuesday for 5 weeks during summer. There are multiple sessions for ages 3-18
- The Kayak rental Program launched on May 22nd, and it operates Friday, Saturday and Sunday. There are an average of 25 launches per week.
- Charlie's Grille is now open on the weekends and holidays from 12-3

### **Events:**

- Food Truck Fridays have been planned through October 29th with the complete lineup. There has been such great success with the recent food trucks that we now have 3 food trucks at Food Truck Alley every Friday night.
- Chef demos are scheduled to take place in the Social Hall on the 4th Tuesday of the month. There will be two sessions on the same day. This will allow 50 guests per session.
- Residents were so excited to have chef demos available again. The first two sessions were on the 29th of June. The demos filled up quickly and there were a lot of rave reviews from residents.
- Poolside trivia is scheduled for the second Saturday for the months of June, July, and August. Trivia Night will take place on the 4th Friday of every month in the Social Hall.
- The July 4th Weekend Celebration took place on Friday, July 2nd at the amenity center. The band "Hello Celia" performed live under the gazebo. There was axe throwing for adults, bounce houses and waterslides for kids on the event lawn. Food trucks were on site as well. There was a great turnout and I received positive feedback regarding the date and activities.
- The Social Hall and Gazebo are scheduled to be rented out every weekend through August.
- On August 14th we will host a back-to-school bash with arts and crafts, live D.J. face painting and balloon artists.
- Labor Day event on September 6th the band "Honey Hounds will perform poolside, under the Gazebo.
- Monthly Family "Movies Under the Stars" are scheduled every month through October.
- Planning stages of future events, such as fall and winter events.

### **Community:**

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

Should you have any questions or comments regarding the above information, please feel free to contact Jerry Lambert at (248) 807-2763 or Rich Whetsel at (904)759-8923.



## *SEVENTH ORDER OF BUSINESS*

*A.*

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

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

June 30, 2021

	General	Debt Service	Capital Project	Totals
<b><u>Assets:</u></b>				
Cash	\$273,305	---	---	\$273,305
Investments:				
Custody - US Bank	\$26,978	---	---	\$26,978
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,751	---	\$133,751
Revenue	---	\$176,408	---	\$176,408
<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	---	\$600	---	\$600
Revenue	---	\$3,434	---	\$3,434
Prepayment	---	\$602	---	\$602
Construction	---	---	\$3,471	\$3,471
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$184,335	---	\$184,335
Revenue	---	\$112,451	---	\$112,451
Construction	---	---	\$411	\$411
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$88,656	---	\$88,656
Revenue	---	\$52,120	---	\$52,120
Prepayment	---	\$1,020,357	---	\$1,020,357
<b><u>Series 2019 A1</u></b>				
Reserve	---	\$77,581	---	\$77,581
Revenue	---	\$23,627	---	\$23,627
Construction	---	---	\$5,597	\$5,597
<b><u>Series 2019 A2</u></b>				
Reserve	---	\$91,811	---	\$91,811
Revenue	---	\$12,051	---	\$12,051
Prepayment	---	\$369,915	---	\$369,915
<b><u>Series 2020 A1</u></b>				
Reserve	---	\$34,349	---	\$34,349
Interest	---	\$43,683	---	\$43,683
Construction	---	---	\$14,004	\$14,004
<b><u>Series 2020 A2</u></b>				
Reserve	---	\$44,396	---	\$44,396
Interest	---	\$70,756	---	\$70,756
Prepayment	---	\$495,592	---	\$495,592
<b><u>Series 2020 A3</u></b>				
Reserve	---	\$49,494	---	\$49,494
Interest	---	\$137,547	---	\$137,547
Prepayment	---	\$663,799	---	\$663,799
Construction	---	---	\$4	\$4
Due from Other	\$10	---	---	\$10
Due From Developer	\$1,913	---	---	\$1,913
Electric Deposits	\$3,385	---	---	\$3,385
Prepaid Expenses	\$5,804	---	---	\$5,804
Assesment Receivable	---	---	---	\$0
<b>Total Assets</b>	<b>\$311,394</b>	<b>\$4,030,354</b>	<b>\$23,844</b>	<b>\$4,365,592</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$57,518	---	---	\$57,518
Accrued Expenses	\$3,538	---	---	\$3,538
Retainage Payable	---	---	\$61,679	\$61,679
<b><u>Fund Balances:</u></b>				
Nonspendable	\$9,189	\$0	\$0	\$9,189
Restricted for Capital Projects	---	---	(\$37,835)	(\$37,835)
Restricted for Debt Service	---	\$4,030,354	---	\$4,030,354
Unassigned	\$241,149	---	---	\$241,149
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$311,394</b>	<b>\$4,030,354</b>	<b>\$23,844</b>	<b>\$4,365,592</b>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2021

Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
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#### **REVENUES:**

Developer Contributions	\$508,795	\$156,934	\$156,934	\$0
Assessments - Tax Roll	\$306,631	\$306,631	\$307,451	\$820
Assessments - Direct	\$387,972	\$303,148	\$303,148	\$0
Interest/Miscellaneous Income	\$0	\$0	\$5,388	\$5,388
Restricted - Easement Fence Fund	\$0	\$0	\$9,600	\$9,600
Facility Revenue	\$0	\$0	\$5,355	\$5,355

#### **TOTAL REVENUES**

\$1,203,398	\$766,713	\$787,876	\$21,162
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#### **EXPENDITURES:**

##### **ADMINISTRATIVE:**

Engineering	\$20,000	\$15,000	\$12,739	\$2,261
Attorney Fees	\$30,000	\$20,000	\$14,549	\$5,451
Annual Audit	\$5,900	\$4,000	\$4,000	\$0
Arbitrage	\$2,400	\$1,800	\$1,800	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$12,500	\$9,375	\$12,000	(\$2,625)
Trustee Fees	\$20,000	\$17,563	\$17,563	\$0
Management Fees	\$47,250	\$35,438	\$35,438	\$0
Information Technology	\$2,000	\$1,500	\$1,500	(\$0)
Telephone	\$500	\$375	\$394	(\$19)
Postage	\$800	\$600	\$562	\$38
Insurance	\$7,425	\$7,425	\$7,087	\$338
Printing and Binding	\$4,000	\$3,000	\$1,423	\$1,577
Legal Advertising	\$3,000	\$2,250	\$1,492	\$758
Other Current Charges	\$1,500	\$1,125	\$1,384	(\$259)
Office Supplies	\$300	\$225	\$87	\$138
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

#### **ADMINISTRATIVE EXPENDITURES**

\$162,750	\$124,851	\$117,195	\$7,656
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##### **AMENITY CENTER:**

##### Utilities

Telephone/Cable/Internet	\$9,200	\$6,900	\$7,359	(\$459)
Electric	\$36,000	\$27,000	\$25,631	\$1,369
Water/Irrigation	\$20,000	\$15,000	\$9,807	\$5,193
Gas	\$1,500	\$1,125	\$707	\$418
Trash Removal	\$3,000	\$2,250	\$2,251	(\$1)

##### Security

Security Monitoring	\$1,800	\$1,350	\$999	\$351
Access Cards	\$3,000	\$2,250	\$1,600	\$650
Contracted Security	\$20,000	\$15,000	\$0	\$15,000

##### Management Contracts

Facility Management	\$125,000	\$93,750	\$46,350	\$47,400
Pool Attendants	\$48,000	\$36,000	\$11,826	\$24,174
Canoe Launch Attendant	\$28,800	\$21,600	\$176	\$21,424
Snack Bar Attendant	\$16,640	\$12,480	\$0	\$12,480
Field Mgmt / Admin	\$25,000	\$18,750	\$18,750	\$0
Pool Maintenance	\$20,000	\$15,000	\$12,567	\$2,433
Pool Chemicals	\$15,000	\$11,250	\$8,268	\$2,983

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>AMENITY CENTER CONTINUED</b>				
Janitorial	\$18,000	\$13,500	\$14,205	(\$705)
Facility Maintenance	\$15,000	\$11,250	\$24,052	(\$12,802)
Private event Attendant	\$0	\$0	\$681	(\$681)
Repairs & Maintenance	\$36,000	\$27,000	\$30,468	(\$3,468)
Capital Projects	\$12,000	\$9,000	\$4,559	\$4,441
Snack Bar Inventory- CGS	\$1,000	\$750	\$0	\$750
Food Service License	\$500	\$375	\$357	\$18
Rental and Leases	\$27,691	\$20,769	\$18,461	\$2,308
Subscriptions	\$12,000	\$9,000	\$2,022	\$6,978
Pest Control	\$2,280	\$1,710	\$1,710	\$0
Supplies	\$2,000	\$1,500	\$647	\$853
Towel/Linen Service	\$2,000	\$1,500	\$0	\$1,500
Furniture, Fixtures & Equipment	\$5,000	\$3,750	\$6,889	(\$3,139)
Special Events	\$30,000	\$22,500	\$14,246	\$8,254
Holiday Decorations	\$9,000	\$8,004	\$8,004	\$0
Fitness Center Repairs/Supplies	\$2,000	\$1,500	\$2,220	(\$720)
Office Supplies	\$1,500	\$1,125	\$2,313	(\$1,188)
ASCAP/BMI Licenses	\$1,000	\$750	\$0	\$750
Property Insurance	\$36,533	\$36,533	\$36,530	\$3
Permit and License	\$575	\$575	\$575	\$0
Performance Guaranty Bonds	\$0	\$0	\$10,647	(\$10,647)
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$587,019</b>	<b>\$450,796</b>	<b>\$324,874</b>	<b>\$125,921</b>
<b>GROUND MAINTENANCE EXPENDITURES</b>				
Hydrology Quality/Mitigation	\$6,400	\$4,800	\$0	\$4,800
Electric	\$15,000	\$11,250	\$16,857	(\$5,607)
Landscape Maintenance	\$292,593	\$219,445	\$279,860	(\$60,416)
Landscape Contingency	\$25,000	\$18,750	\$39,554	(\$20,804)
Lake Maintenance	\$27,000	\$20,250	\$15,922	\$4,328
Grounds Maintenance	\$12,000	\$9,000	\$2,542	\$6,458
Pump Repairs	\$5,000	\$3,750	\$0	\$3,750
Streetlighting	\$22,000	\$16,500	\$27,173	(\$10,673)
Streetlight Repairs	\$5,000	\$3,750	\$3,238	\$512
Irrigation Repairs	\$7,500	\$5,625	\$10,532	(\$4,907)
Miscellaneous	\$5,000	\$3,750	\$1,897	\$1,853
Contingency	\$31,136	\$23,352	\$4,956	\$18,396
<b>GROUNDS MAINTENANCE EXPENDITURES</b>	<b>\$453,629</b>	<b>\$340,221</b>	<b>\$402,531</b>	<b>(\$62,309)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,203,398</b>	<b>\$915,868</b>	<b>\$844,600</b>	<b>\$71,268</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$56,724)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$307,062</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$250,338</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	\$1,073	\$0	\$0	\$0	\$307,451
Assessments - Direct	\$81,452	\$795	\$77,874	\$6,362	\$26,973	\$1,591	\$54,331	\$51,394	\$2,378	\$0	\$0	\$0	\$303,148
Interest/Miscellaneous Income	\$0	\$0	\$5,378	\$1	\$2	\$2	\$1	\$1	\$1	\$0	\$0	\$0	\$5,388
Restricted - Easement Fence Fund	\$0	\$0	\$0	\$0	\$3,600	\$600	\$1,800	\$2,400	\$1,200	\$0	\$0	\$0	\$9,600
Facility Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$1,925	\$0	\$3,430	\$0	\$0	\$0	\$5,355
<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>\$53,795</b>	<b>\$8,082</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$787,876</b>

<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
Engineering	\$2,100	\$911	\$2,037	\$2,258	\$5,005	\$429	\$0	\$0	\$0	\$0	\$0	\$0	\$12,739
Attorney Fees	\$863	\$1,281	\$1,784	\$0	\$2,496	\$260	\$4,309	\$3,557	\$0	\$0	\$0	\$0	\$14,549
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$4,000
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	\$833	\$833	\$0	\$0	\$0	\$12,000
Trustee Fees	\$3,654	\$11,431	\$0	\$0	\$0	\$2,478	\$0	\$0	\$0	\$0	\$0	\$0	\$17,563
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$35,438
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$1,500
Telephone	\$48	\$26	\$44	\$21	\$42	\$0	\$65	\$65	\$82	\$0	\$0	\$0	\$394
Postage	\$11	\$88	\$191	\$29	\$69	\$17	\$57	\$84	\$16	\$0	\$0	\$0	\$562
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	\$307	\$271	\$0	\$0	\$0	\$1,423
Legal Advertising	\$534	\$157	\$153	\$126	\$126	\$126	\$0	\$271	\$0	\$0	\$0	\$0	\$1,492
Other Current Charges	\$41	\$18	\$32	\$31	\$32	\$1,035	\$98	\$49	\$49	\$0	\$0	\$0	\$1,384
Office Supplies	\$11	\$13	\$1	\$17	\$1	\$14	\$1	\$15	\$16	\$0	\$0	\$0	\$87
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>\$19,005</b>	<b>\$9,202</b>	<b>\$10,922</b>	<b>\$12,707</b>	<b>\$12,075</b>	<b>\$13,491</b>	<b>\$9,287</b>	<b>\$5,372</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$117,195</b>

