

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

AUGUST 19, 2021

AGENDA

Meadow View at Twin Creeks Community Development District Agenda

Thursday
August 19, 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

- I. Call to Order
- II. Public Comment
- III. Ratification of Fee Agreement with KE Law Group
- IV. Approval of the Minutes of the July 15, 2021 Meeting
- V. Ratification of Conveyance of Property to Dream Finders Homes, LLC
- VI. Consideration of Resolution 2021-05, Designating Officers
- VII. Consideration of Revisions to Amenity Policies
- VIII. Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
 - C. Consideration of Deficit Funding Agreement with Heartwood 23
- IX. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary
 - C. District Manager

D. Amenity Manager – Memorandum

E. Operations Manager

XI. Financial Reports

A. Balance Sheet and Income Statement

B. Assessment Receipts Schedule

C. Check Register

D. Consideration of Funding Request No. 54

E. Consideration of Construction Funding Request No. 25

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – September 16, 2021 at 10:00 a.m. at the offices of GMS

XIV. Adjournment

THIRD ORDER OF BUSINESS

Hopping Green & Sams

Attorneys and Counselors

July 19, 2021

Bruce Parker
Chairperson
Meadow View at Twin Creeks CDD
c/o BBX Capital Real Estate
401 East Las Olas Boulevard, Suite 800
Fort Lauderdale, Florida 33301
bparker@bbxcapital.com

-and-

Jim Oliver
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
joliver@gmsnf.com

RE: Meadow View at Twin Creeks CDD

VIA EMAIL

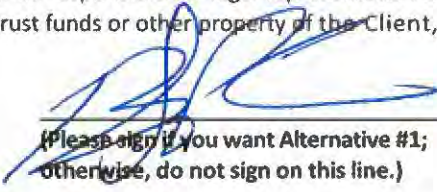
RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, LAUREN GENTRY, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC

Dear Bruce and Jim,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. **ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.


(Please sign if you want Alternative #1;
otherwise, do not sign on this line.)


[DATE]

2. ALTERNATIVE #2. The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

(Please sign if you want Alternative #2; [DATE]
otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.

(Please sign here if you have [DATE]
Given instructions under Alternative
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, AmyC@hgslaw.com and MarkS@hgslaw.com, with a copy to roy@kelawgroup.com, jere@kelawgroup.com, sarah@kelawgroup.com, lauren@kelawgroup.com, jennifer@kelawgroup.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: July 19, 2021

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: July 19, 2021



P.O. Box 6386, Tallahassee, Florida 32314

**KE LAW GROUP, PLLC
FEE AGREEMENT
MEADOW VIEW AT TWIN CREEKS CDD**

I. PARTIES

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. Meadow View at Twin Creeks Community Development District ("Client")
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

and

B. KE Law Group, PLLC ("KE Law")
P.O. Box 6386
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2021, the hourly rates will be \$325 per hour for partners, \$275 per hour for associates, \$225 per hour for part-time contract attorneys, and \$185 per hour for paralegals. All hourly rates may be increased annually by \$10 per hour.

IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client

File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

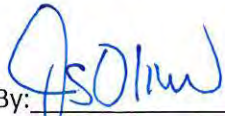
IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

MEADOW VIEW AT TWIN CREEKS CDD

KE LAW GROUP, PLLC

By: 

By:

Its: James Oliver, Secretary

Its:

Date: July 21, 2021

Date:



By: Jere Earlywine

Its: Authorized Member

Date: July 19, 2021

ATTACHMENT A

KE LAW GROUP, PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes).

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

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, July 15, 2021 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer
Venus Durden	Amenity Manager
Jerry Lambert	Field Operations Manager
Alison Mossing	Riverside Management Services
Brian Stephens	Riverside Management Services

The following is a summary of the discussions and actions taken at the July 15, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 17, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Bishop seconded by Mr. Parker with all in favor the minutes of the June 17, 2021 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Mr. Oliver informed the Board the audit report is what is referred to as a clean audit and a copy has been provided to the Auditor General. There were no deficiencies in internal control identified by the auditor.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the Fiscal Year 2020 audit report was accepted.

FIFTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2022 Budget

Mr. Oliver reminded the Board assessments are remaining flat in the presented budget. There being no questions or comments on the budget, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine informed the Board the bond documents are drafted, and he is finishing some project completion items and will present those to the Board likely in September.

B. District Engineer

1. Requisition Summary

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

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the requisition summary listing numbers 476-481 for approval was approved.

2. Acceptance of the 2021 Annual Engineer's Report

Mr. Lockwood informed the Board there were minor maintenance items that were noted in the annual engineer's report such as road striping that may need to be repainted and a couple of signs that are down.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the 2021 annual engineer's report was accepted.

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.

Mr. Parker asked that homeowners coordinate any preferred vendors brought into the community through Riverside Management Services due to liability and insurance concerns.

E. Operations Manager

Mr. Stephens introduced Mr. Lambert as the new field operations manager and 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 informed the Board there are no unusual variances in the financial statements.

B. Assessment Receipts Schedule

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

C. Check Register

A copy of the check register totaling \$432,178.63 was included in the agenda package.

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

D. Consideration of Funding Request No. 53

Funding request number 53 totals \$110,874.39.

On MOTION by Mr. Bishop seconded by Mr. Parker with all in favor funding request number 53 was approved.

E. Construction Funding Request No. 24

Construction funding request number 24 totals \$24,659.25 and mirrors the requisition summary.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor construction funding request number 24 was approved.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

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

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bishop seconded by Mr. Parker with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, FL 32301

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 9 day of August, 2021, by and between **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, whose address is c/o District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("Grantor"), and **DREAM FINDERS HOMES, LLC**, a Florida limited liability company, whose mailing address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESS

THAT GRANTOR, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all of the right, title, interest, claim and demand which the Grantor has in and to the lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida and described in **Exhibit A ("Property")**;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining; and

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES

MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT

By: Marcy McBride
Name: Marcy McBride
Title: Admin Asst.

By: Bruce J. Parker
Name: Bruce J. Parker
Title: Chairman

By: Elger Munkov
Name: Elger Munkov
Title: Director

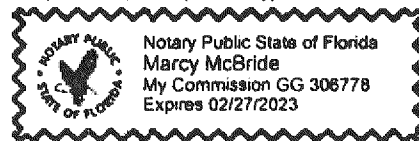
STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of August, 2021, by Bruce J. Parker, as Chairman of MEADOW VIEW OF TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Marcy McBride
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

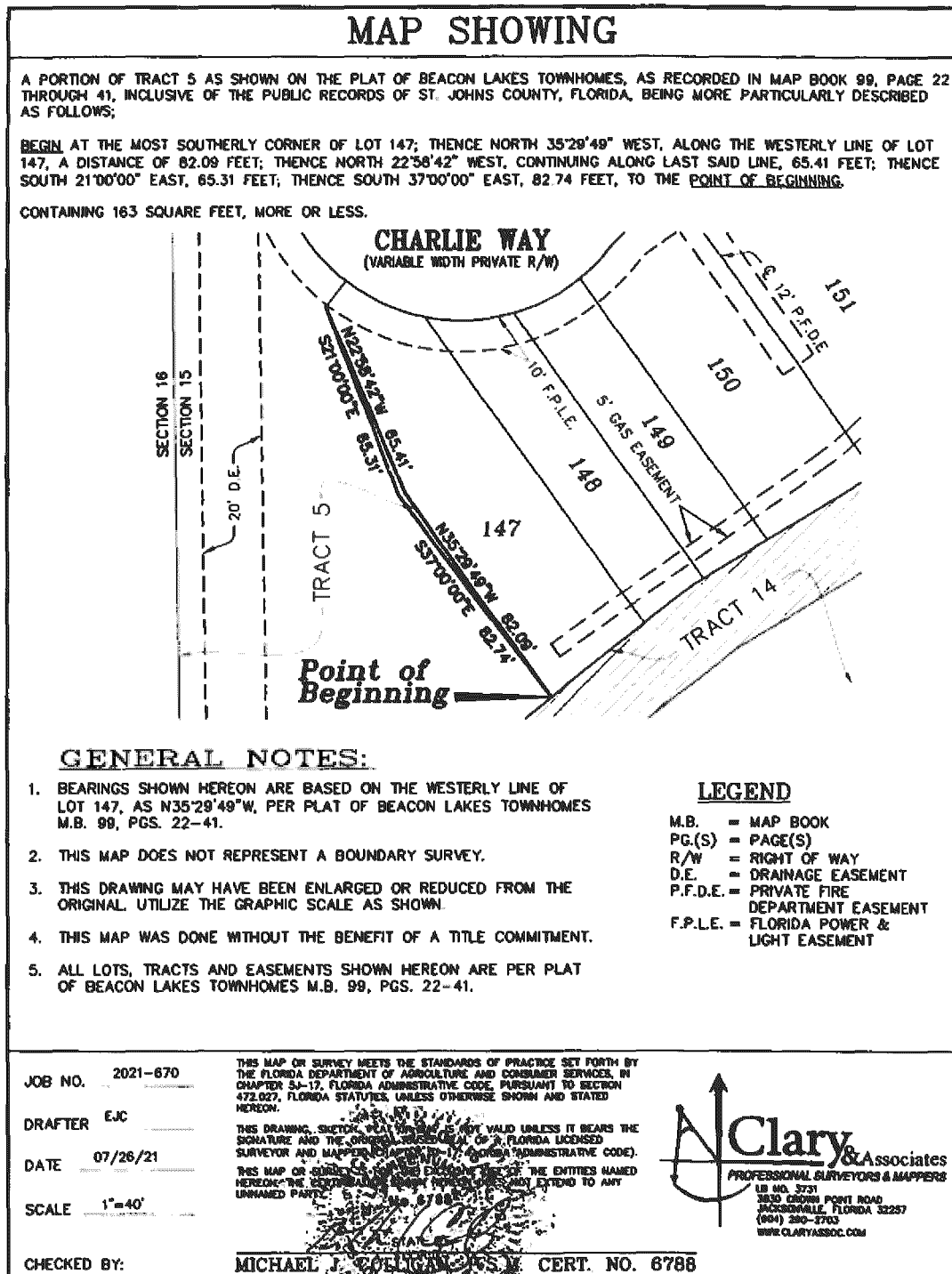
Name: Marcy McBride
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)



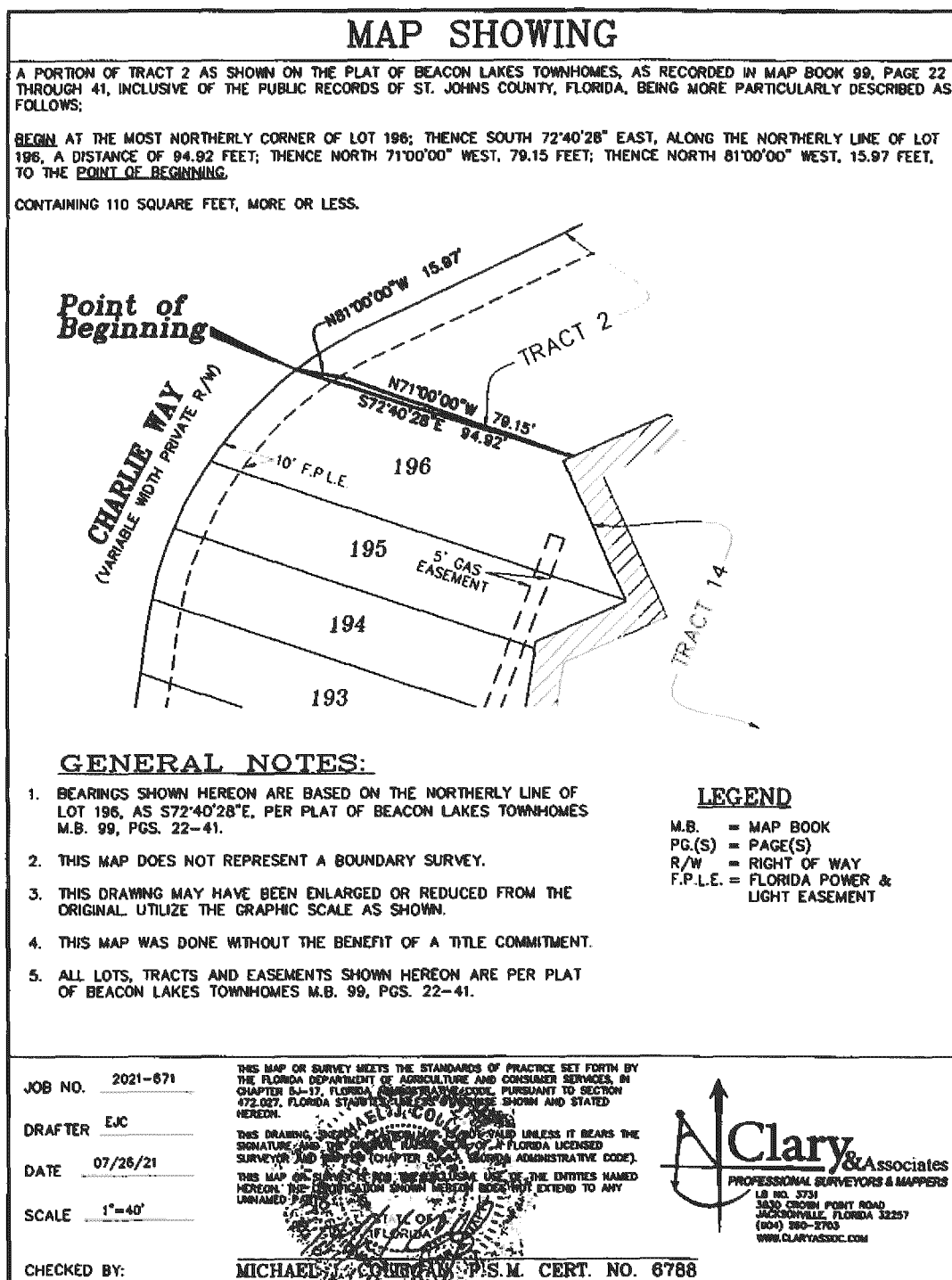
Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

The following property:



Together with the following property:



SIXTH ORDER OF BUSINESS

RESOLUTION 2021-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Meadow View at Twin Creeks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Meadow View at Twin Creeks Community Development District:

- SECTION 1.** _____ is appointed Chairman.
- SECTION 2.** _____ is appointed Vice Chairman.
Jim Oliver / Jim Perry
- SECTION 3.** _____ is appointed Secretary and Treasurer.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Treasurer.
- Marilee Giles / Jim Perry _____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2020.