<b><u>Amenity Center</u></b>													
Telephone	\$722	\$730	\$730	\$814	\$825	\$825	\$1,000	\$895	\$817	\$0	\$0	\$0	\$7,359
Electric	\$2,895	\$2,822	\$2,703	\$2,924	\$2,740	\$2,717	\$2,841	\$2,980	\$3,008	\$0	\$0	\$0	\$25,631
Water/Irrigation	\$722	\$624	\$823	\$1,187	\$1,634	\$1,243	\$1,571	\$1,099	\$903	\$0	\$0	\$0	\$9,807
Gas	\$0	\$0	\$10	\$9	\$103	\$228	\$120	\$10	\$227	\$0	\$0	\$0	\$707
Trash Removal	\$211	\$219	\$218	\$220	\$222	\$286	\$291	\$291	\$291	\$0	\$0	\$0	\$2,251
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$0	\$999
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	\$5,150	\$5,150	\$0	\$0	\$0	\$46,350
Pool Attendants	\$2,901	\$0	\$0	\$0	\$0	\$2,062	\$2,072	\$4,791	\$0	\$0	\$0	\$0	\$11,826
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176	\$0	\$0	\$0	\$0	\$176
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	\$2,083	\$2,083	\$0	\$0	\$0	\$18,750
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,647	\$0	\$0	\$0	\$12,567
Pool Chemicals	\$585	\$900	\$405	\$945	\$863	\$1,065	\$1,193	\$1,593	\$720	\$0	\$0	\$0	\$8,268
Janitorial	\$1,295	\$1,449	\$1,361	\$1,488	\$2,294	\$1,431	\$1,822	\$1,534	\$1,531	\$0	\$0	\$0	\$14,205
Facility Maintenance	\$0	\$1,505	\$3,059	\$2,619	\$3,104	\$2,102	\$10,924	\$144	\$596	\$0	\$0	\$0	\$24,052

## 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	\$8,362	\$1,924	\$720	\$0	\$0	\$0	\$30,468
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$4,022	\$0	\$0	\$536	\$0	\$0	\$0	\$4,559
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	\$2,308	\$0	\$0	\$0	\$18,461
Subscriptions	\$0	\$0	\$0	\$0	\$0	\$1,275	\$249	\$249	\$249	\$0	\$0	\$0	\$2,022
Pest Control	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$0	\$0	\$0	\$1,710
Supplies	\$0	\$59	\$0	\$0	\$193	\$45	\$0	\$5	\$345	\$0	\$0	\$0	\$647
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	\$3,750	\$0	\$0	\$0	\$0	\$6,889
Special Events	\$0	\$2,027	\$1,065	\$649	\$0	\$5,922	\$531	\$736	\$3,316	\$0	\$0	\$0	\$14,246
Holiday Decorations	\$7,503	\$170	\$0	\$79	\$0	\$0	\$253	\$0	\$0	\$0	\$0	\$0	\$8,004
Fitness Center Repairs/Supplies	\$0	\$195	\$870	\$0	\$0	\$0	\$841	\$34	\$280	\$0	\$0	\$0	\$2,220
Office Supplies	\$0	\$403	\$13	\$19	\$899	\$13	\$441	\$377	\$148	\$0	\$0	\$0	\$2,313
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	\$575	\$0	\$0	\$0	\$575
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>\$24,510</b>	<b>\$30,026</b>	<b>\$30,632</b>	<b>\$34,530</b>	<b>\$54,665</b>	<b>\$30,168</b>	<b>\$25,752</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$324,874</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	\$1,531	\$1,784	\$0	\$0	\$0	\$16,857
Landscape Maintenance	\$36,085	\$15,654	\$33,085	\$34,423	\$15,654	\$33,765	\$33,765	\$42,185	\$35,243	\$0	\$0	\$0	\$279,860
Landscape Contingency	\$6,348	\$0	\$415	\$6,348	\$12,395	\$3,186	\$6,798	\$1,995	\$2,070	\$0	\$0	\$0	\$39,554
Lake Maintenance	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$15,922
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	\$3,511	\$3,727	\$0	\$0	\$0	\$27,173
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	\$595	\$1,422	\$0	\$0	\$0	\$10,532
Miscellaneous	\$0	\$656	\$0	\$0	\$0	\$1,241	\$0	\$0	\$0	\$0	\$0	\$0	\$1,897
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>\$49,245</b>	<b>\$48,815</b>	<b>\$51,587</b>	<b>\$46,015</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$402,531</b>
<b>Total Expenses</b>	<b>\$146,797</b>	<b>\$68,405</b>	<b>\$77,115</b>	<b>\$93,820</b>	<b>\$77,462</b>	<b>\$95,851</b>	<b>\$116,971</b>	<b>\$91,042</b>	<b>\$77,139</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$844,600</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$13,308)</b>	<b>\$10,022</b>	<b>\$218,521</b>	<b>\$13,408</b>	<b>(\$34,440)</b>	<b>(\$92,961)</b>	<b>(\$51,665)</b>	<b>(\$37,246)</b>	<b>(\$69,057)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$56,724)</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 June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<b><u>REVENUES:</u></b>				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$444,549	\$1,185
Interest Income	\$500	\$375	\$16	(\$359)
<b>TOTAL REVENUES</b>	<b>\$443,864</b>	<b>\$443,739</b>	<b>\$444,566</b>	<b>\$826</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	\$164,288	\$164,288	\$0
Principal Expense - 5/1	\$115,000	\$115,000	\$115,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$443,575</b>	<b>\$443,575</b>	<b>\$443,575</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>\$991</b>	
FUND BALANCE - Beginning	\$204,612		\$338,356	
FUND BALANCE - Ending	<u>\$204,901</u>		<u>\$339,347</u>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 B

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	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	\$150	\$5	(\$145)
<b>TOTAL REVENUES</b>	<b>\$229,101</b>	<b>\$114,600</b>	<b>\$114,455</b>	<b>(\$145)</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$113,850	\$113,850	\$113,850	\$0
Interest Expense - 5/1	\$113,850	\$113,850	\$113,850	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$227,700</b>	<b>\$227,700</b>	<b>\$227,700</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$4)	(\$4)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4)</b>	<b>(\$4)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,401</b>		<b>(\$113,249)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$122,390</b>		<b>\$231,736</b>	
<b>FUND BALANCE - Ending</b>	<b>\$123,791</b>		<b>\$118,487</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<b><u>REVENUES:</u></b>				
Assessments - Direct	\$385,217	\$271,120	\$271,120	\$0
Assessments - Tax Roll	\$227,327	\$227,327	\$227,934	\$607
Prepayment Revenue	\$0	\$0	\$425,329	\$425,329
Interest Income	\$200	\$150	\$13	(\$137)
<b>TOTAL REVENUES</b>	<b>\$612,744</b>	<b>\$498,597</b>	<b>\$924,396</b>	<b>\$425,800</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$238,663	\$238,663	\$238,663	\$0
Interest Expense - 5/1	\$238,663	\$238,663	\$238,663	\$0
Principal Expense - 5/1	\$135,000	\$135,000	\$135,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$612,325</b>	<b>\$612,325</b>	<b>\$612,325</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>\$419</b>		<b>\$312,071</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$242,039</b>		<b>\$425,463</b>	
<b>FUND BALANCE - Ending</b>	<b>\$242,458</b>		<b>\$737,534</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A2

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<b><u>REVENUES:</u></b>				
Assessments - Direct	\$201,356	\$148,511	\$148,511	\$0
Assessments - Tax Roll	\$159,552	\$159,552	\$124,620	(\$34,932)
Interest Income	\$200	\$150	\$36	(\$114)
Prepayments	\$0	\$0	\$2,330,511	\$2,330,511
<b>TOTAL REVENUES</b>	<b>\$361,108</b>	<b>\$308,213</b>	<b>\$2,603,678</b>	<b>\$2,295,465</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	\$159,320	\$117,880	\$41,440
Principal Expense - 5/1	\$80,000	\$80,000	\$60,000	\$20,000
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$1,290,000	(\$1,290,000)
<b>TOTAL EXPENDITURES</b>	<b>\$858,640</b>	<b>\$858,640</b>	<b>\$3,113,710</b>	<b>(\$2,255,070)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$76,010)	(\$76,010)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$76,010)</b>	<b>(\$76,010)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$497,532)</b>		<b>(\$586,042)</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>\$720,384</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<b><u>REVENUES:</u></b>				
Assessments - Direct 2019 A1	\$257,360	\$175,816	\$175,816	\$0
Assessments - Direct 2019 A2	\$313,155	\$213,148	\$213,148	\$0
Interest Income	\$200	\$150	\$28	(\$122)
Prepayments	\$0	\$0	\$1,980,703	\$1,980,703
<b>TOTAL REVENUES</b>	<b>\$570,715</b>	<b>\$389,113</b>	<b>\$2,369,695</b>	<b>\$1,980,581</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	\$102,190	\$102,190	\$0
Principal Expense - 5/1	\$50,000	\$50,000	\$50,000	\$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	\$126,440	\$123,685	\$2,755
Principal Expense - 5/1	\$60,000	\$60,000	\$60,000	\$0
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$1,540,000	(\$1,540,000)
<b>TOTAL EXPENDITURES</b>	<b>\$567,260</b>	<b>\$567,260</b>	<b>\$2,200,883</b>	<b>(\$1,633,623)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$4)	(\$4)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4)</b>	<b>(\$4)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,455</b>		<b>\$168,809</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$233,910</b>		<b>\$406,176</b>	
<b>FUND BALANCE - Ending</b>	<b>\$237,365</b>		<b>\$574,984</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 June 30, 2021

	Proposed Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<b><u>REVENUES:</u></b>				
Prepayment A2	\$0	\$0	\$1,168,520	\$1,168,520
Prepayment A3	\$0	\$0	\$2,129,892	\$2,129,892
Interest Income	\$1,000	\$750	\$53	(\$697)
<b>TOTAL REVENUES</b>	<b>\$1,000</b>	<b>\$750</b>	<b>\$3,298,465</b>	<b>\$3,297,715</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	\$43,678	\$43,678	(\$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	\$66,650	\$58,453	\$8,197
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$405,000	(\$405,000)
<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	\$115,697	\$96,213	\$19,484
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$1,155,000	(\$1,155,000)
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$790,658</b>	<b>\$790,658</b>	<b>\$2,991,778</b>	<b>(\$2,201,120)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$6)	(\$6)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6)</b>	<b>(\$6)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$789,658)</b>		<b>\$306,682</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>\$1,539,618</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending June 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	\$1
Developer Contributions	\$0	\$0	\$0	\$2,092,286	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,092,286</b>	<b>\$1</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$0	\$0	\$0	\$1,919,476	\$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>\$1,919,476</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>					
Interfund Transfer In (Out)	\$0	\$4	\$4	\$4	\$6
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>	<b>\$4</b>	<b>\$6</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>	<b>\$172,814</b>	<b>\$6</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>\$3,471</b>	<b>\$411</b>	<b>(\$56,082)</b>	<b>\$14,009</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:	\$133,751.30
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)
Less: May 1, 2021	(\$115,000)
Current Bonds Outstanding	\$6,210,000

<b>Series 2016 B Special Assessment Bonds</b>	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$113,850.00
Reserve Balance:	\$113,850.00
Bonds outstanding - 10/26/2016	\$9,405,000
Less: May 1, 2017	\$0
Less: December 15, 2018 (Prepayment)	(\$3,400,000)
Less: March 21, 2019 (Prepayment)	(\$1,425,000)
Less: November 11, 2019 (Prepayment)	(\$145,000)
Less: February 2, 2020 (Prepayment)	(\$5,000)
Less: June 19, 2020 (Prepayment)	(\$615,000)
Less: August 3, 2020 (Prepayment)	(\$20,000)
Current Bonds Outstanding	\$3,795,000

<b>Series 2018 A1 Special Assessment Bonds</b>	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$184,334.91
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Current Bonds Outstanding	\$8,690,000

<b>Series 2018 A2 Special Assessment Bonds</b>	
Interest Rate:	5.60%-5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$61,428.00
Reserve Balance:	\$88,656.00
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)
Less: May 1, 2021	(\$60,000)
Less: May 1, 2021 (Prepayment)	(\$1,290,000)
Current Bonds Outstanding	\$2,860,000

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,580.85
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Current Bonds Outstanding	\$3,560,000

Series 2019 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$58,359.00
Reserve Balance:	\$91,810.50
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)
Less: May 1, 2021	(\$60,000)
Less: May 1, 2021 (Prepayment)	(\$1,540,000)
Current Bonds Outstanding	\$2,665,000

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,349.00
Bonds outstanding - 5/18/2020	\$1,685,000
Current Bonds Outstanding	\$1,685,000

Series 2020 A2 Special Assessment Bonds	
Interest Rate:	5.38%
Maturity Date:	5/1/31
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$36,429.38
Reserve Balance:	\$44,395.63
Bonds outstanding - 5/18/2020	\$2,480,000
Less: February 2, 2021 (Prepayment)	(\$305,000)
Less: May 1, 2021 (Prepayment)	(\$405,000)
Current Bonds Outstanding	\$1,770,000

Series 2020 A3 Special Assessment Bonds	
Interest Rate:	5.38%
Maturity Date:	5/1/51
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$54,120.00
Reserve Balance:	\$49,494.38
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)
Less: May 1, 2021 (Prepayment)	(\$1,155,000)
Current Bonds Outstanding	\$2,425,000

*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>(2,944.57)</b>	<b>444,549.25</b>	<b>-</b>	<b>227,934.00</b>	<b>124,619.59</b>	<b>-</b>	<b>-</b>				<b>307,450.92</b>	<b>1,104,553.76</b>
<b>TOTAL RECEIPTS</b>	<b>(2,944.57)</b>	<b>444,549.25</b>	<b>114,450.00</b>	<b>496,085.67</b>	<b>270,605.83</b>	<b>173,021.04</b>	<b>209,720.08</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>608,221.63</b>	<b>2,316,653.50</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
DELQ & TAX CERTIFICATES	6/15/2021	1,551.91	-	795.71	435.04	-	-	-	-	-	1,073.31	3,855.97
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>444,549.25</b>	<b>-</b>	<b>227,934.00</b>	<b>124,619.59</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>307,450.92</b>	<b>1,104,553.76</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%	100.3%	100.3%
PERCENT COLLECTED TOTAL	100%	67%	106%	92%	82%	183%	0%	0%	0%	100.1%	100.1%