ATTEST

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

EIGHTH ORDER OF BUSINESS

Meadow View at Twin Creeks Community Development District

Approved Budget

FY 2022

August 19, 2021



Meadow View at Twin Creeks Community Development District

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Meadow View at Twin Creeks

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 7/31/21</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<u>Revenues</u>					
<i>Developer Contributions</i>	\$508,785	\$267,808	\$338,332	\$606,140	\$857,161
<i>Assessments - Tax Roll</i>	\$393,842	\$307,451	\$0	\$307,451	\$393,842
<i>Assessments - Direct</i>	\$300,771	\$370,841	\$0	\$370,841	\$300,771
<i>Interest/Miscellaneous Income</i>	\$0	\$5,388	\$0	\$5,388	\$0
<i>Restricted - Easement Fence Fund</i>	\$0	\$12,000	\$0	\$12,000	\$0
<i>Facility Revenue</i>	\$0	\$6,480	\$1,000	\$7,480	\$10,000
<u>Total Revenues</u>	\$1,203,398	\$969,968	\$339,332	\$1,309,300	\$1,561,774
<u>Expenditures</u>					
<u>Administrative</u>					
<i>Engineering</i>	\$20,000	\$12,739	\$7,261	\$20,000	\$20,000
<i>Attorney</i>	\$30,000	\$18,087	\$11,913	\$30,000	\$30,000
<i>Annual Audit</i>	\$5,900	\$7,400	\$0	\$7,400	\$7,500
<i>Arbitrage</i>	\$2,400	\$1,800	\$600	\$2,400	\$2,400
<i>Assessment Roll</i>	\$5,000	\$5,000	\$0	\$5,000	\$10,000
<i>Dissemination Agent</i>	\$12,500	\$14,833	\$3,667	\$18,500	\$20,000
<i>Trustee Fee</i>	\$20,000	\$17,563	\$2,437	\$20,000	\$21,000
<i>Management Fees</i>	\$47,250	\$39,375	\$7,875	\$47,250	\$49,613
<i>Information Technology</i>	\$1,200	\$1,000	\$200	\$1,200	\$1,400
<i>Website Compliance</i>	\$800	\$667	\$133	\$800	\$1,000
<i>Telephone</i>	\$500	\$419	\$100	\$519	\$500
<i>Postage</i>	\$800	\$634	\$40	\$674	\$800
<i>Insurance</i>	\$7,425	\$7,087	\$0	\$7,087	\$7,796
<i>Printing & Binding</i>	\$4,000	\$2,096	\$540	\$2,636	\$4,000
<i>Legal Advertising</i>	\$3,000	\$1,492	\$1,200	\$2,692	\$3,000
<i>Other Current Charges</i>	\$1,500	\$1,437	\$106	\$1,543	\$1,600
<i>Office Supplies</i>	\$300	\$103	\$32	\$135	\$300
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<u>Administrative Expenditures</u>	\$162,750	\$131,908	\$36,104	\$168,011	\$181,084
<u>AMENITY CENTER</u>					
<i>Utilities</i>					
<i>Telephone/Cable/Internet</i>	\$9,200	\$8,254	\$1,790	\$10,044	\$10,752
<i>Electric</i>	\$36,000	\$28,675	\$6,200	\$34,875	\$38,000
<i>Water/Irrigation</i>	\$20,000	\$10,714	\$2,000	\$12,714	\$20,000
<i>Gas</i>	\$1,500	\$805	\$160	\$965	\$1,500
<i>Trash Removal</i>	\$3,000	\$2,544	\$586	\$3,130	\$3,528
<i>Security</i>					
<i>Security Monitoring</i>	\$1,800	\$2,696	\$2,946	\$5,642	\$17,675
<i>Access Cards</i>	\$3,000	\$1,600	\$700	\$2,300	\$3,000
<i>Contracted Security</i>	\$20,000	\$0	\$0	\$0	\$20,000
<i>Management Contracts</i>					
<i>Facility Management</i>	\$125,000	\$51,500	\$10,300	\$61,800	\$125,000
<i>Pool Attendants</i>	\$48,000	\$19,107	\$28,893	\$48,000	\$51,750
<i>Canoe Launch Attendant</i>	\$28,800	\$660	\$13,740	\$14,400	\$31,050
<i>Snack Bar Attendant</i>	\$16,640	\$0	\$0	\$0	\$17,940
<i>Field Mgmt / Admin</i>	\$25,000	\$20,833	\$4,167	\$25,000	\$25,000
<i>Pool Maintenance</i>	\$20,000	\$14,026	\$2,730	\$16,756	\$20,000
<i>Pool Chemicals</i>	\$15,000	\$10,933	\$4,068	\$15,000	\$15,000

Meadow View at Twin Creeks
Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected 9/30/21	Approved Budget FY 2022
<u>AMENITY CENTER CONT'</u>					
Janitorial	\$18,000	\$16,044	\$3,106	\$19,150	\$20,000
Facility Maintenance	\$15,000	\$29,622	\$2,000	\$31,622	\$30,000
Private Event Attendant	\$0	\$4,036	\$2,400	\$6,436	\$5,000
Repairs & Maintenance	\$36,000	\$32,272	\$3,728	\$36,000	\$36,000
New Capital Projects	\$12,000	\$4,725	\$1,500	\$6,225	\$12,000
Snack Bar Inventory- CGS	\$1,000	\$0	\$0	\$0	\$1,000
Food Service License	\$500	\$357	\$250	\$607	\$610
Rental and Leases	\$27,691	\$23,076	\$4,615	\$27,691	\$27,691
Subscriptions	\$12,000	\$4,088	\$498	\$4,586	\$12,000
Pest Control	\$2,280	\$1,900	\$380	\$2,280	\$2,280
Supplies	\$2,000	\$684	\$200	\$884	\$2,000
Towel/Linen Service	\$2,000	\$0	\$200	\$200	\$2,000
Furniture, Fixtures & Equipment	\$5,000	\$6,889	\$0	\$6,889	\$5,000
Special Events	\$30,000	\$18,822	\$11,178	\$30,000	\$30,000
Holiday Decorations	\$9,000	\$8,004	\$9,000	\$17,004	\$9,000
Fitness Center Repairs/Supplies	\$2,000	\$2,360	\$300	\$2,660	\$2,000
Office Supplies	\$1,500	\$2,338	\$200	\$2,538	\$1,500
ASCAP/BMI Licenses	\$1,000	\$0	\$0	\$0	\$1,000
Property Insurance	\$36,533	\$36,530	\$0	\$36,530	\$40,183
Permit and License	\$575	\$575	\$0	\$575	\$575
Performance Guaranty Bonds	\$0	\$10,647	\$0	\$10,647	\$0
Amenity Center Expenditures	\$587,019	\$375,316	\$117,835	\$493,151	\$640,034
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$15,000	\$18,732	\$3,800	\$22,532	\$30,000
Landscape Maintenance	\$292,593	\$324,204	\$171,705	\$495,909	\$532,120
Landscape Contingency	\$25,000	\$39,554	\$0	\$39,554	\$30,000
Lake Maintenance	\$27,000	\$17,945	\$3,538	\$21,484	\$27,000
Grounds Maintenance	\$12,000	\$3,131	\$1,800	\$4,931	\$12,000
Pump Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Streetlighting	\$22,000	\$30,900	\$7,454	\$38,354	\$42,000
Streetlight Repairs	\$5,000	\$3,238	\$0	\$3,238	\$5,000
Irrigation Repairs	\$7,500	\$10,532	\$2,500	\$13,032	\$15,000
Miscellaneous	\$5,000	\$3,649	\$500	\$4,149	\$5,000
Contingency	\$31,136	\$4,956	\$0	\$4,956	\$31,136
Grounds Maintenance Expenditures	\$453,629	\$456,840	\$191,298	\$648,138	\$740,656
TOTAL EXPENDITURES	\$1,203,398	\$964,064	\$345,236	\$1,309,300	\$1,561,774
Excess Revenues/ Expenditures	\$0	\$5,904	(\$5,904)	\$0	\$0

Meadow View at Twin Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2022

REVENUES:

Developer Contributions

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

Assessments

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

Interest/Miscellaneous Income

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

Restricted-Easement Fence Fund

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

Facility Revenue

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

EXPENDITURES:

Administrative:

Engineering

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

Attorney

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

Annual Audit

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

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

Arbitrage

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

Assessment Roll

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

Dissemination Fees

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
GMS	\$ 833	\$ 10,000
Disclosure Services		\$ 10,000
	\$ 833	\$ 20,000

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Compliance

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

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

Telephone

The cost of telephone and fax machine service.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center:

Telephone/Cable/Internet

The District will provide phone, internet & cable television services for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	\$ 826	\$ 9,912
AT&T	\$ 70	\$ 840
	\$ 896	\$ 10,752

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

Electric

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

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

Water/Irrigation

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

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

Gas

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

Trash Removal

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

Security Monitoring

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Atlantic Companies	\$ 111	\$ 1,331
Envera	\$ 1,362	\$ 16,344
	\$ 1,473	\$ 17,675

Access Cards

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

Contracted Security

Represents the annual cost for private security services.

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

Amenity Management

The Districted contracted with Riverside Management Services to provide management services for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Amenity Manager	\$ 5,305	\$ 63,654
Assistant Manager	\$ 700	\$ 8,400
Contingency	\$ 4,412	\$ 52,946
	<u>\$ 10,417</u>	<u>\$ 125,000</u>

Pool Attendants

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

Canoe Launch Attendant

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

Snack Bar Attendant

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

Field Management and Admin

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

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

Pool Maintenance

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

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

Pool Chemicals

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

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

Janitorial

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

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

Facility Maintenance

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

Private Event Attendant

The estimated amount for service to cover cost of attendant at private parties.

Repair & Maintenance

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

New Capital Projects

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

Snack Bar Inventory – CGS

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

Food Service License

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

Rental & Leases

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

Subscriptions

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

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

Pest Control

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

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

Supplies

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

Towel/Linen Service

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

Furniture, Fixtures & Equipment

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

Special Events

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

Holiday Decorations

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

Fitness Center Repairs/Supplies

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

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Property Insurance

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

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

Grounds Maintenance:

Hydrology Quality/Mitigation

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

Electric

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

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

Landscape Maintenance

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

Landscape Contingency

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone	\$ 17,812	\$ 213,742
West Orange Nurseries	\$ 8,420	\$ 101,040
West Orange Nurseries TH/Entry	\$ 9,011	\$ 108,138
West Orange Nurseries (3A)	\$ 9,100	\$ 109,200
	\$ 44,343	\$ 532,120

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

Lake Maintenance

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

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

Grounds Maintenance

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

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

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

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

Streetlight Repairs

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

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

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

Meadow View at Twin Creek
Community Development District
Assessment Chart

Operation and Maintenance Assessment

FY21

Product	Platted Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	196	\$530	\$564	\$103,914	\$110,544
43	203	\$596	\$635	\$121,079	\$128,804
53	238	\$663	\$705	\$157,727	\$167,790
63	171	\$729	\$776	\$124,657	\$132,611
73	66	\$762	\$811	\$50,300	\$53,510
73 Premium	103	\$795	\$846	\$81,912	\$87,138
TBD Bulk Lands (Admin Only)	499	\$110	\$117	\$55,022	\$58,532
Total	1476			\$694,613	\$738,929

Proposed FY22 Combination of Admin Cost and Ground and Amenity Cost

Product	Platted Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	196	\$530	\$564	\$103,914	\$110,544
43	203	\$596	\$635	\$121,079	\$128,804
53	238	\$663	\$705	\$157,727	\$167,790
63	171	\$729	\$776	\$124,657	\$132,611
73	66	\$762	\$811	\$50,300	\$53,510
73 Premium	103	\$795	\$846	\$81,912	\$87,138
TBD Bulk Lands (Admin Only)	499	\$116	\$123	\$57,635	\$61,312
Total	1476			\$697,226	\$741,709

Proposed FY22 Combination of Admin Cost and Ground and Amenity Cost

LOT SIZE	PLATTED	ERU	TOTAL ERUs PLATTED	GROUND / AMENITY O&M	GROUND / AMENITY PER UNIT NET	ADMIN PER UNIT NET	TOTAL ADMIN NET	TOTAL O&M PER UNIT NET	TOTAL O&M PER UNIT GROSS	TOTAL O&M ASMNTS NET	PRIOR YEAR GROSS	INCREASE
TH	196	0.80	156.80	169,074.30	862.62	110.26	21,611.79	972.89	1,034.96	190,686.09	-	
43'	203	0.90	182.70	197,001.75	970.45	110.26	22,383.64	1,080.72	1,149.67	219,385.39	634.50	515.16
53'	238	1.00	238.00	256,630.63	1,078.28	110.26	26,242.89	1,188.54	1,264.37	282,873.52	705.00	559.37
63'	171	1.10	188.10	202,824.46	1,186.11	110.26	18,855.18	1,296.37	1,379.08	221,679.65	775.50	603.58
73'	66	1.15	75.90	81,841.45	1,240.02	110.26	7,277.44	1,350.29	1,436.43	89,118.89	810.75	625.68
73'P	103	1.39	123.60	133,275.40	1,293.94	110.26	11,357.22	1,404.20	1,493.79	144,632.62	-	
90'	0	1.20	0.00	-	-	-	-	-	-	-	-	-
TBD	499					110.26	55,021.85	110.26	117.30	55,021.85	114.40	2.90
	1476		965.10	1,040,648.00			162,750.00			1,203,398.00		