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# Meadow View at Twin Creeks Community Development District

## Check Run Summary

6/1/21 - 6/30/21

Date	Check Numbers	Amount
General Fund		
6/7/21	1255-1273	\$60,164.87
6/9/21	1274-1289	\$310,773.33
6/14/21	1290-1302	\$22,391.87
6/23/21	1303-1316	\$25,077.60
Total Checks		<hr/> \$418,407.67
Autopayments		
6/8/21	Republic Services	\$291.42
6/21/21	St Johns County Utility Dept	\$903.11
6/21/21	Comcast	\$817.26
6/29/21	FPL	\$8,519.12
6/28/21	Wells Fargo Credit Card	\$3,240.05
Total Paid Electronically		<hr/> \$13,770.96
Total General Fund		<hr/> \$432,178.63

\* Fedex Invoices will be available upon request

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 7/08/21		PAGE 1	
*** CHECK DATES 06/01/2021 - 06/30/2021 ***		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 #	
6/07/21	00038	5/17/21	202190	202106	320-57200-45400			*	110.95		
		JUNE SECURITY MONITORING									
		ATLANTIC SECURITY								110.95	001255
6/07/21	00081	3/05/21	210323	202103	320-57200-45508			*	211.00		
		TROUBLESHOT FIREPLACE PWR									
		BEACON ELECTRICAL CONTRACTORS INC								211.00	001256
6/07/21	00119	5/29/21	1110605	202105	320-57200-44200			*	310.00		
		TRBLESHT-KITCHEN SHORTS									
		DAVID GRAY ELECTRICAL SERVICES, INC								310.00	001257
6/07/21	00001	6/01/21	72	202106	310-51300-34000			*	3,937.50		
		JUNE MANAGEMENT FEES									
		6/01/21	72	202106	310-51300-35100			*	166.67		
		JUNE INFORMATION TECH									
		6/01/21	72	202106	310-51300-31600			*	833.33		
		JUNE DISSEMINATION AGENT									
		6/01/21	72	202106	310-51300-51000			*	15.81		
		OFFICE SUPPLIES									
		6/01/21	72	202106	310-51300-42000			*	15.97		
		POSTAGE									
		6/01/21	72	202106	310-51300-42500			*	270.60		
		COPIES									
		6/01/21	72	202106	310-51300-41000			*	82.35		
		TELEPHONE									
		GOVERNMENTAL MANAGEMENT SERVICES								5,322.23	001258
6/07/21	00047	6/01/21	21186	202105	310-51300-35200			*	4,000.00		
		AUDIT FYE 09/30/2020									
		GRAU AND ASSOCIATES								4,000.00	001259
6/07/21	00003	5/28/21	122734	202104	310-51300-31500			*	4,308.74		
		APR GENERAL COUNSEL									
		HOPPING GREEN & SAMS								4,308.74	001260
6/07/21	00118	3/23/21	161910	202103	320-53800-45010			*	1,241.00		
		MOLD & ALGAE TREATMENT									
		MD-1 LLC DBA								1,241.00	001261
6/07/21	00022	5/20/21	13129559	202105	320-57200-45506			*	90.00		
		MAY POOL CHEMICALS ADDTL.									
		POOLSURE								90.00	001262
6/07/21	00022	5/20/21	13129559	202105	320-57200-45506			*	90.00		
		MAY POOL CHEMICALS ADDTL.									
		POOLSURE								90.00	001263
MVTP MEADOW VIEW TP BPEREGRINO											

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/08/21	PAGE	2
*** CHECK DATES 06/01/2021 - 06/30/2021 ***														
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 #
6/07/21	00022	5/25/21 13129559	202105 320-57200-45506	MAY POOL CHEMICALS	*	200.00	
				POOLSURE			200.00 001264
6/07/21	00022	5/25/21 13129559	202105 320-57200-45506	MAY POOL CHEMICALS	*	200.00	
				POOLSURE			200.00 001265
6/07/21	00020	4/15/21 103	202104 320-57200-44207	FIRE PIT PARTS -WEIS HCB	*	1,495.00	
				RIVERSIDE MANAGEMENT SERVICES			1,495.00 001266
6/07/21	00092	5/19/21 9991	202105 320-57200-45920	8' TABLE	*	3,750.00	
				SOUTHERN RECREATION			3,750.00 001267
6/07/21	00046	5/20/21 7495543	202105 320-57200-45917	MAY PEST CONTROL	*	190.00	
				TURNER PEST CONTROL			190.00 001268
6/07/21	00009	3/25/21 6076053	202103 310-51300-33000	FY21 SE2019 A1/A2TRUSTEEF	*	2,187.50	
		3/25/21 6076053	202103 300-15500-10000	FY22 SE2019 A1/A2TRUSTEEF	*	1,562.50	
		3/25/21 6076053	202103 310-51300-33000	INCIDENTAL EXPENSES	*	290.63	
				US BANK			4,040.63 001269
6/07/21	00013	6/01/21 13178	202106 320-53800-45003	JUNE LANDSCAPE MAINTENANC	*	8,420.00	
				WEST ORANGE NURSERIES, INC			8,420.00 001270
6/07/21	00013	6/01/21 13182	202106 320-53800-45003	JUNE LANDSCAPE MAINTENANC	*	9,011.47	
				WEST ORANGE NURSERIES, INC			9,011.47 001271
6/07/21	00040	5/01/21 JAX22166	202105 320-53800-45003	MAY LANDSCAPE MAINTENANCE	*	15,653.85	
				YELLOWSTONE LANDSCAPE			15,653.85 001272
6/07/21	00040	5/25/21 JAX22430	202105 320-53800-45004	TOWNHOME PLAYGROUND RPR	*	1,520.00	
				YELLOWSTONE LANDSCAPE			1,520.00 001273
6/09/21	00069	5/19/21 CFR#22 R	202106 300-13100-10100	REQ#459 INV#8441	*	5,800.00	
				BASHAM & LUCAS DESIGN GROUP INC			5,800.00 001274

MVTP MEADOW VIEW TP BPEREGRINO





CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/09/21	00102	5/19/21 CFR#22 R REQ#456	202106 300-13100-10100 PAYMENT #2013-5	O.R. DICKY SMITH & CO., INC.	*	161,955.00	161,955.00 001287
6/09/21	00102	5/19/21 CFR#22 R REQ#457	202106 300-13100-10100 PAYMENT #2013-5	O.R. DICKY SMITH & CO., INC.	*	3,568.00	3,568.00 001288
6/09/21	00092	5/19/21 CFR#22 R REQ#458	202106 300-13100-10100 INV#9940	SOUTHERN RECREATION	*	47,070.00	47,070.00 001289
6/14/21	00115	5/26/21 05262021 MAY INTERNET SERVICES	202105 320-57200-45900	AT&T	*	69.55	79.54 001290
6/14/21	00081	3/19/21 210313 RPLC EXISTING SITE2DRIVER	202103 320-57200-45508	BEACON ELECTRICAL CONTRACTORS INC	*	1,047.00	1,047.00 001291
6/14/21	00113	2/05/21 159661 PRESENTATION FOLDERS	202102 320-57200-44208	GROSSMANS' B.R.Q., INC. DBA	*	698.00	698.00 001292
6/14/21	00014	6/01/21 0618148 JUNE LEASE PAYMENT	202106 320-57200-45915	MUNICIPAL ASSET MANAGEMENT, INC	*	2,307.62	2,307.62 001293
6/14/21	00022	6/03/21 13129560 JUNE POOL CHEMICALS	202106 320-57200-45506	POOLSURE	*	375.00	375.00 001294
6/14/21	00022	6/03/21 13129560 JUNE POOL CHEMICALS	202106 320-57200-45506	POOLSURE	*	345.00	345.00 001295
6/14/21	00050	6/03/21 1096 HELLOCELIA 7/2/21	202106 300-15500-10000	REAL TIME ENTERTAINMENT & MGMT	*	1,000.00	1,000.00 001296
6/14/21	00050	6/03/21 RTEAM063 9/6/21 - HONEY HOUNDS	202106 300-15500-10000	REAL TIME ENTERTAINMENT & MGMT	*	750.00	750.00 001297

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/14/21	00020	6/07/21 108	202105 320-57200-45509	MAY PRIVATE EVENT ATTENDT	*	680.50	
				RIVERSIDE MANAGEMENT SERVICES			680.50 001298
6/14/21	00020	6/07/21 109	202105 320-57200-45501	MAY LIFEGUARD SERVICES	*	4,254.88	
		6/07/21 109	202105 320-57200-45501	MAY DECK MONITOR SERVICES	*	536.00	
				RIVERSIDE MANAGEMENT SERVICES			4,790.88 001299
6/14/21	00020	6/07/21 110	202105 320-57200-45502	MAY KAYAK ATTENDANT	*	176.00	
				RIVERSIDE MANAGEMENT SERVICES			176.00 001300
6/14/21	00020	6/01/21 106	202106 320-57200-45507	JUNE JANITORIAL SERVICES	*	1,295.00	
		6/01/21 106	202106 320-57200-45505	JUNE POOL MAINTENANCE	*	1,365.00	
		6/01/21 106	202106 320-57200-45504	JUNE CONTRACT ADMIN	*	2,083.33	
		6/01/21 106	202106 320-57200-45500	JUNE FACILITY MANAGEMENT	*	5,150.00	
				RIVERSIDE MANAGEMENT SERVICES			9,893.33 001301
6/14/21	00030	6/01/21 EPIV4392	202106 320-57200-45916	PLUS 16 CHANNELS	*	249.00	
				WELLBEATS, INC			249.00 001302
6/23/21	00121	6/01/21 10	202106 300-15500-10000	JULY 2ND EVENT	*	400.00	
				DARRELL S. PRIETO D.B.A.			400.00 001303
6/23/21	00120	6/11/21 20210612	202106 320-57200-49400	TRIVIA NIGHT LIVE 6/11/21	*	200.00	
				BRANDON TOMASELLO DBA			200.00 001304
6/23/21	00045	5/31/21 67902	202105 320-53800-45005	MAY LAKE MAINTENANCE	*	1,769.14	
				FUTURE HORIZONS, INC.			1,769.14 001305
6/23/21	00049	6/17/21 DP79981	202106 320-57200-44200	DEP DISTRC ENTRANCE FLAGS	*	360.00	
				HARBINGER			360.00 001306
6/23/21	00112	2/19/21 66071	202102 320-57200-45508	HAND SANIT STATIONS 2/19	*	375.00	
				PRI PRODUCTIONS			375.00 001307
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/23/21	00033	6/04/21 5239189	202106 320-57200-45507	JANITORIAL SUPPLIES	*	178.74	
				SOUTHEASTERN PAPER GROUP, INC			178.74 001308
6/23/21	00048	12/09/20 14741B	202012 320-57200-44207	SEMI ANNUAL PM 12/9/20	*	30.00	
				SOUTHEAST FITNESS REPAIR			30.00 001309
6/23/21	00002	4/30/21 I0334624	202104 310-51300-48000	NOTICE OF MEETING 4/15/21	*	135.65	
				ST AUGUSTINE RECORD			135.65 001310
6/23/21	00002	5/31/21 I0335423	202105 310-51300-48000	BOS REG MTG 5/20/21	*	135.65	
				ST AUGUSTINE RECORD			135.65 001311
6/23/21	00046	6/17/21 7580248	202106 320-57200-45917	JUNE PEST CONTROL	*	190.00	
				TURNER PEST CONTROL			190.00 001312
6/23/21	00040	6/15/21 JAX23181	202106 320-53800-45003	JUNE LANDSCAPE MAINT	*	17,811.85	
				YELLOWSTONE LANDSCAPE			17,811.85 001313
6/23/21	00040	6/16/21 JAX23330	202106 320-53800-45009	MAINLINE RPR&VALV RPLCMT	*	965.00	
				YELLOWSTONE LANDSCAPE			965.00 001314
6/23/21	00040	6/16/21 JAX23330	202106 320-53800-45009	IRRIGATION REPAIR ZONE 7	*	456.57	
				YELLOWSTONE LANDSCAPE			456.57 001315
6/23/21	00040	6/16/21 JAX23332	202106 320-53800-45004	COMMUNITY ENT ROADWAY OAK	*	2,070.00	
				YELLOWSTONE LANDSCAPE			2,070.00 001316
TOTAL FOR BANK A						418,407.67	
TOTAL FOR REGISTER						418,407.67	

MVTP MEADOW VIEW TP BPEREGRINO



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

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

PLEASE PAY BY

06/07/2021

AMOUNT

\$110.95

INVOICE DATE

05/17/2021

**INVOICE NO. 202190**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 06/01/2021 to 06/30/2021  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

**Description**

Meadow View @ Twin Creeks

**Security Monitoring**

38A

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.320.572.454	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.320.572.454	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

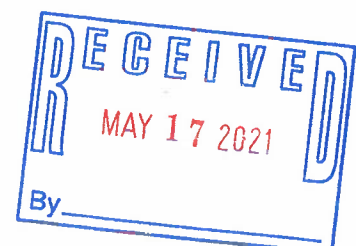
"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.

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

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

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





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/07/2021	\$110.95	05/17/2021

**INVOICE NO. 202190**

## 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. 202190**

**NAME:** Meadow View at Twin Creeks CCD

**DUE DATE:** 06/07/2021 **AMOUNT DUE:** \$110.95

**Please Reference: 202190**

# Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306  
Jacksonville, Florida 32218  
Phone: 904-338-5394  
Fax: 904-751-6583

## INVOICE #210323

Date: 3-05-21

To: Riverside Management Services, Inc.  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

Attn: Brian Stephens  
Phone:  
Email: bstephens@riversidemgtsvc.com

WORK COMPLETED 3-5-2021 @ Beacon Lake Amenities Center  
MVC TC

Labor and materials for:

-Trouble shoot power to fireplace and noted working properly.

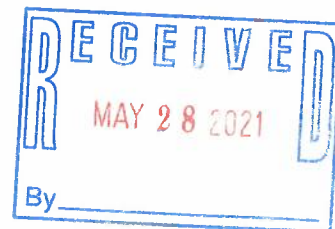
*B. Stephens 5-27-21*  
*FACILITY MAINT.*  
*001.320.5720.45508*

*81A*

TOTAL INVOICE AMOUNT

*exp*  
*3/21*

\$ 211.00



All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a one-year warranty effective as of the date of this invoice.

# DAVID GRAY

PLUMBING | ELECTRICAL | HEATING & AIR

David Gray Electrical Services  
6491 Powers Avenue  
Jacksonville, FL 32217

Phone: (904) 724-7211  
dispatch@davidgrayonline.com  
<https://www.davidgrayonline.com/>

Billing Address:  
**Beacon Lake**  
850 Beacon Lake Pkwy  
St. Augustine Florida 32259

Site Address:  
**Beacon Lake**  
850 Beacon Lake Pkwy  
St. Augustine Florida 32259

## Invoice I110605

Work Order #: 119185

Transaction Date: 5/29/2021

Sales Rep: 151 Christopher S Wagner

Terms: COD

Assigned Tech: Christopher W.

### Description

#### Technician Notes:

Customer stated there were shorts in the kitchen I assess the situation I did voltage and amperage checks everything was good even with equipment in operation did not reach Max amperage

\*\*\*Meter room was locked

No warranty on owner provided material or existing wiring.

Commercial/Apartment Hourly Labor Rate

Total: \$310.00

Payments: \$0.00

Balance Due: \$310.00

119A

1,320.572.442

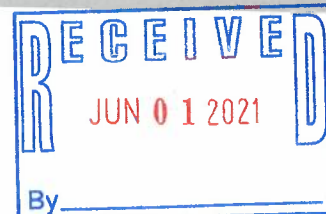
All accounts are due and payable 10 days from invoice date. After 30 days, a finance charge of 1.5 percent per month - 18 percent annum - will be added and invoice may be sent to collections. Customer agrees to pay all court costs, collection costs and attorney's fees if suit and/or collections become necessary. All work is satisfactory with customer or renter. If payment is not made within 25 days, the total will be charged to any credit card you have on file.

Method

Date

Auth #

Amount







David Gray Electrical Services  
6491 Powers Avenue  
Jacksonville, FL 32217

Phone: (904) 724-7211  
dispatch@davidgrayonline.com  
<https://www.davidgrayonline.com/>

### Acceptance

I accept the services performed by David Gray  
Electrical are to my satisfaction.

A handwritten signature in black ink, appearing to read "Vernon R. Allen".

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

# Invoice

**Bill To:**

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

Invoice #: 72

Invoice Date: 6/1/21

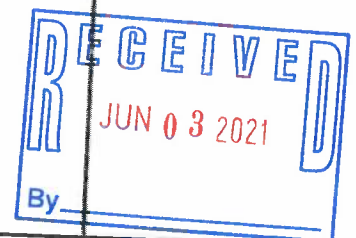
Due Date: 6/1/21

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021 1.310.513.340		3,937.50	3,937.50
Information Technology - June 2021 1.310.513.351		166.67	166.67
Dissemination Agent Services - June 2021 1.310.513.316		833.33	833.33
Office Supplies 1.310.513.510		15.81	15.81
Postage 1.310.513.420		15.97	15.97
Copies 1.310.513.425		270.60	270.60
Telephone 1.310.513.410		82.35	82.35

1A



Total \$5,322.23

Payments/Credits \$0.00

Balance Due \$5,322.23

# 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. 21186  
Date 06/01/2021

001.310.513.352

exp 5.2021

FYE 9/30/20 Audit

## SERVICE

Audit FYE 09/30/2020

## AMOUNT

\$ 4,000.00

Current Amount Due \$ 4,000.00

1.310.513.352

47A



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

Payment due upon receipt.

# Hopping Green & Sams

Attorneys and Counselors

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

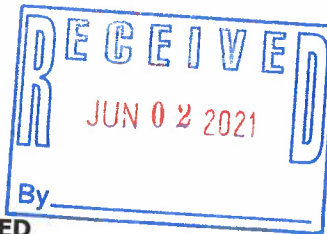
## STATEMENT

May 28, 2021

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

Bill Number 122734  
Billed through 04/30/2021

General Counsel  
MVTDD 00001 JLE



3A  
1,310.573.315

### FOR PROFESSIONAL SERVICES RENDERED

04/05/21	KVH	Review and revise draft security surveillance agreement; review engineer's report regarding gate ownership; confer with District manager regarding documents for agreement.	1.50 hrs
04/06/21	KVH	Confer with District manager and Envera counsel regarding agreement.	0.40 hrs
04/07/21	KVH	Review and revise security agreement; confer with district manager and contractor.	0.30 hrs
04/08/21	KVH	Confer with district manager regarding security agreement.	0.20 hrs
04/13/21	JLE	Prepare first amendment to acquisition agreement; email regarding the same.	1.10 hrs
04/14/21	KVH	Prepare agreement with Envera; confer with district manager regarding agreement; confer with Envera counsel.	1.40 hrs
04/14/21	JLE	Confer with Parker regarding amendment; review engineer's report; emails regarding acquisitions/assignments.	0.40 hrs
04/15/21	KVH	Confer with Envera regarding execution of agreement.	0.10 hrs
04/15/21	JLE	Prepare for and attend Board meeting; follow-up regarding the same.	0.40 hrs
04/21/21	JLE	Review and revise acquisition agreement amendment based on comments from Ganz; emails regarding the same.	0.70 hrs
04/22/21	JLE	Finalize first amendment; email regarding the same.	0.20 hrs
04/26/21	KVH	Prepare amenity facilities agreement.	1.70 hrs
04/26/21	KEM	Review fully executed first amendment to acquisition agreement.	0.10 hrs
04/27/21	KVH	Call with Taylor regarding amenity facilities agreement; revise amenity facilities agreement; confer with Simpson regarding agreement; analyze issues with Earlywine.	1.20 hrs
04/27/21	JLE	Analyze issue regarding café lease agreement; confer with Taylor regarding the	3.10 hrs

=====

same; follow-up email; conference call regarding the same; follow-up email; review forms of lease agreements; confer with Oliver regarding liquor license and insurance; follow-up email; confer with Lockwood regarding project completion items; email regarding the same; review amenity manager agreement and alcohol license; email regarding liquor insurance.

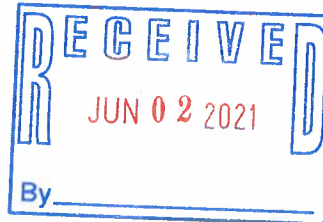
04/27/21	KEM	Review cafe operations lease agreement.	0.20 hrs
04/28/21	KVH	Revise amenity facility agreement; confer with Simpson regarding agreement.	1.10 hrs
04/28/21	JLE	Confer with Oliver regarding liquor license; follow-up note.	0.20 hrs
04/29/21	JLE	Review and comment on assessment report.	2.90 hrs
Total fees for this matter			\$4,296.00

**DISBURSEMENTS**

Conference Calls	12.74
Total disbursements for this matter	\$12.74

**MATTER SUMMARY**

Earlywine, Jere L.	9.00 hrs	275 /hr	\$2,475.00
Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50
Haber, Karen V. - Attorney	7.90 hrs	225 /hr	\$1,777.50
TOTAL FEES			\$4,296.00
TOTAL DISBURSEMENTS			\$12.74
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$4,308.74</b>

**BILLING SUMMARY**

Earlywine, Jere L.	9.00 hrs	275 /hr	\$2,475.00
Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50
Haber, Karen V. - Attorney	7.90 hrs	225 /hr	\$1,777.50
TOTAL FEES			\$4,296.00
TOTAL DISBURSEMENTS			\$12.74
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$4,308.74</b>

**Please include the bill number with your payment.**



We Clean Windows and a Whole Lot More!

WG of Jacksonville Beaches  
 7850 Chase Meadows Drive West  
 Jacksonville, FL 32256  
 Phone: (904) 755-1554, Fax: (866) 446-2271  
 Website: windowgenie.com  
 Email: dmalesevic@windowgenie.com

# Invoice

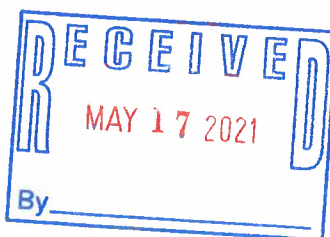
161910

*Meadow View @ Twin Creeks CDD*

**Bill To** BBX Capital - Beacon lake  
 850 Beacon Lake Pkwy  
 St. Augustine, FL 32095  
**Issue Date** 3/23/2021  
**Payment Terms** Upon Job Completed  
**Due Date** 3/23/2021

**Customer Contact** Danielle Simpson  
**Phone (Main)** (602) 373 7227  
**Work Number**  
**Home Number**  
**Mobile Number**  
**Email** dsimpson@bbxcapital.com

Charge Name	Description	Quantity	Unit	Charge
Service Location: 850 Beacon Lake Pkwy St. Augustine, FL 32095				
Pressure Washing	Tower at community entrance - treat for mold and algae	1.00	Each	\$350.00
Pressure Washing	Sidewalk one side from HWY 210 to the lamp post 925' from street	1.00	Each	\$462.00
Pressure Washing	Fence - both sides from the Beacon Lake Pkwy	1.00	Each	\$349.00
Pressure Washing	Two monuments on entrance (both sides)	1.00	Each	\$ 80.00



**Subtotal** \$1,241.00  
**Tax** \$0.00  
**Paid** \$ 0.00

NOTES:

**Balance Due \$1,241.00**

*1,320.538.450*

*Misc*

*118 A*



## Invoice

Date  
Invoice #5/20/2021  
131295599798

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

Terms	Net 20
Due Date	6/9/2021
PO #	
Delivery Ticket #	Sales Order #1334673
Delivery Date	5/19/2021
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

## Bill To

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

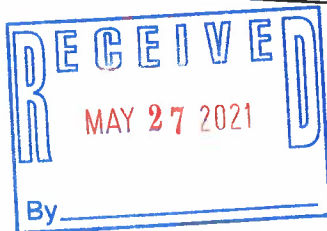
## Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
135-010	Sodium Bicarbonate 50# bag	1		25.00	25.00
135-057	Stabilizer/CYA-Bag	1		65.00	65.00

22A  
1.320.572.45506



Shipping Cost (FEDEX GROUND) 90.00  
Subtotal 0.00  
Total 90.00  
Amount Due \$90.00

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295599798

Amount Due \$90.00

Amount Paid

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



131295599798



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

# Invoice

Date  
Invoice #

5/20/2021  
131295599800

Terms	Net 20
Due Date	6/9/2021
PO #	
Delivery Ticket #	Sales Order #1334671
Delivery Date	5/19/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

## Bill To

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

## Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
135-010	Sodium Bicarbonate 50# bag	1		25.00	25.00
135-057	Stabilizer/CYA-Bag	1		65.00	65.00
May pool chemicals					
<div>RECEIVED MAY 27 2021 By _____</div>					

Shipping Cost (FEDEX GROUND) 90.00  
Subtotal 0.00  
Total 90.00  
Amount Due \$90.00

22A  
1.320.572.45506

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295599800



Amount Due \$90.00

Amount Paid

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



131295599800





## Invoice

Date  
Invoice #5/25/2021  
131295599889

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

Terms	Net 20
Due Date	6/14/2021
PO #	
Delivery Ticket #	Sales Order #1334768
Delivery Date	5/25/2021
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

## Bill To

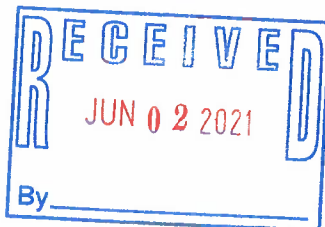
Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

## Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	45	gal	3.00	135.00
135-057	Stabilizer/CYA-Bag	1		65.00	65.00
<p>May Pool chemicals 22A 1.320.572.45506</p> <p>RECEIVED JUN 03 2021 BY: _____</p>					



Subtotal 200.00  
Shipping Cost (FEDEX GROUND) 0.00  
Total 200.00  
Amount Due \$200.00

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295599889

Amount Due \$200.00

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295599889



## Invoice

Date  
Invoice #5/25/2021  
131295599890

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

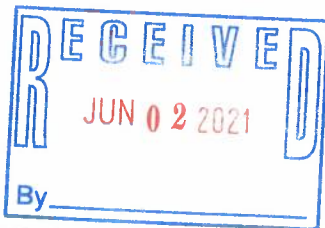
Terms	Net 20
Due Date	6/14/2021
PO #	
Delivery Ticket #	Sales Order #1334769
Delivery Date	5/25/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	45	gal	3.00	135.00
135-057	Stabilizer/CYA-Bag	1		65.00	65.00
<p>May Pool Chemicals 1.320.572.45506 22A</p> <p>RECEIVED JUN 03 2021 BY: _____</p>					



Shipping Cost (FEDEX GROUND) Subtotal 200.00  
Total 0.00  
Amount Due 200.00

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295599890

Amount Due \$200.00

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295599890

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

# Invoice

Invoice #: 103  
Invoice Date: 4/15/2021  
Due Date: 4/15/2021  
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
Fire Pit Parts - A WEIS High Capacity Box Only - Commerical Grade		1,495.00	1,495.00
20A 1. 320,572,44207 Maintenance Supplies			
<div>RECEIVED MAY 01 2021 By _____</div>			

**Total** \$1,495.00

**Payments/Credits** \$0.00

**Balance Due** \$1,495.00

Southern Recreation, Inc.