AMENITY / GROUND	1,040,648.00
ADMIN	162,750.00
TOTAL REVENUE	1,203,398.00

ADMIN PER UNIT (1476 UNITS) 115.50

DEV CONTRIBUTION	862,160.84
ASSESSMENTS TAX ROLL	393,842.29
ASSESSMENT DIRECT	300,770.71
	1,556,773.84

Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2016 A1

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 7/31/21</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<i>Revenues</i>					
<i>Assessments - Tax Roll</i>	\$443,364	\$444,549	\$0	\$444,549	\$443,364
<i>Interest Income</i>	\$500	\$18	\$2	\$20	\$20
<i>Carry Forward Surplus</i>	\$204,612	205,344	\$0	\$205,344	\$206,338
<i>TOTAL REVENUES</i>	\$648,476	\$649,911	\$2	\$649,913	\$649,722
<i>Expenditures</i>					
<i>Interest - 11/01</i>	\$164,288	\$164,288	\$0	\$164,288	\$161,700
<i>Interest - 05/01</i>	\$164,288	\$164,288	\$0	\$164,288	\$161,700
<i>Principal - 05/01</i>	\$115,000	\$115,000	\$0	\$115,000	\$120,000
<i>TOTAL EXPENDITURES</i>	\$443,575	\$443,575	\$0	\$443,575	\$443,400
<i>EXCESS REVENUES</i>	\$204,901	\$206,336	\$2	\$206,338	\$206,322

November 1, 2022 - Series 2016A-1

\$159,000

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

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

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

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

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2016 B

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 7/31/21</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
Revenues					
<i>Special Assessments</i>	\$228,900	\$114,450	\$113,850	\$228,300	\$228,900
<i>Prepayments</i>	\$0	\$0	\$0	\$0	\$0
<i>Prepayment Interest</i>	\$1	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$200	\$5	\$1	\$6	\$0
<i>Carry Forward Surplus</i>	\$122,390	117,886	\$0	\$117,886	\$118,488
TOTAL REVENUES	\$351,491	\$232,341	\$113,851	\$346,192	\$347,388
Expenditures					
<u>Series 2016 B</u>					
<i>Interest - 11/01</i>	\$113,850	\$113,850	\$0	\$113,850	\$113,850
<i>Interest - 5/01</i>	\$113,850	\$113,850	\$0	\$113,850	\$113,850
TOTAL EXPENDITURES	\$227,700	\$227,700	\$0	\$227,700	\$227,700
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$5)	\$0	(\$5)	\$0
OTHER SOURCES AND USES	\$0	(\$5)	\$0	(\$5)	\$0
EXCESS REVENUES	\$123,791	\$4,637	\$113,851	\$118,488	\$119,688

November 1, 2022 - Series 2016B

\$113,850

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

AMORTIZATION SCHEDULE

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

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2018 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 7/31/21</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
Revenues					
Assessments - A1	\$612,544	\$503,393	\$6,191	\$509,584	\$612,550
Assessments - A2	\$360,908	\$276,820	\$5,265	\$282,085	\$304,937
Interest Income	\$400	\$54	\$10	\$64	\$50
Prepayments - A2	\$0	\$2,901,013	\$0	\$2,901,013	\$0
Carry Forward Surplus	\$898,561	1,459,468	\$0	\$1,459,468	\$797,498
TOTAL REVENUES	\$1,872,412	\$5,140,747	\$11,466	\$5,152,213	\$1,715,035
Expenditures					
<i>Debt Service 2018 A1</i>					
Interest - 11/01	\$238,663	\$238,663	\$0	\$238,663	\$235,794
Interest - 05/01	\$238,663	\$238,663	\$0	\$238,663	\$235,794
Principal - 05/01	\$135,000	\$135,000	\$0	\$135,000	\$140,000
<i>Debt Service 2018 A2</i>					
Interest - 11/01	\$159,320	\$159,320	\$0	\$159,320	\$74,760
Principal - 11/01 (Prepayment)	\$460,000	\$1,015,000	\$0	\$1,015,000	\$570,000
Interest - 2/01	\$0	\$6,510	\$0	\$6,510	\$0
Principal - 2/1 (Prepayment)	\$0	\$465,000	\$0	\$465,000	\$0
Interest - 5/01	\$159,320	\$117,880	\$0	\$117,880	\$74,760
Principal - 5/1	\$80,000	\$60,000	\$0	\$60,000	\$55,000
Principal - 5/1 (Prepayment)	\$0	\$1,290,000	\$0	\$1,290,000	\$0
Interest - 8/1	\$0	\$0	\$8,680	\$8,680	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$620,000	\$620,000	\$0
TOTAL EXPENDITURES	\$1,470,965	\$3,726,035	\$628,680	\$4,354,715	\$1,386,108
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$401,447	\$1,414,712	(\$617,214)	\$797,498	\$328,927

November 1, 2022 - Series 2018A-1

\$232,819

November 1, 2022 - Series 2018A-2

\$78,820

\$311,639

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

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

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 5,925,000.00			\$ 165,275.00	\$ 607,975.00
5/1/36	\$ 5,925,000.00		\$ 285,000.00	\$ 165,275.00	
11/1/36	\$ 5,640,000.00			\$ 157,437.50	\$ 607,712.50
5/1/37	\$ 5,640,000.00		\$ 305,000.00	\$ 157,437.50	
11/1/37	\$ 5,335,000.00			\$ 149,050.00	\$ 611,487.50
5/1/38	\$ 5,335,000.00		\$ 320,000.00	\$ 149,050.00	
11/1/38	\$ 5,015,000.00			\$ 140,250.00	\$ 609,300.00
5/1/39	\$ 5,015,000.00		\$ 340,000.00	\$ 140,250.00	
11/1/39	\$ 4,675,000.00			\$ 130,900.00	\$ 611,150.00
5/1/40	\$ 4,675,000.00		\$ 360,000.00	\$ 130,900.00	
11/1/40	\$ 4,315,000.00			\$ 120,820.00	\$ 611,720.00
5/1/41	\$ 4,315,000.00		\$ 380,000.00	\$ 120,820.00	
11/1/41	\$ 3,935,000.00			\$ 110,180.00	\$ 611,000.00
5/1/42	\$ 3,935,000.00		\$ 400,000.00	\$ 110,180.00	
11/1/42	\$ 3,535,000.00			\$ 98,980.00	\$ 609,160.00
5/1/43	\$ 3,535,000.00		\$ 425,000.00	\$ 98,980.00	
11/1/43	\$ 3,110,000.00			\$ 87,080.00	\$ 611,060.00
5/1/44	\$ 3,110,000.00		\$ 450,000.00	\$ 87,080.00	
11/1/44	\$ 2,660,000.00			\$ 74,480.00	\$ 611,560.00
5/1/45	\$ 2,660,000.00		\$ 475,000.00	\$ 74,480.00	
11/1/45	\$ 2,185,000.00			\$ 61,180.00	\$ 610,660.00
5/1/46	\$ 2,185,000.00		\$ 500,000.00	\$ 61,180.00	
11/1/46	\$ 1,685,000.00			\$ 47,180.00	\$ 608,360.00
5/1/47	\$ 1,685,000.00		\$ 530,000.00	\$ 47,180.00	
11/1/47	\$ 1,155,000.00			\$ 32,340.00	\$ 609,520.00
5/1/48	\$ 1,155,000.00		\$ 560,000.00	\$ 32,340.00	
11/1/48	\$ 595,000.00			\$ 16,660.00	\$ 609,000.00
5/1/49	\$ 595,000.00		\$ 595,000.00	\$ 16,660.00	\$ 611,660.00
			\$ 8,690,000.00	\$ 8,628,937.50	\$ 17,318,937.50

Meadow View at Twin Creeks
Community Development District
Series 2018A-2 Special Assessment Bonds

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

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

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

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 7/31/21</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
Revenues					
Assessments - Direct 2019 A1	\$257,360	\$180,432	\$76,928	\$257,360	\$257,360
Assessments - Direct 2019 A2	\$313,155	\$218,812	\$0	\$218,812	\$194,530
Interest Income	\$200	\$30	\$3	\$33	\$20
Prepayments	\$0	\$2,198,137	\$0	\$2,198,137	\$0
Carry Forward Surplus	\$233,910	\$269,355	\$0	\$269,355	\$468,896
TOTAL REVENUES	\$804,625	\$2,866,766	\$76,931	\$2,943,697	\$920,806
Expenditures					
<u>Series 2019 A1</u>					
Interest - 11/01	\$102,190	\$102,190	\$0	\$102,190	\$100,890
Interest - 05/01	\$102,190	\$102,190	\$0	\$102,190	\$100,890
Principal - 05/01	\$50,000	\$50,000	\$0	\$50,000	\$55,000
<u>Series 2019 A2</u>					
Interest - 11/01	\$126,440	\$126,440	\$0	\$126,440	\$77,285
Principal - 11/1 (Prepayment)	\$0	\$0	\$0	\$0	\$280,000
Interest - 2/1	\$0	\$1,378	\$0	\$1,378	\$0
Principal - 2/1 (Prepayment)	\$0	\$95,000	\$0	\$95,000	\$0
Interest - 5/1	\$126,440	\$123,685	\$0	\$123,685	\$77,285
Principal - 5/1	\$60,000	\$60,000	\$0	\$60,000	\$40,000
Principal - 5/1 (Prepayment)	\$0	\$1,540,000	\$0	\$1,540,000	\$0
Interest - 8/1	\$0	\$0	\$3,915	\$3,915	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$270,000	\$270,000	\$0
TOTAL EXPENDITURES	\$567,260	\$2,200,883	\$273,915	\$2,474,798	\$731,350
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$4)	\$0	(\$4)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$4)	\$0	(\$4)	\$0
EXCESS REVENUES	\$237,365	\$665,879	(\$196,984)	\$468,896	\$189,456

November 1, 2022 - Series 2019A-1	\$99,460
November 1, 2022 - Series 2019A-2	\$76,125
Total	<u>\$175,585</u>

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/21	\$ 3,560,000.00			\$ 100,890.00	\$ 100,890.00
5/1/22	\$ 3,560,000.00		\$ 55,000.00	\$ 100,890.00	
11/1/22	\$ 3,505,000.00			\$ 99,460.00	\$ 255,350.00
5/1/23	\$ 3,505,000.00		\$ 60,000.00	\$ 99,460.00	
11/1/23	\$ 3,445,000.00			\$ 97,900.00	\$ 257,360.00
5/1/24	\$ 3,445,000.00		\$ 60,000.00	\$ 97,900.00	
11/1/24	\$ 3,385,000.00			\$ 96,340.00	\$ 254,240.00
5/1/25	\$ 3,385,000.00		\$ 65,000.00	\$ 96,340.00	
11/1/25	\$ 3,320,000.00			\$ 94,650.00	\$ 255,990.00
5/1/26	\$ 3,320,000.00		\$ 65,000.00	\$ 94,650.00	
11/1/26	\$ 3,255,000.00			\$ 92,960.00	\$ 252,610.00
5/1/27	\$ 3,255,000.00		\$ 70,000.00	\$ 92,960.00	
11/1/27	\$ 3,185,000.00			\$ 91,140.00	\$ 254,100.00
5/1/28	\$ 3,185,000.00		\$ 75,000.00	\$ 91,140.00	
11/1/28	\$ 3,110,000.00			\$ 89,190.00	\$ 255,330.00
5/1/29	\$ 3,110,000.00		\$ 80,000.00	\$ 89,190.00	
11/1/29	\$ 3,030,000.00			\$ 87,110.00	\$ 256,300.00
5/1/30	\$ 3,030,000.00		\$ 85,000.00	\$ 87,110.00	
11/1/30	\$ 2,945,000.00			\$ 84,900.00	\$ 257,010.00
5/1/31	\$ 2,945,000.00		\$ 90,000.00	\$ 84,900.00	
11/1/31	\$ 2,855,000.00			\$ 82,335.00	\$ 257,235.00
5/1/32	\$ 2,855,000.00		\$ 95,000.00	\$ 82,335.00	
11/1/32	\$ 2,760,000.00			\$ 79,627.50	\$ 256,962.50
5/1/33	\$ 2,760,000.00		\$ 100,000.00	\$ 79,627.50	
11/1/33	\$ 2,660,000.00			\$ 76,777.50	\$ 256,405.00
5/1/34	\$ 2,660,000.00		\$ 105,000.00	\$ 76,777.50	
11/1/34	\$ 2,555,000.00			\$ 73,785.00	\$ 255,562.50
5/1/35	\$ 2,555,000.00		\$ 110,000.00	\$ 73,785.00	
11/1/35	\$ 2,445,000.00			\$ 70,650.00	\$ 254,435.00
5/1/36	\$ 2,445,000.00		\$ 115,000.00	\$ 70,650.00	
11/1/36	\$ 2,330,000.00			\$ 67,372.50	\$ 253,022.50
5/1/37	\$ 2,330,000.00		\$ 125,000.00	\$ 67,372.50	
11/1/37	\$ 2,205,000.00			\$ 63,810.00	\$ 256,182.50
5/1/38	\$ 2,205,000.00		\$ 130,000.00	\$ 63,810.00	
11/1/38	\$ 2,075,000.00			\$ 60,105.00	\$ 253,915.00
5/1/39	\$ 2,075,000.00		\$ 140,000.00	\$ 60,105.00	
11/1/39	\$ 1,935,000.00			\$ 56,115.00	\$ 256,220.00
5/1/40	\$ 1,935,000.00		\$ 145,000.00	\$ 56,115.00	
11/1/40	\$ 1,790,000.00			\$ 51,910.00	\$ 253,025.00
5/1/41	\$ 1,790,000.00		\$ 155,000.00	\$ 51,910.00	
11/1/41	\$ 1,635,000.00			\$ 47,415.00	\$ 254,325.00