4060 Edison Avenue  
Jacksonville, FL 32254  
www.southernrecreation.com

1.320.57200.45920

92A

# Invoice

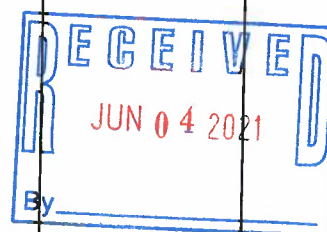
DATE	INVOICE #
5/19/2021	9991

<b>BILL TO</b>
Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway St. Augustine, FL 32095

<b>SHIP TO</b>
Beacon Lakes

P.O. NUMBER	TERMS	REP	SHIP	INVOICE NO.
Proposal	Due on receipt	TR	5/19/2021	

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
4	T8UL	8' Table	750.00	3,000.00
1	FRT	Freight Charges	750.00	750.00
1	INST	Deliver Only	0.00	0.00



Invoice Due Upon Receipt  
Thank You!

**Total** \$3,750.00

**Payments/Credits** \$0.00

**Balance Due** \$3,750.00



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

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

## Service Slip/Invoice

INVOICE: 7495543  
DATE: 5/20/2021  
ORDER: 7495543

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
5/20/2021	01:51 PM	MICE, RATS, ROACH, S		01:51 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/20/2021		02:17 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	190.00

*B. Hight 5-27-21*  
*Pest Control*  
*001.320.5220.45917*

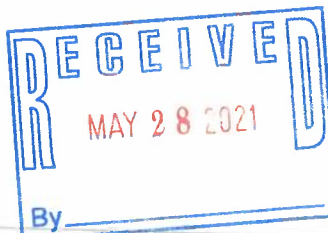
*46A*

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



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Copy of Previously Printed Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

6076053  
261058000  
03/25/2021  
STACEY JOHNSON  
407-835-3805

MEADOW VIEW AT TWIN CREEKS CDD  
ATTN DISTRICT MANAGER  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092

MEADOWVIEW AT TWIN CREEKS CDD SERIES 2019A1/A2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS CDD SERIES  
2019A1/A2

Invoice Number: 6076053  
Account Number: 261058000  
Current Due: \$4,040.63  
  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 261058000  
Invoice # 6076053  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
Copy of Previously Printed Invoice

Invoice Number: 6076053  
Invoice Date: 03/25/2021  
Account Number: 261058000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

**MEADOWVIEW AT TWIN CREEKS CDD SERIES  
2019A1/A2**

Accounts Included	261058000	261058001	261058002	261058003	261058004	261058005
In This Relationship:	261058006	261058007	261058008	261058009	261058010	

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 03/01/2021 - 02/28/2022</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

FY21 SE 2019 A1/A2 \$ 2187.50  
1,310,513.330  
FY22 SE 2019 A1/A2 \$ 1542.50  
1,300,155-100  
Incidental Expenses \$290.63  
1,310,513.330

9A





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**

Beacon Lake  
Phase II Part 2  
(Phase 2 Parkway)

**INVOICE 13178****DATE 06/01/2021 TERMS Net 30****DUE DATE 07/01/2021**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	1	8,420.00	8,420.00

**TOTAL DUE****\$8,420.00**

1.320.538,45003  
13A







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

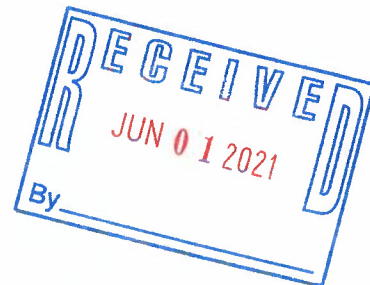
**INVOICE 13182****DATE 06/01/2021 TERMS Net 30****DUE DATE 07/01/2021****SHIP DATE**

03/01/2019

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

1,320.538,45003

13A

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



## INVOICE

INVOICE #	INVOICE DATE
JAX 221669	5/1/2021
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 31, 2021

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

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

**Invoice Total** \$15,653.85

*Bluph 5-13-21*  
LANDSCAPE MAINT.  
001.320.53800.45003

401A



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

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



## INVOICE

INVOICE #	INVOICE DATE
JAX 224309	5/25/2021
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:** June 24, 2021

**Invoice Amount:** \$1,520.00

Description	Current Amount
Townhome Playground Bahia Repair - Bourget Erosion Repair - Carbide Erosion and St Augustine Repair Plant Installation	\$1,520.00

**Invoice Total** \$1,520.00

*BAHIA 5-25-21*  
*LANDSCAPE CONTINGENCY*  
*001.320.53800.45004*

*40A*



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

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

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #22  
May 19, 2021

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

Please make check payable to:

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

Signature:

Chairman/Vice Chairman

Signature:

Secretary/Asst. Secretary



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

Page: 1 of 2  
Issue Date: May 26, 2021  
Account Number: [REDACTED] 91

Please pay immediately to avoid interruption of service and additional fees. If service is suspended due to non-payment then service is restored, a Restoral Fee of up to \$35 will be charged on your next bill.

We've updated your service agreement, including arbitration terms, effective 5/5/21. Continued use of AT&T service is your agreement to these terms. See [att.com/CSA](http://att.com/CSA)

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at [att.com/paperless](http://att.com/paperless)

Total due

**\$254.53**

Due immediately: \$174.99

Due Jun 16, 2021: \$79.54

### Account summary

Your last bill	\$174.99
Past due - please pay immediately	\$174.99

### Service summary

Account charges	Page 2	\$9.99
Internet	Page 2	\$69.55

Total services - due Jun 16, 2021 **\$79.54**

Total due **\$254.53**



1.300.13100.10200

1.320.572.45900

115A

may internet service

### Ways to pay and manage your account:

myAT&T app  
iPhone and Android

[att.com/pay](http://att.com/pay)

Ordering, billing or support  
800.321.2000  
TTY: 800.651.5111

## Service activity

### Account charges

Activity since last bill	Apr 27 - May 26	
1. Late Payment Fee	May 19	\$9.99 < One-time charge
<b>Total for Account charges</b>		<b>\$9.99</b>

### Internet

Monthly charges	May 27 - Jun 26	
1. Internet 100M / 100M (Promotional Offer) (Promotional Offer)		\$50.00
2. Static IP 8		\$15.00
<b>Surcharges &amp; fees</b>		
3. Cost Assessment Charge		\$4.55
<b>Total for Internet</b>		<b>\$69.55</b>

## News you can use

### We have updated your service agreement terms

We have consolidated service agreement terms for certain AT&T services (AT&T Phone for Business, AT&T Business Fiber, AT&T Internet for Business, and Fixed Wireless) into one simplified Consumer Service Agreement at [att.com/ConsumerServiceAgreement](http://att.com/ConsumerServiceAgreement). Effective 5/5/2021, your continued use of AT&T service tells us you agree to these terms, including the updated clause requiring you and us to resolve disputes by individual arbitration and not by jury trial or class action. For details, go to [att.com/CSA](http://att.com/CSA)

### Payment address update

Effective immediately, please send payments to the following address: AT&T - PO Box 5014 - Carol Stream, IL 60197-5014. If you use an automated or online process for providing payment to AT&T, please update this address change information to the service you are using. Failure to update this information could delay or prevent successful payment posting.

A late payment fee of up to \$9.99 will be assessed if payment is not received on or before the due date.

### Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at [att.com/autopay](http://att.com/autopay) using your checking account. It's easy, secure, and convenient!

AT&T U-verse<sup>SM</sup> TV, AT&T Internet and AT&T Phone provided by AT&T Florida.

© 2021 AT&T Intellectual Property. All rights reserved.

## Important information

### Late payment fee



# Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306

Jacksonville, Florida 32218

Phone: 904-338-5394

Fax: 904-751-6583

## INVOICE #210313

Date: 3-19-2021

To: Riverside Management Services, Inc.  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

Attn: Brian Stephens

Phone:

Email: bstephens@riversidemgtsvc.com

WORK COMPLETED 3-19-2021 @ Beacon Lakes:

81A

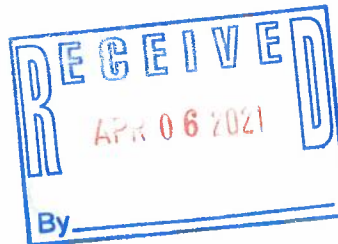
Labor and materials for:

-Replace two driver in the existing site, customer requested three additional drivers for extra stock.

*B. Steph 3-29-21*  
*REPAIRS + MAINT. AMENITY*  
*001.320.57200.45508*

TOTAL INVOICE AMOUNT

\$ 1,047.00



All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a one-year warranty effective as of the date of this invoice.



2087 N. Powerline Road, Suite 1  
Pompano Beach, FL 33069  
(954) 971-1077  
Fax: (954) 960-0260  
www.copansprinting.com



# INVOICE

Invoice #	Invoice Date
159661	02/05/2021
Sales Rep: House Account	
Customer#: 0075	
Page: 1	

BILL TO:

BBX Capital Real Estate  
401 East Las Olas Blvd.  
Suite 800  
Ft. Lauderdale, FL 33301

SHIP TO:

JSK Marketing  
234 St. Augustine Blvd.  
Jacksonville Beach, FL 32250

*made to*

Customer's Terms	Customer's Phone	Customer's Fax	Customer Contact	Purchase Order #	Customer Service Rep.
Net 15	(404) 786-5361		Jenn Kjellman		Jim
Quantity	Description	Tax		Sub-Total	

500	Pres. Folders - Beacon Lake	Y	628.00
	4/0 & Gloss AQ on Printed Side		
	9x12		
	14PT		
	2 - 4" Pockets		
	Business Card Slits on Rt. Pocket Only		

*1,320,572.44208*  
*Presentation folders*

*113 A*



Ship Via	Sub-Total	Tax Rate %	Tax	Freight	Deposit	AMOUNT DUE
UPS Ground	628.00	7.000	43.96	70.00	0.00	\$ 741.96

Thank You

*698.00*



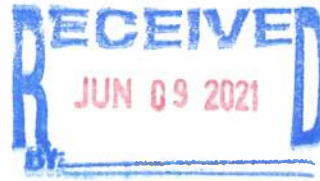
# Municipal Asset Management, Inc.

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

# INVOICE

INVOICE NO: 0618148  
DATE: 6/1/2021

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



DUE DATE	RENTAL PERIOD
7/7/2021	

1.320.572.45915 14A

PMT NUMBER	DESCRIPTION	AMOUNT
30	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment <i>June lease payment</i>	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618148	7/7/2021	\$2,307.62	

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

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



## Invoice

Date  
Invoice #6/3/2021  
1312956000611707 Townhurst Dr  
Houston TX 77043  
ar@poolsure.com  
800-858-POOL (7665)  
www.poolsure.com

Terms	Net 20
Due Date	6/23/2021
PO #	
Delivery Ticket #	Sales Order #1334896
Delivery Date	6/3/2021
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	250	gal	1.50	375.00
<div>RECEIVED JUN 08 2021 By _____</div>					

Subtotal 375.00  
Shipping Cost (FEDEX GROUND) 0.00  
Total 375.00  
Amount Due \$375.00

2219 pool chemicals  
1,320,572.4550

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295600061

Amount Due \$375.00

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372

131295600061



## Invoice

Date  
Invoice #6/3/2021  
131295600063

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

Terms	Net 20
Due Date	6/23/2021
PO #	
Delivery Ticket #	Sales Order #1334897
Delivery Date	6/3/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	230	gal	1.50	345.00
<div>RECEIVED JUN 08 2021 By _____</div>					

Subtotal 345.00  
Shipping Cost (FEDEX GROUND) 0.00  
Total 345.00  
Amount Due \$345.00

22A  
1.320.572.45506  
June Pool chemicals

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295600063

Amount Due \$345.00

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295600063

**Real Time Entertainment & Management LLC**

1021 16th St N  
Jacksonville Beach, FL 32250  
US  
niko@realtimemanagement.net



**INVOICE**

BILL TO  
Beacon Lakes

50A  
Special  
event

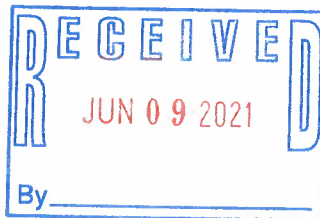
INVOICE 1096  
DATE 06/03/2021  
TERMS Net 30  
DUE DATE 07/03/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	HelloCelia @ Beacon Lakes - 7/2/21 - 6:00 to 8:00pm	1	1,000.00	1,000.00

BALANCE DUE

**\$1,000.00**

1.320.57200.49400  
prepaid



**Niko Costas**

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



**Honey Hounds at Beacon Lake** 850 Beacon Lake Parkway, St. Augustine, FL, 32095, United States  
**September 6, 2021**

**INVOICE rteam0637**

Total **\$ 750.00**  
Due **7 days after contract is signed**  
Created **6/3/21**

**PAY NOW**

**Beacon Lake**

Venus Durden  
beaconmanager@rmsnf.com  
850 Beacon Lake Parkway  
St. Augustine, US 32095

Subtotal	\$ 750.00
Tax	\$ 0.00
Total	\$ 750.00
Income Tax Withholding	\$ 0.00
<b>Amount Due</b>	<b>\$ 750.00</b>