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
5/1/42	\$ 1,635,000.00		\$ 165,000.00	\$ 47,415.00	
11/1/42	\$ 1,470,000.00			\$ 42,630.00	\$ 255,045.00
5/1/43	\$ 1,470,000.00		\$ 175,000.00	\$ 42,630.00	
11/1/43	\$ 1,295,000.00			\$ 37,555.00	\$ 255,185.00
5/1/44	\$ 1,295,000.00		\$ 185,000.00	\$ 37,555.00	
11/1/44	\$ 1,110,000.00			\$ 32,190.00	\$ 254,745.00
5/1/45	\$ 1,110,000.00		\$ 195,000.00	\$ 32,190.00	
11/1/45	\$ 915,000.00			\$ 26,535.00	\$ 253,725.00
5/1/46	\$ 915,000.00		\$ 210,000.00	\$ 26,535.00	
11/1/46	\$ 705,000.00			\$ 20,445.00	\$ 256,980.00
5/1/47	\$ 705,000.00		\$ 220,000.00	\$ 20,445.00	
11/1/47	\$ 485,000.00			\$ 14,065.00	\$ 254,510.00
5/1/48	\$ 485,000.00		\$ 235,000.00	\$ 14,065.00	
11/1/48	\$ 250,000.00			\$ 7,250.00	\$ 256,315.00
5/1/49	\$ 250,000.00		\$ 250,000.00	\$ 7,250.00	\$ 257,250.00
			\$ 3,560,000.00	\$ 3,690,225.00	\$ 7,250,225.00

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$2,665,000.00	5.800%		\$ 77,285.00	\$ 77,285.00
05/01/22	\$2,665,000.00	5.800%	\$ 40,000.00	\$ 77,285.00	
11/01/22	\$2,625,000.00	5.800%		\$ 76,125.00	\$ 193,410.00
05/01/23	\$2,625,000.00	5.800%	\$ 40,000.00	\$ 76,125.00	
11/01/23	\$2,585,000.00	5.800%		\$ 74,965.00	\$ 191,090.00
05/01/24	\$2,585,000.00	5.800%	\$ 45,000.00	\$ 74,965.00	
11/01/24	\$2,540,000.00	5.800%		\$ 73,660.00	\$ 193,625.00
05/01/25	\$2,540,000.00	5.800%	\$ 45,000.00	\$ 73,660.00	
11/01/25	\$2,495,000.00	5.800%		\$ 72,355.00	\$ 191,015.00
05/01/26	\$2,495,000.00	5.800%	\$ 50,000.00	\$ 72,355.00	
11/01/26	\$2,445,000.00	5.800%		\$ 70,905.00	\$ 193,260.00
05/01/27	\$2,445,000.00	5.800%	\$ 50,000.00	\$ 70,905.00	
11/01/27	\$2,395,000.00	5.800%		\$ 69,455.00	\$ 190,360.00
05/01/28	\$2,395,000.00	5.800%	\$ 55,000.00	\$ 69,455.00	
11/01/28	\$2,340,000.00	5.800%		\$ 67,860.00	\$ 192,315.00
05/01/29	\$2,340,000.00	5.800%	\$ 60,000.00	\$ 67,860.00	
11/01/29	\$2,280,000.00	5.800%		\$ 66,120.00	\$ 193,980.00
05/01/30	\$2,280,000.00	5.800%	\$ 60,000.00	\$ 66,120.00	
11/01/30	\$2,220,000.00	5.800%		\$ 64,380.00	\$ 190,500.00
05/01/31	\$2,220,000.00	5.800%	\$ 65,000.00	\$ 64,380.00	
11/01/31	\$2,155,000.00	5.800%		\$ 62,495.00	\$ 191,875.00
05/01/32	\$2,155,000.00	5.800%	\$ 70,000.00	\$ 62,495.00	
11/01/32	\$2,085,000.00	5.800%		\$ 60,465.00	\$ 192,960.00
05/01/33	\$2,085,000.00	5.800%	\$ 75,000.00	\$ 60,465.00	
11/01/33	\$2,010,000.00	5.800%		\$ 58,290.00	\$ 193,755.00
05/01/34	\$2,010,000.00	5.800%	\$ 80,000.00	\$ 58,290.00	
11/01/34	\$1,930,000.00	5.800%		\$ 55,970.00	\$ 194,260.00
05/01/35	\$1,930,000.00	5.800%	\$ 85,000.00	\$ 55,970.00	
11/01/35	\$1,845,000.00	5.800%		\$ 53,505.00	\$ 194,475.00
05/01/36	\$1,845,000.00	5.800%	\$ 90,000.00	\$ 53,505.00	
11/01/36	\$1,755,000.00	5.800%		\$ 50,895.00	\$ 194,400.00
05/01/37	\$1,755,000.00	5.800%	\$ 95,000.00	\$ 50,895.00	
11/01/37	\$1,660,000.00	5.800%		\$ 48,140.00	\$ 194,035.00
05/01/38	\$1,660,000.00	5.800%	\$ 100,000.00	\$ 48,140.00	
11/01/38	\$1,560,000.00	5.800%		\$ 45,240.00	\$ 193,380.00

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

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

Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2020 A1 A2 A3

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual Thru 7/31/21</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
Revenues					
Assessments A1	\$0	\$0	\$0	\$0	\$114,494
Assessments A2	\$0	\$0	\$0	\$0	\$121,431
Assessments A3	\$0	\$0	\$0	\$0	\$180,400
Prepayments A1	\$0	\$20,894	\$0	\$20,894	\$0
Prepayments A2	\$0	\$1,260,772	\$0	\$1,260,772	\$0
Prepayments A3	\$0	\$2,329,686	\$0	\$2,329,686	\$0
Interest Income	\$1,000	\$59	\$15	\$74	\$50
Cary Forward Surplus	\$1,130,518	\$1,108,039	\$0	\$1,108,039	\$769,988
TOTAL REVENUES	\$1,131,518	\$4,719,450	\$15	\$4,719,465	\$1,186,363
Expenditures					
<u>Series 2020 A1</u>					
Interest - 11/1	\$37,612	\$37,612	\$0	\$37,612	\$43,678
Principal - 11/01 (Prepayment)	\$0	\$0	\$0	\$0	\$20,000
Interest - 5/1	\$43,678	\$43,678	\$0	\$43,678	\$43,678
Principal - 5/1	\$0	\$0	\$0	\$0	\$25,000
<u>Series 2020 A2</u>					
Interest - 11/1	\$57,393	\$57,393	\$0	\$57,393	\$47,569
Principal - 11/1 (Prepayment)	\$30,000	\$0	\$0	\$0	\$185,000
Interest Expense - 2/1	\$0	\$4,098	\$0	\$4,098	\$0
Principal - 2/1 (Prepayment)	\$0	\$305,000	\$0	\$305,000	\$0
Interest - 5/1	\$66,650	\$58,453	\$0	\$58,453	\$47,569
Principal - 5/1	\$0	\$405,000	\$0	\$405,000	\$25,000
Interest - 8/1	\$0	\$0	\$5,509	\$5,509	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$410,000	\$410,000	\$0
<u>Series 2020 A3</u>					
Interest - 11/1	\$99,628	\$99,628	\$0	\$99,628	\$65,172
Principal - 11/1 (Prepayment)	\$340,000	\$375,000	\$0	\$375,000	\$325,000
Interest - 2/1	\$0	\$4,703	\$0	\$4,703	\$0
Principal - 2/1 (Prepayment)	\$0	\$350,000	\$0	\$350,000	\$0
Interest - 5/01	\$115,697	\$96,213	\$0	\$96,213	\$65,172
Principal - 5/01	\$0	\$0	\$0	\$0	\$50,000
Principal - 5/1 (Prepayment)	\$0	\$1,155,000	\$0	\$1,155,000	\$0
Interest - 8/1	\$0	\$0	\$7,189	\$7,189	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$535,000	\$535,000	\$0
TOTAL EXPENDITURES	\$790,658	\$2,991,778	\$957,698	\$3,949,476	\$942,838
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$6)	\$0	(\$0)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$6)	\$0	(\$0)	\$0
EXCESS REVENUES	\$340,860	\$1,727,665	(\$957,683)	\$769,988	\$243,525

November 1, 2022 - Series 2020A-1	\$43,147
November 1, 2022 - Series 2020A-2	\$46,897
November 1, 2022 - Series 2020A-3	\$63,828
Total	<u>\$153,872</u>

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

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

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

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

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

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

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

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

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

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

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

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

A.

RESOLUTION 2021-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Meadow View at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the amounts identified below to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	See Exhibit A
DEBT SERVICE FUND – 2016A-1	Annual Debt Service Amount
DEBT SERVICE FUND – 2016A-2	Annual Debt Service Amount
DEBT SERVICE FUND – 2016B	Annual Debt Service Amount
DEBT SERVICE FUND – 2018A-1	Annual Debt Service Amount
DEBT SERVICE FUND – 2018A-2	Annual Debt Service Amount
DEBT SERVICE FUND – 2019A-1	Annual Debt Service Amount
DEBT SERVICE FUND – 2019A-2	Annual Debt Service Amount
DEBT SERVICE FUND – 2020A-1	Annual Debt Service Amount
DEBT SERVICE FUND – 2020A-2	Annual Debt Service Amount
DEBT SERVICE FUND – 2020A-3	Annual Debt Service Amount
DEBT SERVICE FUND – 2021A-1	Annual Debt Service Amount
DEBT SERVICE FUND – 2021A-2	Annual Debt Service Amount

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

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

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2021.

ATTEST:

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

Secretary/Assistant Secretary

By: _____

Its: _____

EXHIBIT A: Adopted Budget

B.

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A,"** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

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

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property (as well as debt service special assessments that are not intended to be passed on to end-users (e.g., "B" Bonds), if any), shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."**
 - a. Debt service special assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: (i) April 1, 2022 - debt service special assessments for the District's May 1, 2022 debt service payments; and (ii) October 1, 2022 - debt service special assessments for the District's November 1, 2022 debt service payments, in each case in amounts identified by the District's Manager in applicable invoice(s).
 - b. Operations and maintenance special assessments directly collected by the District are due in equal quarterly installments, with the first installment due October 1, 2021.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this _____ day of _____, 2021.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

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

C.

FISCAL YEAR 2022 DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into to be effective October 1, 2021, by and between:

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

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

RECITALS

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2022 ("**FY 2022**") and has levied special assessments ("**O&M Assessments**") on lands within the District to fund a portion of the O&M Budget; and

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

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

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

2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any actual O&M Deficit for FY 2022, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from

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

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

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

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

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

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

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

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

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

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

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

By: _____
Its: _____

HEARTWOOD 23, LLC

By: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

NINTH ORDER OF BUSINESS

NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2021-2022** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

October 21, 2021
November 18, 2021
December 16, 2021
January 20, 2022
February 17, 2022
March 17, 2022
April 21, 2022
May 19, 2022
June 16, 2022
July 21, 2022
August 18, 2022
September 15, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

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

James Oliver
District Manager

TENTH ORDER OF BUSINESS

B.

REQUISITION SUMMARY

August 19, 2021

2019 SPECIAL ASSESSMENT BONDS REQUISITIONS

TO BE APPROVED				
8/19/2021	482	Basham Lucas	Lakeside Park @ Beacon Lake Redesign - Invoice 8539	\$ 10,100.00
8/19/2021	483	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199131	\$ 6,285.00
8/19/2021	484	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199133	\$ 495.00
8/19/2021	485	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199135	\$ 2,070.00
8/19/2021	486	Harbinger	Signage for Beacon Lake - Invoice 26644	\$ 14,780.75
8/19/2021	487	Clary & Associates, Inc.	Beacon Lake Unit 3B - Plat Preparation - Invoice 2020-166	\$ 10,860.00
8/19/2021	488	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5	\$ 35,112.00
8/19/2021	489	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-ret	\$ 55,037.00
8/19/2021	490	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-ret	\$ 28,935.00
TOTAL REQUISITIONS TO BE APPROVED August 19, 2021				\$163,674.75

D.

8/19/2021

Meadow View at Twin Creeks

Community Development District
Field Operations Report



Jerry Lambert

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

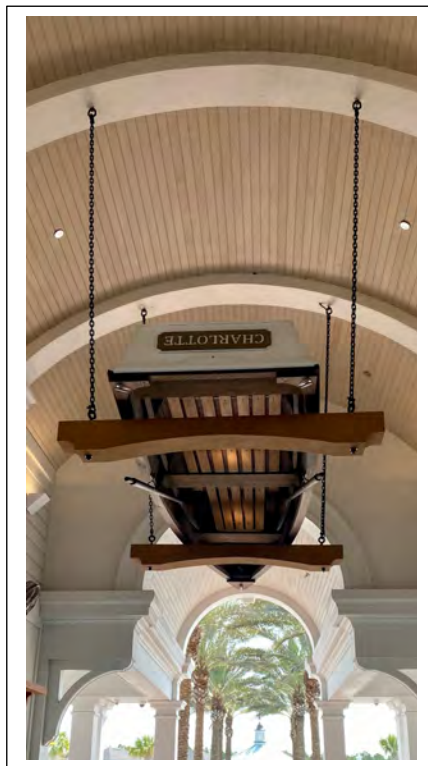
Field Operations Report
August 19, 2021

To: Board of Supervisors

From: Jerry Lambert
Field Operations Manager

RE: Beacon Lake Field Operations Report – August 19, 2021

The following is a summary of items related to the field operations, maintenance and amenity management of Beacon Lake.