**Invoice Details**

**Sep 6, 2021 - Honey Hounds**

Performance Fee **Deposit**

001. 300.15500.10000  
prepaid

**\$ 750.00**

1. 320.57200.49400  
special event after 9/21



**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 108

Invoice Date: 6/7/2021

Due Date: 6/7/2021

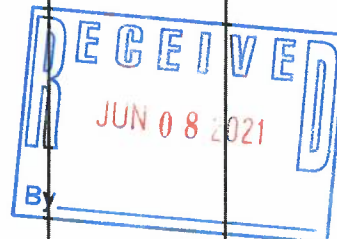
Case:

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
Private Event Attendant through May 2021  1,320.57200, 45509  20A	27.22	25.00	680.50



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**Total** \$680.50

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**Payments/Credits** \$0.00

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**Balance Due** \$680.50

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6-7-21  
CDD

**MVTC CDD**

**PRIVATE EVENT ATTENDANT INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
27.22	Private Event Attendant Covers May 2021	\$ 25.00	\$ 680.50
TOTAL DUE:			<u>\$ 680.50</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
PRIVATE EVENT ATTENDANT BILLABLE HOURS  
THROUGH MAY 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/14/21	4.25	J.W.	Private Event Attendant - LeClaire
5/15/21	5	J.W.	Private Event Attendant - Hall
5/22/21	4.22	S.T.	Private Event Attendant - Rodriguez
5/23/21	5.75	S.T.	Private Event Attendant - Mason
5/29/21	3.5	E.W.	Private Event Attendant - Bartholomew
5/29/21	4.5	E.W.	Private Event Attendant - Djenge
<b>TOTAL</b>	<u><u>27.22</u></u>		



**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 109

Invoice Date: 6/7/2021

Due Date: 6/7/2021

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
Lifeguard Services through May 2021	265.93	16.00	4,254.88
Deck Monitor Services through May 2021	33.5	16.00	536.00
320.572.45501			
20A			
<div>RECEIVED JUN 08 2021 By _____</div>			

**Total** \$4,790.88**Payments/Credits** \$0.00**Balance Due** \$4,790.88

6-7-21  
CDD

**MVTC CDD**  
**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
265.93	Lifeguard Services	\$ 16.00	\$ 4,254.88
33.5	Deck Monitor	\$ 16.00	\$ 536.00
Covers May 2021			
TOTAL DUE:			<u>\$ 4,790.88</u>

LIFEGUARDS #320-572-45501

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MAY 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/21	6.65	J.A.	Lifeguarding
5/1/21	6.65	H.B.A.	Lifeguarding
5/1/21	6.63	S.T.	Lifeguarding
5/1/21	6.7	K.G.	Lifeguarding
5/2/21	6.75	H.B.A.	Lifeguarding
5/2/21	6.75	H.B.A.	Lifeguarding
5/2/21	6.5	S.T.	Lifeguarding
5/2/21	4	H.A.	Lifeguarding
5/8/21	7	S.T.	Lifeguarding
5/8/21	6.78	K.G.	Lifeguarding
5/8/21	5.5	G.V.	Lifeguarding
5/8/21	4	M.L.	Lifeguarding
5/9/21	6.82	J.A.	Lifeguarding
5/9/21	6.82	H.B.A.	Lifeguarding
5/9/21	3	H.A.	Lifeguarding
5/9/21	6.5	G.V.	Lifeguarding
5/15/21	9.03	S.T.	Lifeguarding & In Service Training
5/15/21	9.03	K.G.	Lifeguarding & In Service Training
5/15/21	9.02	M.L.	Lifeguarding & In Service Training
5/15/21	2.5	J.R.H.	In Service Training
5/16/21	6.7	S.T.	Lifeguarding
5/16/21	6.8	K.G.	Lifeguarding
5/16/21	4.22	M.L.	Lifeguarding
5/16/21	6	J.W.	Deck Monitor
5/22/21	6.78	J.A.	Lifeguarding
5/22/21	4.9	H.B.A.	Lifeguarding
5/22/21	6.7	K.G.	Lifeguarding
5/23/21	7.05	J.A.	Lifeguarding
5/23/21	6.82	H.B.A.	Lifeguarding
5/23/21	6.57	K.G.	Lifeguarding
5/23/21	6.45	H.A.	Lifeguarding
5/29/21	6.97	J.A.	Lifeguarding
5/29/21	4.85	H.B.A.	Lifeguarding
5/29/21	6.83	J.R.H.	Lifeguarding
5/29/21	3.95	K.G.	Lifeguarding
5/29/21	2	J.W.	Deck Monitor
5/29/21	6.5	T.A.	Deck Monitor
5/30/21	7.43	J.A.	Lifeguarding
5/30/21	6.87	H.B.A.	Lifeguarding
5/30/21	6.62	S.T.	Lifeguarding
5/30/21	6.8	K.G.	Lifeguarding
5/30/21	8	E.W.	Deck Monitor & Event
5/30/21	2.5	J.W.	Deck Monitor
5/30/21	6.5	T.A.	Deck Monitor & Event
5/31/21	6.82	J.A.	Lifeguarding
5/31/21	6.8	H.B.A.	Lifeguarding
5/31/21	6.5	S.T.	Lifeguarding
5/31/21	5.87	J.H.	Lifeguarding
5/31/21	2	J.W.	Deck Monitor

<b>TOTAL</b>	<b>299.43</b>
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Supervisor	
Lifeguarding	265.93
Deck Monitor	33.5

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 110

Invoice Date: 6/7/2021

Due Date: 6/7/2021

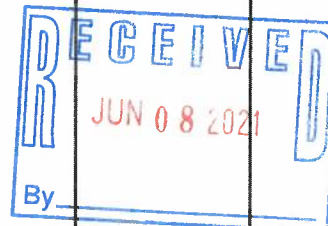
Case:

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
Kayak Attendant through May 2021  1.320.57200.45502  20A	11	16.00	176.00



<b>Total</b>	<b>\$176.00</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$176.00</b>
--------------------	-----------------

6-7-21  
CA

MVTC CDD

KAYAK ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
11	Kayak Attendant	\$ 16.00	\$ 176.00

Covers May 2021

TOTAL DUE:	<u>\$ 176.00</u>
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Kayak Attendant #1.320.57200.45502

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
KAYAK ATTENDANT BILLABLE HOURS MAY 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/29/21	5.5	J.W.	Kayak Attendant
5/30/21	5.5	J.W.	Kayak Attendant
<b>TOTAL</b>	<u>11</u>		

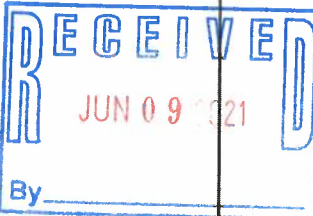
**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 106**Invoice Date:** 6/1/2021**Due Date:** 6/1/2021**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 - June 2021 320.572.45507		1,295.00	1,295.00
Pool Maintenance Services - June 2021 320.572.45505		1,365.00	1,365.00
Contract Administration - June 2021 320.572.45504		2,083.33	2,083.33
Facility Management - Meadow View - June 2021 320.572.4550		5,150.00	5,150.00

**Total** \$9,893.33**Payments/Credits** \$0.00**Balance Due** \$9,893.33

6-7-21  
CDD



# Invoice

Page 1/1  
EPIV00000043922  
Date 6/1/2021

1660 South Hwy 100  
Suite 590  
St. Louis Park MN 55416

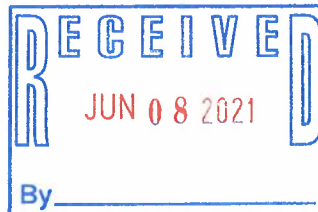
Bill To: Meadow View at Twin Creeks CDD - Beacon Lake  
GOVERNMENTAL MANANGEMENT SERVICES  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

Ship To: Meadow View at Twin Creeks CDD - Beacon Lake  
Meadow View at Twin Creeks CDDq  
GOVERNMENTAL MANANGEMENT SERVICES  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

Purchase Order No.		Customer ID		Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
		10016			BEST WAY	Net 30	6/1/2021	274,809
Ordered	Shipped	B/O	Item Number	Description		Discount	Unit Price	Ext. Price
1	1	0	WBC-PLUS	Plus <u>(16 Channels, 7+ Workout Plans,</u> 3 F		\$0.00	\$249.00	\$249.00

30A  
1,320.572.45916

Subtotal	\$249.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$249.00
Amount Received	\$0.00
Amount Due	\$249.00







Invoice #000010

## July 2nd Event

We appreciate your business. Thank you for allowing us to make your event extra special and fun.

### Bill To

Venus ( Beacon Lake)  
Beacon Lake  
beaconmanager@rmsnf.com  
904-624-2179  
850 Beacon Lake Parkway  
Saint Augustine , Florida 32095

### Invoice Details

PDF created June 21, 2021  
\$400.00

### Payment

Due June 1, 2021  
\$400.00

Item	Quantity	Price	Amount
Custom Amount	1	\$400.00	\$400.00
Subtotal			\$400.00

**Total Due** **\$400.00**

12/14  
1.300.15500.10000  
Prepaid  
Spec event



### Pay online

To pay your invoice go to <https://gosq.me/u/ZKT4fuZr>

Or open your camera on your mobile device, and place the code on the left within the camera's view.



## Trivia Night Live

# INVOICE

8343 Princeton Square Blvd. E.

Apt 408

Jacksonville, FL 32256

(813) 843-7883

[brandon@trivianightlive.net](mailto:brandon@trivianightlive.net)

INVOICE NO. 20210612

DATE June 11, 2021

TO Meadow view @ Twin Creeks (AKA Beacon Lake)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095  
(904) 217-3052

120 A

1,320.572,49400

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brandon Tomasello	Trivia Show	2 hours	6/12/21

DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
6/11/21	Saturday noontime event		\$ 200.00

SUBTOTAL \$ 200.00

SALES TAX

TOTAL \$ 200.00

Make all checks payable to Trivia Night Live



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

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

# INVOICE

Invoice Number: 67902  
Invoice Date: May 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**

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Beacon02	Per Contract	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		6/30/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May  B. H. Supt 5-28-21 Lake Maint. 001.320.53800.45005  45A	1,769.14	1,769.14
			<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> RECEIVED  JUN 18 2021  By _____ </div>	
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:

Check/Credit Memo No:

**Overdue Invoices are subject to finance charges.**



5300 SHAD RD. JACKSONVILLE, FL 32257

TF.800.772.7446

PH.904.268.4681

FX.904.268.4642

harbingersign.com

## DEPOSIT INVOICE

Invoice #: DP79981

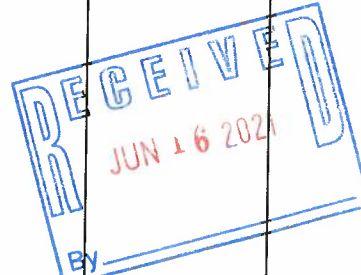
Inv Date: 06/17/21

Customer #: 6924

Page: 6 of 6

SOLD TO:	JOB LOCATION:
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092	BEACON LAKE 64 BEACON LAKE PKWY ST JOHNS FL 32259

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		ED BUSEY	06/16/21	50.0% Due Upon Receipt	07/30/21

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
20	QUOTE #146251 BANNER, 3'-0" X 18" BANNERS AS PER CUSTOMER PROVIDED DRAWING SHEET S-6. NOTE: MOUNTING ARMS IF NEEDED TO BE SEPARATE. CUSTOMER TO PICK UP.	\$36.00	\$720.00
TOTAL PROPOSAL AMOUNT			\$720.00
*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***			
1.320.572.44200			
49A			
District entrance flags			
			
PLEASE PAY THIS DEPOSIT AMOUNT:			\$360.00



5300 SHAD RD. JACKSONVILLE, FL 32257  
TF.800.772.7446 FX.904.268.4642  
PH.904.268.4681 harbingerstgn.com

Proposal #: 79981

Proposal Date: 06/17/21  
Customer #: 6924  
Page: 1 of 6

SOLD TO:	JOB LOCATION:
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092	BEACON LAKE 64 BEACON LAKE PKWY ST JOHNS FL 32259

Harbinger ("Harbinger"), itself or through its agents or subcontractors (collectively, "Company"), proposes to furnish to Customer the following materials (collectively, "Materials") and work (collectively, "Work"):

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
20	QUOTE #146251 BANNER, 3'-0" X 18" BANNERS AS PER CUSTOMER PROVIDED DRAWING SHEET S-6. NOTE: MOUNTING ARMS IF NEEDED TO BE SEPARATE. CUSTOMER TO PICK UP.	\$36.00	\$720.00

TOTAL PROPOSAL AMOUNT: \$720.00

This Proposal is not effective unless signed and dated by Harbinger and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

HARBINGER

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

CUSTOMER

By: Danielle Simpson  
Name: Danielle Simpson  
Title: Ops.  
Date: 06-16-21



Customer Initials: DS

Date: 6-16-21



5300 SHAD RD. JACKSONVILLE, FL 32257  
TF.800.772.7446 FX.904.268.4642  
PH.904.268.4681 harbingersign.com

Proposal #: 79981

Proposal Date: 06/17/21  
Customer #: 6924  
Page: 2 of 6

Customer Initials:

A handwritten signature in black ink, consisting of a large, stylized 'H' followed by a cursive 'B'.