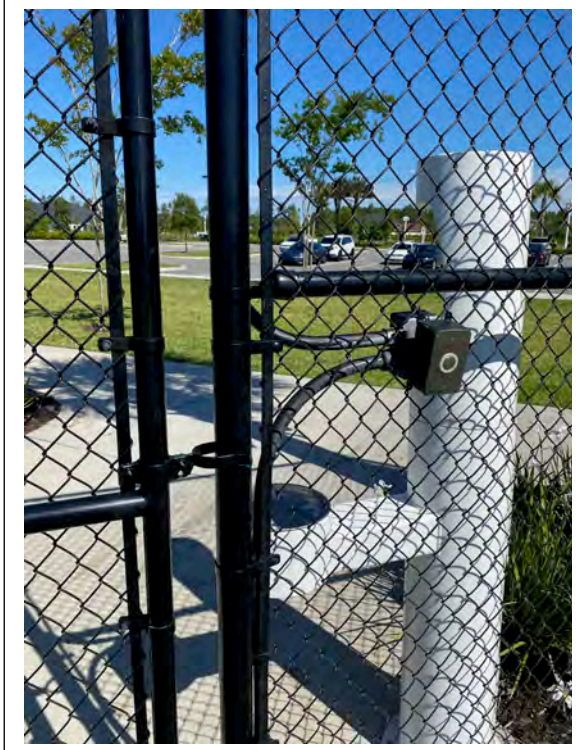
Completed Projects



- Yellow Stone replaced the landscaping in front of Lake House on 07/07
- The hammock on the beach was replaced on 08/06

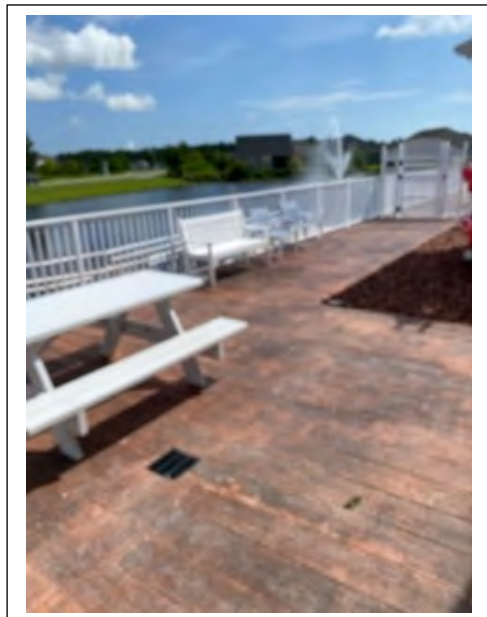
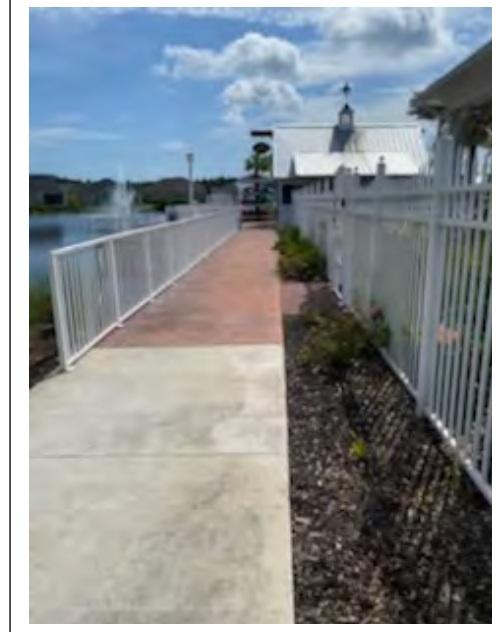
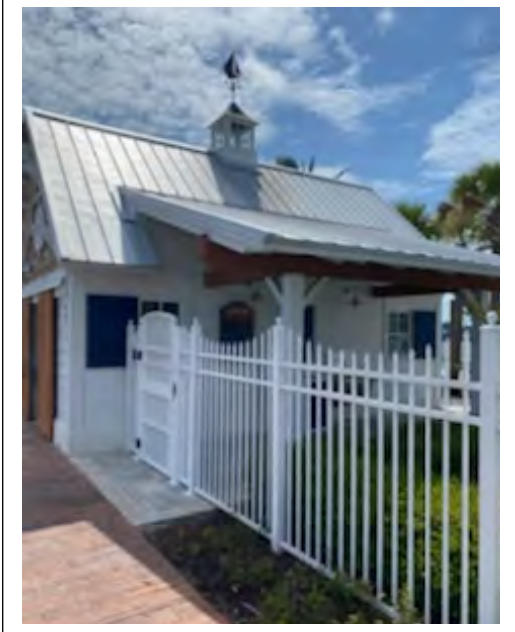


Completed Projects



- Atlantic Security extended the arms of the exit buttons to prevent unauthorized access of the tennis courts by reaching through the fence on 07/14

Completed Projects



- Fencing around Lake House was pressure washed on 08/06
- Exterior of Lake House facing the pool was pressure washed on 08/10
- Spider repellent was sprayed following the pressure washing and removal of all spider webs on 08/10
- Gazebo brick and interior will be pressure washed 08/12

Completed Projects



- The sports court and the sports court parking lot were both cleaned on 08/06
- A trash can has been ordered for the sports court complex

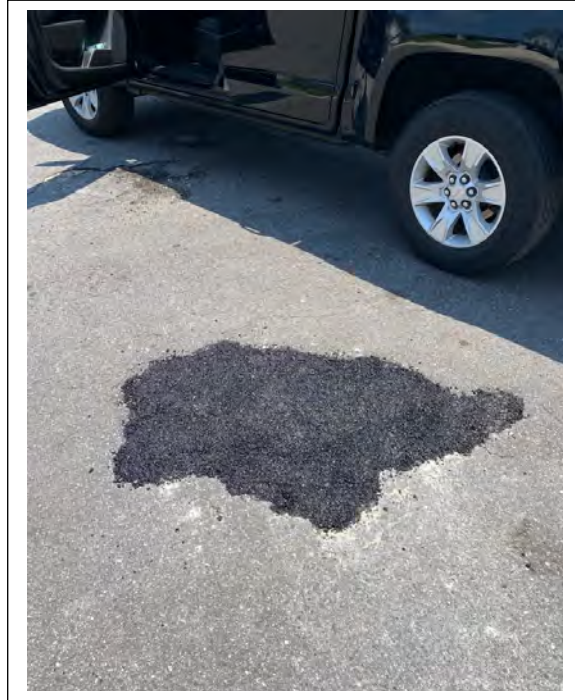
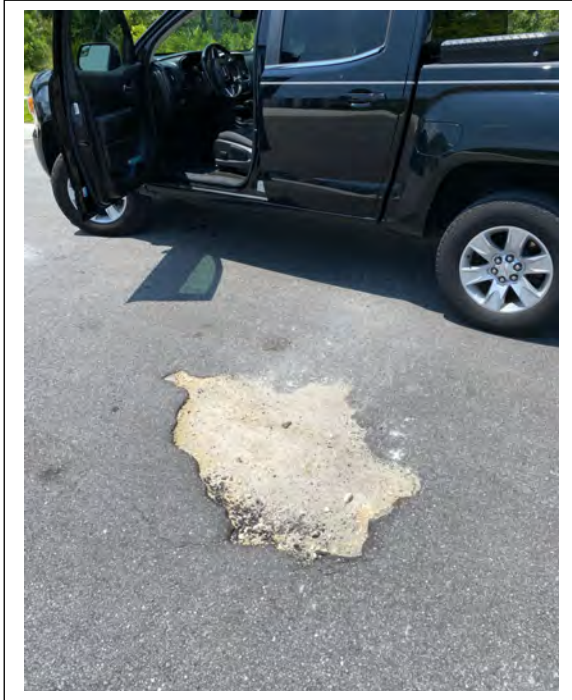


Completed Projects



- The gate latch at the sports court was repaired on 08/06
- The gate latch was repaired again for the same issue on 08/10

Completed Projects



- A hole in the black top on Lucerne Ave was patched on 08/10

In Progress Projects



- Reviewed multiple proposals to install wind screens on tennis courts at the prior board meeting
- Sample material for the screens was requested from all vendors – 2 of the vendors have agreed to provide samples

- An extensive cleaning of the spray feature will occur on 08/17
 - Net repairs
 - Rope replacement
 - Sand removal
 - Cleaning and waxing of slides
 - Grease removal on bucket feature



Action Items Report

Meadow View at Twin Creeks CDD

Action Items Reported on by:

Jerry Lambert

Venus Durden

Action Items	Date Completed	Initials	Comments
Operations/Amenity Manager			
Tennis court exit button arm extension	14-Jul	VD	\$450 new quote from Atlantic Security - Extended on both courts
Wind Screen Install - Up for approval at next board meeting - 3 proposals			Board approved - 2 Vendors sent samples
Repair broken pool chairs			
Replace broken glass pool tables	30-Jul	VD	More durable material
Repair paint running on the gym walls			
Pool chemicals ordered regularly	14-Jul	VD	Venus ordered 6 bags of CYA and Baking Soda - 3 for each pool pack - Chlorine to be topped off -delivering 7/16
Maintenance			
Paint touch ups in Gazebo			
White swing wooden structure paint touch ups	29-Jul	JS	Both swing structures on pool deck were painted
White fence around pool deck needs paint touch ups			
Maintain tennis courts - wipe nets and benches			
Trash pick up around lakes - Construction site debri			Trash removed from lake by the gazebo
White storage shelving in social hall needs to be repainted			Home depot is matching paint and the entire shelving will be repainted

Silver plate on the kitchen door is missing and needs replaced			
Pressure wash front entry for spider webs	6-Aug	JS	
Outdoor shower handle is loose	14-Jul	JL	
Windscreens are unsecured at the bottom	14-Jul	JL	Zip Tied
Light is out on the pool deck that requires electrician			JL is able to install himself - Lights were ordered - 6-7 week delivery
Landscaping			
Flowers in front of Lake House are dying	7-Jul	YS	Flower beds have been gutted - July install
Mulch throughout community			Weeds are being removed and mulch applied week of 08/16

Conclusion

For any questions or comments regarding the above information please contact Jerry Lambert at Jlambert@rmsnf.com .

Respectfully,

Jerry Lambert



ELEVENTH ORDER OF BUSINESS

A.

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

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$238,625	---	---	\$238,625
Investments:				
Custody - US Bank	\$94,670	---	---	\$94,670
<u>Series 2016 A1</u>				
Reserve	---	\$133,752	---	\$133,752
Revenue	---	\$176,409	---	\$176,409
<u>Series 2016 A2</u>				
Revenue	---	\$28,984	---	\$28,984
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<u>Series 2016 B</u>				
Reserve	---	\$113,850	---	\$113,850
Interest	---	\$600	---	\$600
Revenue	---	\$3,434	---	\$3,434
Prepayment	---	\$602	---	\$602
Construction	---	---	\$3,471	\$3,471
<u>Series 2018 A1</u>				
Reserve	---	\$184,336	---	\$184,336
Revenue	---	\$116,790	---	\$116,790
Construction	---	---	\$411	\$411
<u>Series 2018 A2</u>				
Reserve	---	\$88,656	---	\$88,656
Revenue	---	\$55,810	---	\$55,810
Prepayment	---	\$1,165,532	---	\$1,165,532
<u>Series 2019 A1</u>				
Reserve	---	\$77,581	---	\$77,581
Revenue	---	\$28,243	---	\$28,243
Construction	---	---	\$5,598	\$5,598
<u>Series 2019 A2</u>				
Reserve	---	\$91,811	---	\$91,811
Revenue	---	\$17,716	---	\$17,716
Prepayment	---	\$587,350	---	\$587,350
<u>Series 2020 A1</u>				
Reserve	---	\$34,349	---	\$34,349
Interest	---	\$43,684	---	\$43,684
Prepayment	---	\$20,894	---	\$20,894
Construction	---	---	\$14,005	\$14,005
<u>Series 2020 A2</u>				
Reserve	---	\$44,396	---	\$44,396
Interest	---	\$70,757	---	\$70,757
Prepayment	---	\$587,846	---	\$587,846
<u>Series 2020 A3</u>				
Reserve	---	\$49,494	---	\$49,494
Interest	---	\$137,548	---	\$137,548
Prepayment	---	\$863,596	---	\$863,596
Construction	---	---	\$5	\$5
Due from Other	\$10	---	---	\$10
Due From Developer	\$338	---	---	\$338
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$5,766	---	---	\$5,766
Total Assets	\$342,769	\$4,724,221	\$23,846	\$5,090,835
<u>Liabilities:</u>				
Accounts Payable	\$26,436	---	---	\$26,436
Accrued Expenses	\$3,367	---	---	\$3,367
<u>Fund Balances:</u>				
Nonspendable	\$9,126	\$0	\$0	\$9,126
Restricted for Capital Projects	---	---	\$23,846	\$23,846
Restricted for Debt Service	---	\$4,724,221	---	\$4,724,221
Unassigned	\$303,840	---	---	\$303,840
Total Liabilities & Fund Equity	\$342,769	\$4,724,221	\$23,846	\$5,090,835

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

Adopted Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
-------------------	---------------------------	-------------------------	----------

REVENUES:

Developer Contributions	\$508,795	\$267,808	\$267,808	\$0
Assessments - Tax Roll	\$306,631	\$306,631	\$307,451	\$820
Assessments - Direct	\$387,972	\$370,841	\$370,841	\$0
Interest/Miscellaneous Income	\$0	\$0	\$5,388	\$5,388
Restricted - Easement Fence Fund	\$0	\$0	\$12,000	\$12,000
Facility Revenue	\$0	\$0	\$6,480	\$6,480

TOTAL REVENUES

\$1,203,398	\$945,280	\$969,968	\$24,688
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$16,667	\$12,739	\$3,928
Attorney Fees	\$30,000	\$20,000	\$18,087	\$1,913
Annual Audit	\$5,900	\$7,400	\$7,400	\$0
Arbitrage	\$2,400	\$1,800	\$1,800	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$12,500	\$10,417	\$14,833	(\$4,417)
Trustee Fees	\$20,000	\$17,563	\$17,563	\$0
Management Fees	\$47,250	\$39,375	\$39,375	\$0
Information Technology	\$2,000	\$1,667	\$1,667	(\$0)
Telephone	\$500	\$417	\$419	(\$2)
Postage	\$800	\$667	\$634	\$33
Insurance	\$7,425	\$7,425	\$7,087	\$338
Printing and Binding	\$4,000	\$3,333	\$2,096	\$1,237
Legal Advertising	\$3,000	\$2,500	\$1,492	\$1,008
Other Current Charges	\$1,500	\$1,250	\$1,437	(\$187)
Office Supplies	\$300	\$250	\$103	\$147
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$162,750	\$135,905	\$131,908	\$3,997
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AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$9,200	\$7,667	\$8,254	(\$587)
Electric	\$36,000	\$30,000	\$28,675	\$1,325
Water/Irrigation	\$20,000	\$16,667	\$10,714	\$5,953
Gas	\$1,500	\$1,250	\$805	\$445
Trash Removal	\$3,000	\$2,500	\$2,544	(\$44)
Security				
Security Monitoring	\$1,800	\$1,500	\$2,696	(\$1,196)
Access Cards	\$3,000	\$2,500	\$1,600	\$900
Contracted Security	\$20,000	\$16,667	\$0	\$16,667
Management Contracts				
Facility Management	\$125,000	\$104,167	\$51,500	\$52,667
Pool Attendants	\$48,000	\$40,000	\$19,107	\$20,893
Canoe Launch Attendant	\$28,800	\$24,000	\$660	\$23,340
Snack Bar Attendant	\$16,640	\$13,867	\$0	\$13,867
Field Mgmt / Admin	\$25,000	\$20,833	\$20,833	\$0
Pool Maintenance	\$20,000	\$16,667	\$14,026	\$2,641
Pool Chemicals	\$15,000	\$12,500	\$10,933	\$1,568

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Adopted Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$18,000	\$15,000	\$16,044	(\$1,044)
Facility Maintenance	\$15,000	\$12,500	\$29,622	(\$17,122)
Private event Attendant	\$0	\$0	\$4,036	(\$4,036)
Repairs & Maintenance	\$36,000	\$30,000	\$32,272	(\$2,272)
Capital Projects	\$12,000	\$10,000	\$4,725	\$5,275
Snack Bar Inventory- CGS	\$1,000	\$833	\$0	\$833
Food Service License	\$500	\$417	\$357	\$60
Rental and Leases	\$27,691	\$23,076	\$23,076	\$0
Subscriptions	\$12,000	\$10,000	\$4,088	\$5,912
Pest Control	\$2,280	\$1,900	\$1,900	\$0
Supplies	\$2,000	\$1,667	\$684	\$983
Towel/Linen Service	\$2,000	\$1,667	\$0	\$1,667
Furniture, Fixtures & Equipment	\$5,000	\$4,167	\$6,889	(\$2,722)
Special Events	\$30,000	\$25,000	\$18,822	\$6,178
Holiday Decorations	\$9,000	\$8,004	\$8,004	\$0
Fitness Center Repairs/Supplies	\$2,000	\$1,667	\$2,360	(\$693)
Office Supplies	\$1,500	\$1,250	\$2,338	(\$1,088)
ASCAP/BMI Licenses	\$1,000	\$833	\$0	\$833
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)
AMENITY CENTER EXPENDITURES	\$587,019	\$495,872	\$375,316	\$120,555
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$5,333	\$0	\$5,333
Electric	\$15,000	\$12,500	\$18,732	(\$6,232)
Landscape Maintenance	\$292,593	\$243,828	\$324,204	(\$80,376)
Landscape Contingency	\$25,000	\$20,833	\$39,554	(\$18,720)
Lake Maintenance	\$27,000	\$22,500	\$17,945	\$4,555
Grounds Maintenance	\$12,000	\$10,000	\$3,131	\$6,869
Pump Repairs	\$5,000	\$4,167	\$0	\$4,167
Streetlighting	\$22,000	\$18,333	\$30,900	(\$12,567)
Streetlight Repairs	\$5,000	\$4,167	\$3,238	\$929
Irrigation Repairs	\$7,500	\$6,250	\$10,532	(\$4,282)
Miscellaneous	\$5,000	\$4,167	\$3,649	\$518
Contingency	\$31,136	\$25,947	\$4,956	\$20,991
GROUNDS MAINTENANCE EXPENDITURES	\$453,629	\$378,024	\$456,840	(\$78,816)
TOTAL EXPENDITURES	\$1,203,398	\$1,009,800	\$964,064	\$45,737
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,904	
FUND BALANCE - Beginning	\$0		\$307,062	
FUND BALANCE - Ending	\$0		\$312,966	

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
Revenues:													
Developer Contributions	\$52,037	\$58,214	\$46,682	\$0	\$0	\$0	\$0	\$0	\$0	\$110,874	\$0	\$0	\$267,808
Assessments - Tax Roll	\$0	\$19,416	\$165,701	\$100,865	\$12,448	\$698	\$7,250	\$0	\$1,073	\$64,304	\$0	\$0	\$371,755
Assessments - Direct	\$81,452	\$795	\$77,874	\$6,362	\$26,973	\$1,591	\$54,331	\$51,394	\$2,378	\$3,388	\$0	\$0	\$306,536
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	\$2,400	\$0	\$0	\$12,000
Facility Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$1,925	\$0	\$3,430	\$1,125	\$0	\$0	\$6,480
Total Revenues	\$133,489	\$78,427	\$295,636	\$107,228	\$43,022	\$2,890	\$65,306	\$53,795	\$8,082	\$182,092	\$0	\$0	\$969,968

Expenditures:													
Administrative													
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	\$3,367	\$171	\$0	\$0	\$18,087
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$3,400	\$0	\$0	\$7,400
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	\$2,833	\$833	\$0	\$0	\$14,833
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	\$3,938	\$0	\$0	\$39,375
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$1,667
Telephone	\$48	\$26	\$44	\$21	\$42	\$0	\$65	\$65	\$82	\$24	\$0	\$0	\$419
Postage	\$11	\$88	\$191	\$29	\$69	\$17	\$57	\$84	\$16	\$71	\$0	\$0	\$634
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	\$673	\$0	\$0	\$2,096
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	\$53	\$0	\$0	\$1,437
Office Supplies	\$11	\$13	\$1	\$17	\$1	\$14	\$1	\$15	\$16	\$16	\$0	\$0	\$103
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$25,133	\$19,005	\$9,202	\$10,922	\$12,707	\$12,075	\$13,491	\$9,287	\$10,739	\$9,346	\$0	\$0	\$131,908

Amenity Center													
Telephone	\$722	\$730	\$730	\$814	\$825	\$825	\$1,000	\$895	\$817	\$895	\$0	\$0	\$8,254
Electric	\$2,895	\$2,822	\$2,703	\$2,924	\$2,740	\$2,717	\$2,841	\$2,980	\$3,008	\$3,044	\$0	\$0	\$28,675
Water/Irrigation	\$722	\$624	\$823	\$1,187	\$1,634	\$1,243	\$1,571	\$1,099	\$903	\$907	\$0	\$0	\$10,714
Gas	\$0	\$0	\$10	\$9	\$103	\$228	\$120	\$10	\$249	\$76	\$0	\$0	\$805
Trash Removal	\$211	\$219	\$218	\$220	\$222	\$286	\$291	\$291	\$291	\$293	\$0	\$0	\$2,544
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$1,698	\$0	\$0	\$2,696
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	\$5,150	\$0	\$0	\$51,500
Pool Attendants	\$2,901	\$0	\$0	\$0	\$0	\$2,062	\$2,072	\$4,791	\$7,280	\$0	\$0	\$0	\$19,107
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176	\$484	\$0	\$0	\$0	\$660
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	\$2,083	\$0	\$0	\$20,833
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,647	\$1,459	\$0	\$0	\$14,026
Pool Chemicals	\$585	\$900	\$405	\$945	\$863	\$1,065	\$1,193	\$1,593	\$720	\$2,665	\$0	\$0	\$10,933
Janitorial	\$1,295	\$1,449	\$1,361	\$1,488	\$2,294	\$1,431	\$1,822	\$1,534	\$1,531	\$1,840	\$0	\$0	\$16,044
Facility Maintenance	\$0	\$1,505	\$3,059	\$2,619	\$3,104	\$2,102	\$10,924	\$3,234	\$3,046	\$30	\$0	\$0	\$29,622

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
Amenity Center Continued													
Repairs & Maintenance	\$4,789	\$2,522	\$1,646	\$4,306	\$6,114	\$86	\$8,362	\$2,628	\$1,305	\$514	\$0	\$0	\$32,272
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$4,022	\$0	\$167	\$536	\$0	\$0	\$0	\$4,725
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	\$2,308	\$2,308	\$2,308	\$0	\$0	\$23,076
Subscriptions	\$0	\$0	\$0	\$0	\$0	\$3,092	\$249	\$249	\$249	\$249	\$0	\$0	\$4,088
Pest Control	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$0	\$0	\$1,900
Supplies	\$0	\$59	\$0	\$0	\$193	\$45	\$0	\$5	\$345	\$37	\$0	\$0	\$684
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	\$726	\$5,441	\$2,461	\$0	\$0	\$18,822
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	\$140	\$0	\$0	\$2,360
Office Supplies	\$0	\$403	\$13	\$19	\$899	\$13	\$441	\$377	\$148	\$26	\$0	\$0	\$2,338
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
Total Amenity Center Expenditures	\$69,360	\$25,231	\$24,510	\$30,026	\$30,632	\$36,348	\$54,665	\$36,427	\$42,054	\$26,064	\$0	\$0	\$375,316
Ground Maintenance Expenditures													
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	\$1,875	\$0	\$0	\$18,732
Landscape Maintenance	\$36,085	\$15,654	\$33,085	\$34,423	\$15,654	\$33,765	\$33,765	\$42,185	\$35,243	\$44,343	\$0	\$0	\$324,204
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	\$2,023	\$1,769	\$0	\$0	\$17,945
Grounds Maintenance	\$644	\$793	\$0	\$1,105	\$0	\$0	\$0	\$0	\$589	\$0	\$0	\$0	\$3,131
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	\$3,727	\$0	\$0	\$30,900
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	\$1,752	\$0	\$0	\$3,649
Contingency	\$0	\$0	\$2,478	\$2,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,956
Total Ground Maintenance Expenditures	\$52,304	\$24,169	\$43,402	\$52,871	\$34,123	\$49,245	\$48,815	\$51,587	\$46,857	\$53,466	\$0	\$0	\$456,840
Total Expenses	\$146,797	\$68,405	\$77,115	\$93,820	\$77,462	\$97,668	\$116,971	\$97,300	\$99,650	\$88,877	\$0	\$0	\$964,064
Excess Revenues (Expenditures)	(\$13,308)	\$10,022	\$218,521	\$13,408	(\$34,440)	(\$94,778)	(\$51,665)	(\$43,505)	(\$91,568)	\$93,216	\$0	\$0	\$5,904

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

Funding Request #	Date of Request	Check Date Received Developer	Check Amount Developer	Requested Funding Amount FY 2020	Requested Funding Amount FY 2021	Balance Due From Developer
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
53	7/9/21	7/30/21	\$110,874.39		\$110,874.39	\$0.00
TOTAL			\$398,268.15	\$130,460.13	\$267,808.02	\$0.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Adopted Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$444,549	\$1,185
Interest Income	\$500	\$417	\$18	(\$399)
TOTAL REVENUES	\$443,864	\$443,781	\$444,567	\$786
<u>EXPENDITURES:</u>				
<u>Series 2016 A1</u>				
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
TOTAL EXPENDITURES	\$443,575	\$443,575	\$443,575	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$289		\$992	
FUND BALANCE - Beginning	\$204,612		\$338,356	
FUND BALANCE - Ending	<u>\$204,901</u>		<u>\$339,348</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Adopted Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>REVENUES:</u>				
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	\$167	\$5	(\$161)
TOTAL REVENUES	\$229,101	\$114,617	\$114,455	(\$161)
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$113,850	\$113,850	\$113,850	\$0
Interest Expense - 5/1	\$113,850	\$113,850	\$113,850	\$0
TOTAL EXPENDITURES	\$227,700	\$227,700	\$227,700	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$5)	(\$5)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$5)	(\$5)
EXCESS REVENUES (EXPENDITURES)	\$1,401		(\$113,249)	
FUND BALANCE - Beginning	\$122,390		\$231,736	
FUND BALANCE - Ending	\$123,791		\$118,487	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Adopted Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>REVENUES:</u>				
Assessments - Direct	\$385,217	\$275,459	\$275,459	\$0
Assessments - Tax Roll	\$227,327	\$227,327	\$227,934	\$607
Interest Income	\$200	\$167	\$14	(\$152)
TOTAL REVENUES	\$612,744	\$502,952	\$503,407	\$455
<u>EXPENDITURES:</u>				
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
TOTAL EXPENDITURES	\$612,325	\$612,325	\$612,325	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$419		(\$108,918)	
FUND BALANCE - Beginning	\$242,039		\$425,463	
FUND BALANCE - Ending	\$242,458		\$316,545	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A2