Date: 6.16.21



5300 SHAD RD. JACKSONVILLE, FL 32257  
TF.800.772.7446 FX.904.268.4642  
PH.904.268.4681 harbingerstgn.com

Proposal #: 79981

Proposal Date: 06/17/21  
Customer #: 6924  
Page: 3 of 6

#### ADDITIONAL TERMS AND CONDITIONS

1. **ESTIMATE. Estimate; Proposal; Payments; Storage Fees.** Unless specified, the total Proposal amount does not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final invoice amount ("Full Purchase Price") may change prior to completion. Harbinger and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product ("Materials"). At Harbinger's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer defaults on payment when due, Harbinger may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger \$\_\_\_\_\_ per day (if left blank, \$25 per day) that Harbinger stores such Materials ("Storage Fees"). Harbinger will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

2. **Permits; Junction Box; Drilling; Laws.** Unless otherwise specified herein, Customer shall be responsible for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the Materials is included in the Proposal, and Harbinger obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger to install the Materials, Customer shall pay to Harbinger any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger to adhere to any standards or regulations more restrictive than any applicable law.

3. **Ownership.** Harbinger retains all right, title, and interest to the Materials, including any signs, until Harbinger receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger's rights to enforce the Full Purchase Price.

Customer Initials: 

Date: 6-16-21





5300 SHAD RD. JACKSONVILLE, FL 32257  
TF.800.772.7446 FX.904.268.4642  
PH.904.268.4681 harbingerstgn.com

Proposal #: 79981

Proposal Date: 06/17/21  
Customer #: 6924  
Page: 4 of 6

**4. Limited Warranties.** Subject to the terms and conditions hereof, Harbinger warrants to Customer that the Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger) for a period of 2 years, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger may charge Customer normal labor charges for any work performed by Harbinger or its contractors. All applicable warranties are not transferable to third parties. Harbinger will use commercially reasonable efforts to pass-through to Customer the benefit of any warranties on the Materials, including EGPs, to the extent Harbinger has the right to do so. HARBINGER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

**5. Void of Warranties.** All applicable warranties do not cover damages or destruction from the following: (i) acts of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger a defect; (iii) anyone other than Harbinger provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger will not reimburse any person or company for repairs not reported to or corrected by Harbinger, or (iv) if Harbinger does not install the Materials, Customer and its contractor(s) fail to comply with the following installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger's then-existing instructions and manuals; take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger the Photographs and Checklist. Harbinger will not reimburse any person or company for repairs not reported to or corrected by Harbinger.

**6. Indemnification; Limitation of Liability.** CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger shall not be liable for consequential, special, or punitive damages arising herefrom.

**7. Force Majeure.** No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

Customer Initials: 

Date: 6.16.21





5300 SHAD RD. JACKSONVILLE, FL 32257  
TF.800.772.7446 FX.904.268.4642  
PH.904.268.4681 harbingersign.com

Proposal #: 79981

Proposal Date: 06/17/21  
Customer #: 6924  
Page: 5 of 6

**8. Miscellaneous.** This Proposal, the terms and conditions of which apply to all purchase orders, contains the entire agreement between the parties relating to the Materials and Work contemplated herein, and supersedes any and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if it is in writing and signed by Harbinger and Customer, which modification is subject hereto to the extent its terms do not conflict herewith. Harbinger's failure to enforce at any time any terms or conditions of this agreement shall not constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding upon Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without Harbinger's prior written consent. If any court of competent jurisdiction declares any provision hereof to be invalid, such determination shall not affect the validity of any other provision hereof, which shall remain in full force and effect. This agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts of law. Any action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties hereby irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which arises out of or relates hereto, the prevailing party will be entitled to recover all costs associated with same, including reasonable attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE PERFORMANCE OF DUTIES UNDER THIS AGREEMENT.

Customer Initials: 

Date: 6.16.21



**PRI Productions**  
1819 Kings Ave  
Jacksonville, FL 32207  
P: 904.398.8179  
F: 904.398.1569  
PRIproductions.com

**INVOICE # 66071**

**Job Number # 37310**

<b>INVOICE TO:</b>		<b>DELIVERY ADDRESS:</b>	
Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway St. Augustine, FL 32095  <b>Contact:</b> Jenn Kjellman <b>Phone:</b> (404)7865361 <b>Email:</b> jenn@jskmarketing.com		Beacon Lake 850 Beacon Lake Pkwy, St Augustine, FL 32095  <b>Room:</b> Lake House <b>On-Site Contact:</b> <b>Phone:</b>  <b>PO Number:</b>	<b>Order Status:</b> Invoiced  <b>Sales Person:</b> Niko Negron <b>Email:</b> Nnegron@priproductions.com  <b>Customer #17847</b>  <b>Terms:</b> Net 30
<b>Event Date</b> 2/19/2021		<b>JOB DESCRIPTION:</b> Hand Sanitizer Stations	

**General**

3	Hand Sanitizer Station <i>Note: Includes hardware, carrying case, and dispenser.</i>	1	\$125.00	\$375.00
<b>General:</b>				\$375.00
:				\$375.00

Equipment Total:	\$0.00
Sale Total:	\$375.00
Labor Total:	\$0.00
Delivery/Misc:	\$0.00
<b>SUB TOTAL:</b>	<b>\$375.00</b>
Service Charge:	\$0.00
Damage Waiver:	\$0.00
Tax:	\$28.13

**GRAND TOTAL: \$403.13**

STEL  
375.<sup>30</sup>



# Southeastern Paper Group, Inc.

1-800-632-1296



Supply Systems ♦ Service ♦ Solutions

PO Box 6220  
Spartanburg SC 29304-6220

Customer No.	Invoice No.	Invoice Date
91037	5239189	06/04/2021
Sales Person	P.O. Number	Terms
Bob Jones	VENUS	NET 30 DAYS
	Ship VIA	Due Date
	OUR TRUCK	07/04/2021

74



Ship To:

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

BEACON LAKE SUBDIVISION  
850 BEACON PARKWAY  
ST. AUGUSTINE FL 32095

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
600033	4	CASE	600033 SMART 9" JR JUMBO T/ISSUE	4		\$24.96	\$99.84	9
051251	2	CASE	23000 PACIFIC BLUE SELECT WHITE	2		\$36.95	\$73.90	9
998100	1		FUEL ADJUSTMENT	1		\$5.00	\$5.00	9
<div>33A 1.320.57200.45507 RECEIVED JUN 15 2021 BY: _____</div>						<b>SUBTOTAL</b>	\$178.74	
						<b>SALES TAX</b>	\$0.00	
						<b>SHIPPING&amp;HANDLING</b>	\$0.00	
						<b>TOTAL DUE</b>	\$178.74	

\*\*ASK ABOUT EMAILED INVOICES AND STATEMENTS\*\*

PLEASE DETACH AND RETURN LOWER PORTION WITH PAYMENT. KEEP THE UPPER PORTION FOR YOUR RECORDS

Thank you for your business!

Customer Name	Customer No.	Invoice No.	Invoice Date	Amount Due
MEADOW VIEW O TWIN CREEKS CDD	91037	5239189	06/04/2021	\$178.74
			Check No.	Amount Paid

Please write your customer number on your check.

Make checks payable to:

**Southeastern Paper Group, Inc.**

SOUTHEASTERN PAPER GROUP, INC.  
PO BOX 890671  
CHARLOTTE NC 28289-0671



# SoutheastFITNESS REPAIR

Equipment Repair & Maintenance

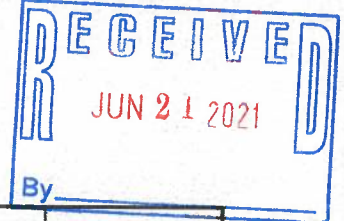
14476 Duval Place West, Suite 208 • Jacksonville, FL 32218  
Office: 904.683.1439 • Fax: 904.683.1624  
southeastfitnessrepair@comcast.net

Invoice # 14741B

Facility Name:	<u>Meadow View</u>
Facility Address:	<u>850 Beacon Lake Pkwy.</u>
Billing Address:	<u>St. Augustine, FL 32259</u>
Contact & Phone:	<u>904-316-9279</u>
Reason for Call:	<u>Remainder of 12-20 PM</u>

Date: 12-9-20

Payment is due within 30 days  
of invoice date.



	Description	Part #	Part Cost	Qty	Total
1	PM				
2	1.320,572.44207				
3	48A				
4					
5					
6					
7					
8					
9					
10					

Comments:	Parts Total	
	Labor	30.00
	Travel	
	Shipping	
	Misc.	
	Tax	
	Balance	30.00

Technician: \_\_\_\_\_

Customer signature upon completion of work: \_\_\_\_\_

[Signature]  
x Per MB

**Thank you for your business.**

A late charge of \$30 will be accrued per month of delinquency.

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/31		Balance Forward						\$251.30	
04/01	P168842	Payment - Lockbox 1141						\$-125.65	
04/06 04/06	103346240-04062021	Affidavit						\$10.00	
04/06 04/06	103346240-04062021	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19 Notice is hereby given t	SA St Augustine Record	1.00 x 7.0000	7	1	\$8.98	\$62.86	
04/06 04/06	103346240-04062021	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19 Notice is hereby given t	SA St Aug Record Online	1.00 x 7.0000	7	1	\$8.97	\$62.79	
<p>PREVIOUS AMOUNT OWED: \$251.30</p> <p>NEW CHARGES THIS PERIOD: \$125.65</p> <p>CASH THIS PERIOD: (\$125.65)</p> <p>DEBIT ADJUSTMENTS THIS PERIOD: \$0.00</p> <p>CREDIT ADJUSTMENTS THIS PERIOD: \$0.00</p> <p>We appreciate your business.</p> <p>So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.</p>									



2A  
1.310.51300.48000

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$135.65		\$125.65	\$0.00	\$0.00	\$0.00		\$261.30

25	ADVERTISER INFORMATION									
1	BILLING PERIOD		6	BILLED ACCOUNT NUMBER		7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	04/01/2021 - 04/30/2021			15651			15651		MEADOW VIEW AT TWIN CREEKS CDD	

**MAKE CHECKS PAYABLE TO**

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	04/01/2021 - 04/30/2021		MEADOW VIEW AT TWIN CREEKS CDD

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$261.30	\$0.00		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$135.65		\$125.65	\$0.00	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			04/30/2021		15651		15651		0000089337

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2194

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



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



Tue, Apr 6, 2021  
7:38:58AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO BOX 121261  
Dallas, TX 75312-1261

Acct: 15651  
Phone: 9049405850  
E-Mail:

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

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

Ad Number: 0003346240-01

Start: 04/06/2021

Placement: SA Legals

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

Caller: Courtney Hogge

Issues: 1

Rep: Caleb ISC-Stout

Paytype: BILL

Stop: 04/06/2021

Lines 82  
Depth 7.00  
Columns 1  
  
Price \$125.65

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DIS-  
TRICT  
NOTICE OF PUBLIC MEETING HELD  
DURING PUBLIC HEALTH EMER-  
GENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, April 15, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreeksdcd.com](http://www.meadowviewattwincreeksdcd.com) at least seven days prior to the meeting.

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

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

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

James Oliver  
District Manager  
3346240, April 6, 2021

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003346240-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS REG MTG 4/15/21** was published in said newspaper on **04/06/2021**.

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

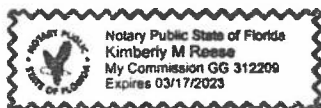
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or  
☐ online notarization

this \_\_\_\_ day of 04 06 2021

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

*Kimberly M Reese*  
(Signature of Notary Public)



MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DIS-  
TRICT  
NOTICE OF PUBLIC MEETING HELD  
DURING PUBLIC HEALTH EMER-  
GENCY DUE TO COVID-19

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James Oliver  
District Manager  
3346240, April 6, 2021

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$261.30	
05/11	P172357	Payment - Lockbox 1219						\$-125.65	
05/11 05/11	I03354230-05112021	Affidavit						\$10.00	
05/11 05/11	I03354230-05112021	BOS REG MTG 5/20/21	SA St Augustine Record	1.00 x 7.0000	7	1	\$8.98	\$62.86	
05/11 05/11	I03354230-05112021	BOS REG MTG 5/20/21	SA St Aug Record Online	1.00 x 7.0000	7	1	\$8.97	\$62.79	

PREVIOUS AMOUNT OWED: \$261.30

NEW CHARGES THIS PERIOD: \$135.65

CASH THIS PERIOD: (\$125.65)

DEBIT ADJUSTMENTS THIS PERIOD: \$0.00

CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.



2A  
1.310.51300.48000

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$135.65		\$135.65	\$0.00	\$0.00	\$0.00		\$271.30

ADVERTISER INFORMATION			
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER
	05/01/2021 - 05/31/2021		15651
7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	05/01/2021 - 05/31/2021		MEADOW VIEW AT TWIN CREEKS CDD
23	COMPANY	3	TERMS OF PAYMENT
	SA 7		NET 15 DAYS
21	CURRENT NET AMOUNT	22	OVER 90 DAYS
	\$135.65		\$0.00
4	PAGE #	5	BILLING DATE
	1		05/31/2021
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER		0000091062

8	BILLING ACCOUNT NAME AND ADDRESS
---	----------------------------------

9	REMITTANCE ADDRESS
---	--------------------



8 - 2233

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

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





Tue, May 11, 2021  
8:00:42AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO BOX 121261  
Dallas, TX 75312-1261

Acct: 15651  
Phone: 9049405850  
E-Mail:

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

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

Ad Number: 0003354230-01

Start: 05/11/2021

Placement: SA Legals

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

Caller: x

Issues: 1

Rep: Caleb ISC-Stout

Paytype: BILL

Stop: 05/11/2021

Lines 82  
Depth 7.00  
Columns 1

Price \$125.65

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

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, May 20, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewtwincreekscdd.com](http://www.meadowviewtwincreekscdd.com) at least seven days prior to the meeting.