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Adopted Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>REVENUES:</u>				
Assessments - Direct	\$201,356	\$152,201	\$152,201	\$0
Assessments - Tax Roll	\$159,552	\$159,552	\$124,620	(\$34,932)
Interest Income	\$200	\$167	\$39	(\$127)
Prepayments	\$0	\$0	\$2,901,013	\$2,901,013
TOTAL REVENUES	\$361,108	\$311,919	\$3,177,872	\$2,865,953
<u>EXPENDITURES:</u>				
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)
TOTAL EXPENDITURES	\$858,640	\$858,640	\$3,113,710	(\$2,255,070)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$76,010)	(\$76,010)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$76,010)	(\$76,010)
EXCESS REVENUES (EXPENDITURES)	(\$497,532)		(\$11,847)	
FUND BALANCE - Beginning	\$656,522		\$1,306,426	
FUND BALANCE - Ending	\$158,990		\$1,294,578	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Adopted Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>REVENUES:</u>				
Assessments - Direct 2019 A1	\$257,360	\$180,432	\$180,432	\$0
Assessments - Direct 2019 A2	\$313,155	\$218,812	\$218,812	\$0
Interest Income	\$200	\$167	\$30	(\$136)
Prepayments	\$0	\$0	\$2,198,137	\$2,198,137
TOTAL REVENUES	\$570,715	\$399,411	\$2,597,411	\$2,198,000
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
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
<u>2019A2</u>				
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)
TOTAL EXPENDITURES	\$567,260	\$567,260	\$2,200,883	(\$1,633,623)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$4)	(\$4)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$4)	(\$4)
EXCESS REVENUES (EXPENDITURES)	\$3,455		\$396,524	
FUND BALANCE - Beginning	\$233,910		\$406,176	
FUND BALANCE - Ending	\$237,365		\$802,700	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Proposed Budget	Prorated Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>REVENUES:</u>				
Prepayment A1	\$0	\$0	\$20,894	\$20,894
Prepayment A2	\$0	\$0	\$1,260,772	\$1,260,772
Prepayment A3	\$0	\$0	\$2,329,686	\$2,329,686
Interest Income	\$1,000	\$833	\$59	(\$775)
TOTAL REVENUES	\$1,000	\$833	\$3,611,411	\$3,610,578
<u>EXPENDITURES:</u>				
<u>2020 A1</u>				
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
<u>2020 A2</u>				
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)
<u>2020 A3</u>				
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
TOTAL EXPENDITURES	\$790,658	\$790,658	\$2,991,778	(\$2,201,120)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$6)	(\$6)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$6)	(\$6)
EXCESS REVENUES (EXPENDITURES)	(\$789,658)		\$619,627	
FUND BALANCE - Beginning	\$1,130,518		\$1,232,936	
FUND BALANCE - Ending	\$340,860		\$1,852,563	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending July 31, 2021

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019	Series 2020
<u>REVENUES:</u>					
Interest Income	\$0	\$0	\$0	\$0	\$1
Developer Contributions	\$0	\$0	\$0	\$2,168,016	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$2,168,016	\$1
<u>EXPENDITURES:</u>					
Capital Outlay	\$0	\$0	\$0	\$1,933,527	\$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
TOTAL EXPENDITURES	\$0	\$0	\$0	\$1,933,527	\$0
<u>OTHER SOURCES/(USES)</u>					
Interfund Transfer In (Out)	\$0	\$5	\$5	\$4	\$6
TOTAL OTHER SOURCES/(USES)	\$0	\$5	\$5	\$4	\$6
EXCESS REVENUES (EXPENDITURES)	\$0	\$5	\$5	\$234,493	\$7
FUND BALANCE - Beginning	\$356	\$3,466	\$407	(\$228,896)	\$14,002
FUND BALANCE - Ending	\$356	\$3,471	\$411	\$5,598	\$14,009

Meadow View at Twin Creeks

Community Development District Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,751.85
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

Series 2016 B Special Assessment Bonds	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$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

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$184,335.67
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

Series 2018 A2 Special Assessment Bonds	
Interest Rate:	5.60%-5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$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:	\$77,581.17
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:	\$34,349.14
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	-	185,149.52	157,465.88	180,649.43	221,554.28	114,450.00				318,651.58	1,177,920.69
DREAM FINDERS	101	-	-	96,499.99							51,393.90	147,893.89
TOLL BROTHERS	1	-	-	-	-	2,018.00	-	-	-	-	795.26	2,813.26
TOTAL DIRECT INVOICE	978	-	185,149.52	253,965.87	180,649.43	223,572.28	114,450.00	-	-	-	370,840.74	1,328,627.84
TAX ROLL ASSESSED	498	443,364.15	-	227,326.37	124,287.38	-	-	-	-	-	306,631.29	1,101,609.19
TOTAL ASSESSED	1,476	443,364.15	185,149.52	481,292.24	304,936.81	223,572.28	114,450.00	-	-	-	677,472.03	2,430,237.03

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	185,149.52	157,465.88	180,649.43	221,554.28				318,651.58	1,177,920.69
DREAM FINDERS	-			96,499.99							51,393.90	147,893.89
TOLL BROTHERS	-					2,018.00					795.26	2,813.26
DIRECT RECEIPTS	-	-	114,450.00	281,649.51	157,465.88	182,667.43	221,554.28	-	-	-	370,840.74	1,328,627.84
TAX ROLL RECEIPTS	(2,944.57)	444,549.25	-	227,934.00	124,619.59	-	-				307,450.92	1,104,553.76
TOTAL RECEIPTS	(2,944.57)	444,549.25	114,450.00	509,583.51	282,085.47	182,667.43	221,554.28	-	-	-	678,291.66	2,433,181.60

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
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		444,549.25	-	227,934.00	124,619.59	-	-	-	-	-	307,450.92	1,104,553.76

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%	62%	111%	87%	82%	194%	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%	62%	106%	93%	82%	194%	0%	0%	0%	100.1%	100.1%

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

7/1/21 - 7/31/21

Date	Check Numbers	Amount
General Fund		
7/1/21	1317-1335	\$58,379.03
7/13/21	1336-1351	\$58,479.57
7/23/21	1352-1365	\$21,749.23
7/30/21	1366-1371	\$24,659.25
Total Checks		<hr/> \$163,267.08
Autopayments		
7/7/21	Republic Services	\$293.08
7/14/21	Wellbeats	\$249.00
7/19/21	St Johns County Utility Dept	\$907.24
7/21/21	Comcast	\$825.27
7/30/21	FPL	\$8,632.23
7/28/21	Wells Fargo Credit Card	\$1,646.12
7/30/21	TECO	\$75.75
Total Paid Electronically		<hr/> \$12,628.69
Total General Fund		<hr/> \$175,895.77

* Fedex Invoices will be available upon request

AP300R
*** CHECK NOS. 001317-001371

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

RUN 8/11/21

PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/01/21	00069	6/17/21 CFR#23 R REQ#470	202106 300-13100-10100 INV#8455	BASHAM & LUCAS DESIGN GROUP INC	*	8,275.00	8,275.00 001317
7/01/21	00069	6/17/21 CFR#23 R REQ#471	202106 300-13100-10100 INV#8456	BASHAM & LUCAS DESIGN GROUP INC	*	665.10	665.10 001318
7/01/21	00069	6/17/21 CFR#23 R REQ#472	202106 300-13100-10100 INV#8461	BASHAM & LUCAS DESIGN GROUP INC	*	500.00	500.00 001319
7/01/21	00005	6/17/21 CFR#23 R REQ#465	202106 300-13100-10100 INV#198259	ENGLAND THIMS & MILLER, INC	*	1,500.00	1,500.00 001320
7/01/21	00005	6/17/21 CFR#23 R REQ#466	202106 300-13100-10100 INV#1982266	ENGLAND THIMS & MILLER, INC	*	14,831.25	14,831.25 001321
7/01/21	00005	6/17/21 CFR#23 R REQ#467	202106 300-13100-10100 INV#198261	ENGLAND THIMS & MILLER, INC	*	6,402.25	6,402.25 001322
7/01/21	00005	6/17/21 CFR#23 R REQ#468	202106 300-13100-10100 INV#198260	ENGLAND THIMS & MILLER, INC	*	720.00	720.00 001323
7/01/21	00005	6/17/21 CFR#23 R REQ#469	202106 300-13100-10100 INV#198257	ENGLAND THIMS & MILLER, INC	*	450.00	450.00 001324
7/01/21	00122	6/17/21 CFR#23 R REQ#475	202106 300-13100-10100 REPAYMNT TO GF	MEADOW VIEW AT TWIN CREEKS CDD	*	1,575.00	1,575.00 001325
7/01/21	00068	6/17/21 CFR#23 R REQ#473	202106 300-13100-10100 INV BCN2NDRYREP	QUANTUM ELECTRICAL CONTRACTORS, INC	*	4,500.00	4,500.00 001326
7/01/21	00068	6/17/21 CFR#23 R REQ#474	202106 300-13100-10100 INV BEACBORE	QUANTUM ELECTRICAL CONTRACTORS, INC	*	11,652.00	11,652.00 001327
7/01/21	00038	6/15/21 205800 7/1/21-7/31/21	202107 320-57200-45400 MONITORING	ATLANTIC SECURITY	*	110.95	110.95 001328

MVTP MEADOW VIEW TP BPEREGRINO

AP300R
*** CHECK NOS. 001317-001371

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MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/01/21	00124	6/30/21 P0006-21	202106 320-57200-49400	100 PERSON CHEF DEMO 6/29	*	2,125.00	
				BONO'S OF AMERICA DBA			2,125.00 001329
7/01/21	00039	6/21/21 59910606	202106 320-57200-45508	HOOD SERVICE INSPECTION	*	355.00	
				FIRST COAST FIRE & SAFETY			355.00 001330
7/01/21	00021	6/10/21 482181ES	202105 320-57200-45913	05/05/21-06/04/21 MAY GAS	*	9.99	
				FLORIDA NATURAL GAS			9.99 001331
7/01/21	00003	6/28/21 123379	202105 310-51300-31500	MAY GENERAL COUNSEL	*	3,557.49	
				HOPPING GREEN & SAMS			3,557.49 001332
7/01/21	00023	1/01/21 11108441	202101 320-57200-45508	CLIENT OWNED AED DEFIB	*	400.00	
				LIFESAFE SERVICES LLC			400.00 001333
7/01/21	00022	6/28/21 13129560	202107 320-57200-45506	JULY POOL CHEMICALS	*	375.00	
				POOLSURE			375.00 001334
7/01/21	00022	6/28/21 13129560	202107 320-57200-45506	JULY POOL CHEMICALS	*	375.00	
				POOLSURE			375.00 001335
7/13/21	00038	6/21/21 207692 -	202106 320-57200-44200	DEP- ACCESS CNTRL SYSTEM	*	225.00	
				ATLANTIC SECURITY			225.00 001336
7/13/21	00081	5/28/21 210515	202105 320-57200-44200	TROUBLESHOT PWR ST. SIGNS	*	380.00	
				BEACON ELECTRICAL CONTRACTORS INC			380.00 001337
7/13/21	00036	7/02/21 07022021	202107 320-57200-49400	SPEC EVENT 7/2/21	*	800.00	
				BOUNCERS,SLIDES, AND MORE INC			800.00 001338
7/13/21	00045	4/30/21 67511	202104 320-53800-45005	APR LAKE MAINTENANCE	*	1,769.14	
				FUTURE HORIZONS, INC.			1,769.14 001339
7/13/21	00045	6/20/21 68273	202106 320-53800-45005	JUNE LAKE MAINTENANCE	*	1,769.14	
				FUTURE HORIZONS, INC.			1,769.14 001340

MVTP MEADOW VIEW TP BPEREGRINO

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/13/21	00001	7/01/21 73	202107 310-51300-34000	JULY MANAGEMENT FEES	*	3,937.50	
		7/01/21 73	202107 310-51300-35100	JULY INFORMATION TECH	*	166.67	
		7/01/21 73	202107 310-51300-31600	JULY DISSEM AGENT SRVS	*	833.33	
		7/01/21 73	202107 310-51300-51000	OFFICE SUPPLIES	*	16.02	
		7/01/21 73	202107 310-51300-42000	POSTAGE	*	71.25	
		7/01/21 73	202107 310-51300-42500	COPIES	*	672.60	
		7/01/21 73	202107 310-51300-41000	TELEPHONE	*	24.44	
				GOVERNMENTAL MANAGEMENT SERVICES			5,721.81 001341
7/13/21	00022	7/06/21 13129560	202107 320-57200-45506	JULY POOL CHEMICALS	*	180.00	
				POOLSURE			180.00 001342
7/13/21	00022	7/06/21 13129560	202107 320-57200-45506	JULY POOL CHEMICALS	*	90.00	
				POOLSURE			90.00 001343
7/13/21	00020	6/30/21 114	202106 320-57200-45509	JUNE PRIVATE EVENT ATTNDT	*	754.25	
				RIVERSIDE MANAGEMENT SERVICES			754.25 001344
7/13/21	00020	6/30/21 115	202106 320-57200-45501	JUNE LIFEGUARD SERVICES	*	7,280.48	
				RIVERSIDE MANAGEMENT SERVICES			7,280.48 001345
7/13/21	00020	6/30/21 116	202106 320-57200-45502	JUNE KAYAK ATTENDANT	*	484.00	
				RIVERSIDE MANAGEMENT SERVICES			484.00 001346
7/13/21	00020	6/30/21 117	202106 320-57200-45509	JUNE FAC NIGHT ATTENDANT	*	2,600.95	
				RIVERSIDE MANAGEMENT SERVICES			2,600.95 001347
7/13/21	00020	7/01/21 112	202107 320-57200-45507	JULY JANITORIAL SERVICES	*	1,295.00	
		7/01/21 112	202107 320-57200-45505	JULY POOL MAINT SERVICES	*	1,365.00	
		7/01/21 112	202107 320-57200-45504	JULY CONTRACT ADMIN	*	2,083.33	