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

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

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

James Oliver  
District Manager  
3354230, May 11, 2021

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003354230-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Notic Misc in the matter of BOS REG MTG 5/20/21 was published in said newspaper on 05/11/2021.

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

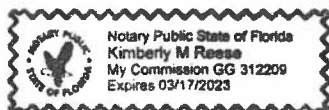
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or  
☐ online notarization

this \_\_\_\_ day of MAY 11 2021

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

Kimberly M. Reese  
(Signature of Notary Public)



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

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James Oliver  
District Manager  
3354230, May 11, 2021



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952593 • Atlanta, Georgia 31192-2593  
904-355-5300 • Fax: 904-353-1199 • Toll Free: 800-225-5305 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 7580248  
DATE: 6/17/2021  
ORDER: 7580248

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

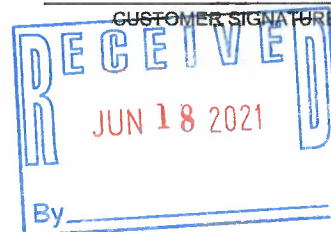
Work Location: [385188] 904-627-9271  
Beacon Lake Amenity Center  
Brian Stephens  
850 Beacon lake pkwy  
Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
6/17/2021	12:04 PM	MICE, RATS, ROACH, S		12:04 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/17/2021		12:36 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	190.00
<i>June</i>		
<i>B Stephens 6-18-21</i>		
<i>Pest Control</i>		
<i>001.320.57200, 45917</i>		
<i>46A</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

**Bill To:**

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

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

**INVOICE**

INVOICE #	INVOICE DATE
JAX 231816	6/15/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 15, 2021

**Invoice Amount:** \$17,811.85

Description	Current Amount
Monthly Landscape Maintenance June 2021	\$17,811.85

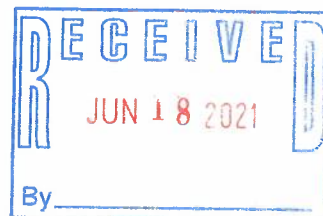
B/H  
6-10-21  
LANDSCAPE MAINT  
001.320.538-0.45003

40A

**Invoice Total** \$17,811.85

Excellence

IN COMMERCIAL LANDSCAPING



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

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

**Bill To:**

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

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

**INVOICE**

INVOICE #	INVOICE DATE
JAX 233307	6/16/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 16, 2021

**Invoice Amount:** \$965.00

Description	Current Amount
Mainline repair and valve replacement	
Irrigation Repairs	\$965.00

**Invoice Total** \$965.00

40A

BH 6-15-21  
IRRIGATION REPAIR  
001.320.53800.45009



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

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



## INVOICE

INVOICE #	INVOICE DATE
JAX 233308	6/16/2021
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

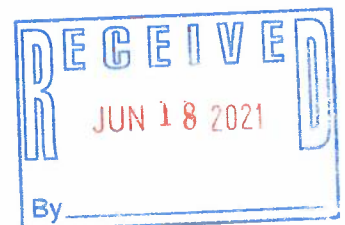
**Invoice Due Date:** July 16, 2021

**Invoice Amount:** \$456.57

Description	Current Amount
Decoder replacement Zone 7 Irrigation Repairs	\$456.57

**Invoice Total** \$456.57

*Excellence*  
40A  
B. Stepien 6-18-21  
IRRIGATION REPAIR  
201.320.53800.45009  
IN COMMERCIAL LANDSCAPING



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

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





## INVOICE

INVOICE #	INVOICE DATE
JAX 233324	6/16/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** July 16, 2021

**Invoice Amount:** \$2,070.00

Description	Current Amount
-------------	----------------

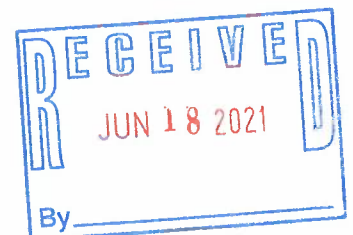
**Community Entrance Live Oak Tree Trimming**

Trimming of Ornamental Live Oak Trees as Listed Above, Located at Entrance Roadway to Community. Remove Dead-Wood in Canopy, and Light Interior Structural Pruning. No Limbs Larger Than 4" to be Removed from Oaks, as to Reduce Potential for Future Issues of Decay to Establish and Cause Trees to Fail. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Trimming Services. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI Z300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included in Proposal.

*Experience*  
IN COMMERCIAL LANDSCAPING

*BH* 6-15-21  
LANDSCAPE CONTINGENCY  
001.320.53800.45004

*40 R*



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

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

*D.*



# Meadow View at Twin Creeks

Community Development District

Funding Request #53

July 9, 2021

Check Date	Vendor Name	Invoice Date	Invoice Number	Description	GENERAL FUND
					FY2021
6/7/21	ATLANTIC SECURITY	5/17/21	202190	JUNE SECURITY MONITORING	110.95
6/7/21	BEACON ELECTRICAL CONTRACTORS INC	3/5/21	210323	TROUBLESHOT FIREPLACE PWR	211.00
6/7/21	DAVID GRAY ELECTRICAL SERVICES,INC	5/29/21	1110605	TRBLESHT-KITCHEN SHORTS	310.00
6/7/21	GOVERNMENTAL MANAGEMENT SERVICES	6/1/21	72	JUNE MANAGEMENT FEES	3,937.50
6/7/21	GOVERNMENTAL MANAGEMENT SERVICES	6/1/21	72	JUNE INFORMATION TECH	166.67
6/7/21	GOVERNMENTAL MANAGEMENT SERVICES	6/1/21	72	JUNE DISSEMINATION AGENT	833.33
6/7/21	GOVERNMENTAL MANAGEMENT SERVICES	6/1/21	72	OFFICE SUPPLIES	15.81
6/7/21	GOVERNMENTAL MANAGEMENT SERVICES	6/1/21	72	POSTAGE	15.97
6/7/21	GOVERNMENTAL MANAGEMENT SERVICES	6/1/21	72	COPIES	270.60
6/7/21	GOVERNMENTAL MANAGEMENT SERVICES	6/1/21	72	TELEPHONE	82.35
6/7/21	GRAU AND ASSOCIATES	6/1/21	21186	AUDIT FYE 09/30/2020	4,000.00
6/7/21	HOPPING GREEN & SAMS	5/28/21	122734	APR GENERAL COUNSEL	4,308.74
6/7/21	MD-1 LLC DBA WINDOW GENIE OF JACKSONVILLE	3/23/21	161910	MOLD & ALGAE TREATMENT	1,241.00
6/7/21	POOLSURE	5/20/21	13129559	MAY POOL CHEMICALS ADDTL.	90.00
6/7/21	POOLSURE	5/20/21	13129559	MAY POOL CHEMICALS ADDTL.	90.00
6/7/21	POOLSURE	5/25/21	13129559	MAY POOL CHEMICALS	200.00
6/7/21	POOLSURE	5/25/21	13129559	MAY POOL CHEMICALS	200.00
6/7/21	RIVERSIDE MANAGEMENT SERVICES	4/15/21	103	FIRE PIT PARTS -WEIS HCB	1,495.00
6/7/21	SOUTHERN RECREATION	5/19/21	9991	8' TABLE	3,750.00
6/7/21	TURNER PEST CONTROL	5/20/21	7495543	MAY PEST CONTROL	190.00
6/7/21	US BANK	3/25/21	6076053	FY21 SE2019 A1/A2TRUSTEEF	2,187.50
6/7/21	US BANK	3/25/21	6076053	FY22 SE2019 A1/A2TRUSTEEF	1,562.50
6/7/21	US BANK	3/25/21	6076053	INCIDENTAL EXPENSES	290.63
6/7/21	WEST ORANGE NURSERIES, INC	6/1/21	13178	JUNE LANDSCAPE MAINTENANC	8,420.00
6/7/21	WEST ORANGE NURSERIES, INC	6/1/21	13182	JUNE LANDSCAPE MAINTENANC	9,011.47
6/7/21	YELLOWSTONE LANDSCAPE	5/1/21	JAX22166	MAY LANDSCAPE MAINTENANCE	15,653.85
6/7/21	YELLOWSTONE LANDSCAPE	5/25/21	JAX22430	TOWNHOME PLAYGROUND RPR	1,520.00
6/14/21	AT&T	5/26/21	5262021	MAY INTERNET SERVICES	69.55
6/14/21	AT&T	5/26/21	5262021	LATE PAYMENT FEE	9.99
6/14/21	BEACON ELECTRICAL CONTRACTORS INC	3/19/21	210313	RPLC EXISTING SITE2DRIVER	1,047.00
6/14/21	GROSSMANS' B.R.Q., INC. DBA	2/5/21	159661	PRESENTATION FOLDERS	698.00
6/14/21	MUNICIPAL ASSET MANAGEMENT, INC	6/1/21	618148	JUNE LEASE PAYMENT	2,307.62
6/14/21	POOLSURE	6/3/21	13129560	JUNE POOL CHEMICALS	375.00
6/14/21	POOLSURE	6/3/21	13129560	JUNE POOL CHEMICALS	345.00
6/14/21	REAL TIME ENTERTAINMENT & MGMT	6/3/21	1096	HELLOCELIA 7/2/21	1,000.00
6/14/21	REAL TIME ENTERTAINMENT & MGMT	6/3/21	RTEAM063	9/6/21 - HONEY HOUNDS	750.00
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/7/21	108	MAY PRIVATE EVENT ATTENDT	680.50
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/7/21	109	MAY LIFEGUARD SERVICES	4,254.88
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/7/21	109	MAY DECK MONITOR SERVICES	536.00
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/7/21	110	MAY KAYAK ATTENDANT	176.00
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/1/21	106	JUNE JANITORIAL SERVICES	1,295.00
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/1/21	106	JUNE POOL MAINTENANCE	1,365.00
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/1/21	106	JUNE CONTRACT ADMIN	2,083.33
6/14/21	RIVERSIDE MANAGEMENT SERVICES	6/1/21	106	JUNE FACILITY MANAGEMENT	5,150.00
6/14/21	WELLBEATS, INC	6/1/21	EPIV4392	PLUS 16 CHANNELS	249.00
6/23/21	DARRELL S. PRIETO D.B.A.	6/1/21	10	JULY 2ND EVENT	400.00
6/23/21	BRANDON TOMASELLO DBA	6/11/21	20210612	TRIVIA NIGHT LIVE 6/11/21	200.00
6/23/21	FUTURE HORIZONS, INC.	5/31/21	67902	MAY LAKE MAINTENANCE	1,769.14
6/23/21	HARBINGER	6/17/21	DP79981	DEP DISTRC ENTRANCE FLAGS	360.00
6/23/21	PRI PRODUCTIONS	2/19/21	66071	HAND SANIT STATIONS 2/19	375.00
6/23/21	SOUTHEASTERN PAPER GROUP, INC	6/4/21	5239189	JANITORIAL SUPPLIES	178.74
6/23/21	SOUTHEAST FITNESS REPAIR	12/9/20	14741B	SEMI ANNUAL PM 12/9/20	30.00
6/23/21	ST AUGUSTINE RECORD	4/30/21	10334624	NOTICE OF MEETING 4/15/21	135.65
6/23/21	ST AUGUSTINE RECORD	5/31/21	10335423	BOS REG MTG 5/20/21	135.65
6/23/21	TURNER PEST CONTROL	6/17/21	7580248	JUNE PEST CONTROL	190.00
6/23/21	YELLOWSTONE LANDSCAPE	6/15/21	JAX23181	JUNE LANDSCAPE MAINT	17,811.85
6/23/21	YELLOWSTONE LANDSCAPE	6/16/21	JAX23330	MAINLINE RPR&VALV RPLCMT	965.00
6/23/21	YELLOWSTONE LANDSCAPE	6/16/21	JAX23330	IRRIGATION REPAIR ZONE 7	456.57
6/23/21	YELLOWSTONE LANDSCAPE	6/16/21	JAX23332	COMMUNITY ENT ROADWAY OAK	2,070.00
6/28/21	WELLS FARGO CREDIT CARD PAYMENT	6/3/21		VENUS DURDEN MAY PURCHASES	3,240.05
<b>Total Funding Request</b>					<b>\$ 110,874.39</b>

\*Wells Fargo Credit Card transaction available upon request

Please make check payable to: **Meadow View at Twin Creeks CDD**

c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Signature: \_\_\_\_\_  
Chairman/Vice Chairman

Signature: \_\_\_\_\_  
Secretary/Asst. Secretary

*E.*

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #24

July 12, 2021

Req. PAYEE

476	<b>Basham Lucas</b> Lakeside Park @ Beacon Lake Redesign - Invoice 8502	\$	8,125.00
477	<b>ETM</b> Beacon Lake Phase 2B WA#18 - Invoice 198660	\$	585.00
478	<b>ETM</b> Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 198661	\$	443.00
479	<b>ETM</b> Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 198663	\$	765.00
480	<b>ETM</b> Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 198664	\$	585.00
481	<b>ETM</b> Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 198665	\$	14,156.25

**Total Funding Request**

**\$ 24,659.25**

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**

July 15, 2021

**2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

<b>TO BE APPROVED</b>				
7/15/2021	476	Basham Lucas	Lakeside Park @ Beacon Lake Redesign - Invoice 8502	\$ 8,125.00
7/15/2021	477	ETM	Beacon Lake Phase 2B WA#18 - Invoice 198660	\$ 585.00
7/15/2021	478	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 198661	\$ 443.00
7/15/2021	479	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 198663	\$ 765.00
7/15/2021	480	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 198664	\$ 585.00
7/15/2021	481	ETM	Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 198665	\$ 14,156.25
<b>TOTAL REQUISITIONS TO BE APPROVED JULY 15, 2021</b>				<b>\$24,659.25</b>