MVTP MEADOW VIEW TP BPEREGRINO

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		7/01/21 112	202107 320-57200-45500		*	5,150.00	
			JULY FACILITY MANAGEMENT	RIVERSIDE MANAGEMENT SERVICES			9,893.33 001348
7/13/21 00013		7/01/21 13206	202107 320-53800-45003		*	8,420.00	
			JULY LANDSCAPE MAINT	WEST ORANGE NURSERIES, INC			8,420.00 001349
7/13/21 00013		7/01/21 13210	202107 320-53800-45003		*	9,011.47	
			JUL LANDSCAPE MAINTENANCE	WEST ORANGE NURSERIES, INC			9,011.47 001350
7/13/21 00013		7/01/21 13211	202107 320-53800-45003		*	9,100.00	
			JULY LANDSCAPE MAINT 3A	WEST ORANGE NURSERIES, INC			9,100.00 001351
7/23/21 00038		7/16/21 211279	202107 320-57200-45400		*	225.00	
			INSTL ACCESS CTRL SYSTEM	ATLANTIC SECURITY			225.00 001352
7/23/21 00121		6/01/21 06012021	202107 320-57200-49400		*	400.00	
			SPEC EVENT 7/2/21	DARRELL S. PRIETO D.B.A.			400.00 001353
7/23/21 00011		6/30/21 13	202106 310-51300-31600		*	500.00	
			SE 2018A-2 AMORT SCHEDULE		*	500.00	
		6/30/21 13	202106 310-51300-31600		*	500.00	
			SE 2019A-2 AMORT SCHEDULE		*	500.00	
		6/30/21 13	202106 310-51300-31600		*	500.00	
			SE 2020A-2 AMORT SCHEDULE		*	500.00	
		6/30/21 13	202106 310-51300-31600		*	500.00	
			SE 2020A-3 AMORT SCHEDULE	DISCLOSURE SERVICES, LLC			2,000.00 001354
7/23/21 00047		7/01/21 21394	202107 310-51300-35200		*	3,400.00	
			AUDIT FYE 09/30/2020	GRAU AND ASSOCIATES			3,400.00 001355
7/23/21 00049		6/28/21 27014	202106 320-57200-44200		*	360.00	
			FLAG POLE BANNERS BALANCE	HARBINGER			360.00 001356
7/23/21 00114		6/21/21 703903	202107 320-57200-45400		*	1,361.95	
			JUNE ALARM MONITORING SRV		*	1,361.94	
		6/21/21 703903	202107 300-15500-10000		*		
			AUG ALARM MONITORING SRV	HIDDEN EYES LLC DBA			2,723.89 001357
				MVTP MEADOW VIEW TP BPEREGRINO			

AP300R
*** CHECK NOS. 001317-001371

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/23/21	00114	7/01/21 704344	202107 320-57200-45400	JUL ALARM MONITORING SRVS	*	984.54	
				HIDDEN EYES LLC DBA			984.54 001358
7/27/21	00114	7/01/21 704344	202107 320-57200-45400	JUL ALARM MONITORING SRVS	V	984.54-	
				HIDDEN EYES LLC DBA			984.54-001358
7/23/21	00125	7/15/21 07152021	202107 300-36600-20000	FENCE LICENSE FEE REFUND	*	600.00	
				JAMES CHAPMAN			600.00 001359
7/23/21	00014	4/01/21 0618084	202104 320-57200-45915	APRIL LEASE	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001360
7/23/21	00014	7/01/21 0618179	202107 320-57200-45915	JULY LEASE	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001361
7/23/21	00123	6/30/21 P0006-21	202106 320-57200-49400	CATERED EVENT 6/29/21	*	2,125.00	
				PASTICHE CATERING*DO NOT USE***			2,125.00 001362
7/23/21	00020	3/31/21 99	202103 320-57200-45916	FY2021 LIQUOR LIABIL INS	*	1,817.55	
				RIVERSIDE MANAGEMENT SERVICES			1,817.55 001363
7/23/21	00020	7/13/21 118	202106 320-53800-45005	JUNE LAKE MAINTENANCE	*	254.00	
		7/13/21 118	202106 320-53800-45006	JUNE POOL CHEMICALS	*	16.06	
		7/13/21 118	202106 320-57200-45500	JUNE AMENITY FAC MAINT	*	2,450.00	
		7/13/21 118	202106 320-53800-45006	JUNE GROUND MAINTENANCE	*	572.49	
				RIVERSIDE MANAGEMENT SERVICES			3,292.55 001364
7/23/21	00046	7/14/21 7684001	202107 320-57200-45917	JULY PEST CONTROL	*	190.00	
				TURNER PEST CONTROL			190.00 001365
7/30/21	00069	7/12/21 CFR#24 R	202107 300-13100-10100	REQ#476 INV#8502	*	8,125.00	
				BASHAM & LUCAS DESIGN GROUP INC			8,125.00 001366

MVTP MEADOW VIEW TP BPEREGRINO

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/30/21	00005	7/12/21 CFR#24 R REQ#477	202107 300-13100-10100 INV#198660	ENGLAND THIMS & MILLER, INC	*	585.00	585.00 001367
7/30/21	00005	7/12/21 CFR#24 R REQ#478	202107 300-13100-10100 INV#198661	ENGLAND THIMS & MILLER, INC	*	443.00	443.00 001368
7/30/21	00005	7/12/21 CFR#24 R REQ#479	202107 300-13100-10100 INV#198663	ENGLAND THIMS & MILLER, INC	*	765.00	765.00 001369
7/30/21	00005	7/12/21 CFR#24 R REQ#480	202107 300-13100-10100 INV#198664	ENGLAND THIMS & MILLER, INC	*	585.00	585.00 001370
7/30/21	00005	7/12/21 CFR#24 R REQ#481	202107 300-13100-10100 INV#198665	ENGLAND THIMS & MILLER, INC	*	14,156.25	14,156.25 001371
TOTAL FOR BANK A						163,267.08	
TOTAL FOR REGISTER						163,267.08	

MVTP MEADOW VIEW TP BPEREGRINO

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #23

June 17, 2021

Req. PAYEE

465	ETM Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) (WA#22) Invoice 198259	\$	1,500.00
466	ETM Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 198266	\$	14,831.25
467	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 198261	\$	6,402.25
468	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 198260	\$	720.00
469	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 198257	\$	450.00
470	Basham Lucas Lakeside Park @ Beacon Lake Redesign - Invoice 8455	\$	8,275.00
471	Basham Lucas Beacon Lake Community Park - Invoice 8456	\$	665.10
472	Basham Lucas Beacon Lake - Invoice 8461	\$	500.00
473	Quantum Electrical Contractors, Inc. Beacon Lakes Secondary Repair - Invoice Bcn2ndryRep	\$	4,500.00
474	Quantum Electrical Contractors, Inc. HDPE bore for irrigation Beacon Lakes - Invoice BeacBore	\$	11,652.00
475	Meadow View at Twin Creeks CDD Repayment to general fund (Smith Trucking & Envera Systems)	\$	1,575.00

Total Funding Request

\$ 51,070.60

Please make check payable to:

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

Signature: _____

Chairman/Vice Chairman

Signature: _____

Secretary/Asst. Secretary



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2021	\$110.95	06/15/2021

INVOICE NO. 205800

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Period: 07/01/2021 to 07/31/2021
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

38A

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

1.320, 57200, 45400
 July Security Monitoring

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

IMPORTANT: Please remember to test your system monthly.

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

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

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





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2021	\$110.95	06/15/2021

INVOICE NO. 205800

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. 205800

NAME:	Meadow View at Twin Creeks CCD	DUE DATE:	07/06/2021	AMOUNT DUE:	\$110.95
--------------	---------------------------------------	------------------	-------------------	--------------------	-----------------

Please Reference: **205800**

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period.

Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service Within 48 hours after notification of a problem by the Purchaser.

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, Which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reoccurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.

CATERING & EVENTS

**Pastiche and Bono's Catering
Catering Department**

10645 Philips Highway, Bldg. 200
Jacksonville, FL 32256

904/207-6543 Fax: 904/880-4412

INVOICE #: P0006-21

Customer: Beacon Lakes
E-mail address: beaconmanager@rmnsf.com
Address: Beacon Lakes Amenitiy Center

State: _____ **Zip:** _____
Phone Number: 904-217-3052 **Fax:** _____

Invoice Date:	06.30.21
Catering Date:	06.29.21
Store:	Pastiche
Terms:	

100 person Chef Demo	3,125.00
Charcuterie Board @ \$12.00 PP	
Shrimp and Grits @ \$8.00 PP	
Reina Cookies @ \$6.00 PP	
Disposables @ \$1.50 PP	
Subtotal: \$2750.00	
1 Chef @ \$200.00	
1 Server @ \$175.00	

Discount: Goodwill	-1,000.00
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Subtotal	2125.00
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Tax	T/E
-----	-----

Total Due: \$2,125.00

IMPORTANT:

Please send payments to the address above.

Include invoice number on check. Thank you!

124A
000.320.57200.49400
spec events

39A
1.320.57200.45508
hood service inspection
in kitchen

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

Date	Invoice #
6/21/2021	5991060621

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

Ship To
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	DLD	6/21/2021			Beacon Lakes Clubhouse - 11...
Quantity	Item Code	Description			Price Each	Amount
2	System Service	Hood System Service			99.00	198.00T
1	System Service	Hood System Service			25.00	25.00T
6	SYA439231	Ansul APC 450 HL Fuse Links			16.00	96.00T
2	SYA439232	Ansul APC 500 HL Fuse Links			18.00	36.00T
		Sales Tax			7.50%	26.63
					RECEIVED JUL 01 2021 By _____	
					Total	\$381.63

~~\$~~ 355.00



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

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

Invoice

MDG2021 00000110 00



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



Billing Group #	39005
Invoice Date	June 10, 2021
Invoice #	482181ES
Due Date	July 06, 2021
Current Charges	\$9.99
Last Payment	\$5.91
Payment Date	June 01, 2021
Prior Balance Due	\$0.00
Total Amount Due	\$9.99



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	05/05/21 - 06/04/21	8.20	\$3.27
Fuel	05/05/21 - 06/04/21	0.23	\$0.09
Commodity Charges Sub Total:		8.43	\$3.36
Transportation			\$0.68
Transportation Charges Sub Total:			\$0.68
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$9.99
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$9.99

1,320.57200.45913
21A

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

Mary Gas

Please detach and remit this portion with your payment

Billing Group #	39005	Meadow View at Twin Creeks C
Invoice Date	June 10, 2021	Accounts Payable
Invoice #	482181ES	475 W. Town Place #114
Due Date	July 06, 2021	St Augustine, FL 32092-0000
Current Charges	\$9.99	
Last Payment	\$5.91	
Payment Date	June 01, 2021	
Prior Balance Due	\$0.00	
Total Amount Due	\$9.99	
Amount Paid		

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

Wire/ACH Payment To:

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

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



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

Page 2 of 2

Invoice #: 482181ES

Account Detail

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

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	05/05/21 - 06/04/21	8.20	\$0.3990	\$3.27
Fuel	05/05/21 - 06/04/21	0.23	\$0.3990	\$0.09
Totals:		8.43		\$3.36

Transportation Charges

Description	Units	Price	Cost
Transportation	8.20	\$0.0829	\$0.68
Totals:			\$0.68

Miscellaneous Charges

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

Taxes

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

Total Account Charges: \$9.99

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

June 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 123379
Billed through 05/31/2021

General Counsel
MVTCD 00001

JLE

3A
1,310.513.315
May General Counsel



FOR PROFESSIONAL SERVICES RENDERED

05/08/21	KEM	Prepare budget approval resolution and budget notice.	0.20 hrs
05/12/21	JLE	Email Simpson regarding COVID guidance for amenity.	0.20 hrs
05/13/21	JLE	Email regarding waiver agreement.	0.10 hrs
05/15/21	JLE	Review requisition spreadsheet; email Oliver regarding the same.	0.20 hrs
05/16/21	JLE	Begin to prepare resolution declaring prior projects complete.	2.30 hrs
05/20/21	WSH	Prepare for and participate in Board meeting.	0.90 hrs
05/25/21	JLE	Email regarding dock easement agreements.	0.10 hrs
05/26/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.20 hrs
05/26/21	KEM	Review and prepare dock easement agreement.	0.40 hrs
05/27/21	KVH	Prepare real property due diligence and improvement conveyance status materials.	2.90 hrs
05/27/21	KEM	Research phase map.	0.20 hrs
05/28/21	KVH	Prepare real property due diligence and improvement conveyance status materials.	4.10 hrs
05/29/21	KEM	Review developer funded requisition back-up.	0.10 hrs
05/31/21	JLE	Prepare budget and assessment resolutions, mailed and published notices, and related budget documents; review draft budget; email regarding the same.	1.70 hrs

Total fees for this matter

\$3,548.00

DISBURSEMENTS

Conference Calls

9.49

=====

Total disbursements for this matter

\$9.49

MATTER SUMMARY

Earlywine, Jere L.	4.60 hrs	275 /hr	\$1,265.00
Kilinski, Jennifer L.	1.20 hrs	275 /hr	\$330.00
Ibarra, Katherine E. - Paralegal	0.90 hrs	145 /hr	\$130.50
Haber, Karen V. - Attorney	7.00 hrs	225 /hr	\$1,575.00
Haber, Wesley S.	0.90 hrs	275 /hr	\$247.50

TOTAL FEES

\$3,548.00

TOTAL DISBURSEMENTS

\$9.49

TOTAL CHARGES FOR THIS MATTER-----
\$3,557.49**BILLING SUMMARY**

Earlywine, Jere L.	4.60 hrs	275 /hr	\$1,265.00
Kilinski, Jennifer L.	1.20 hrs	275 /hr	\$330.00
Ibarra, Katherine E. - Paralegal	0.90 hrs	145 /hr	\$130.50
Haber, Karen V. - Attorney	7.00 hrs	225 /hr	\$1,575.00
Haber, Wesley S.	0.90 hrs	275 /hr	\$247.50

TOTAL FEES

\$3,548.00

TOTAL DISBURSEMENTS

\$9.49

TOTAL CHARGES FOR THIS BILL-----
\$3,557.49**Please include the bill number with your payment.**

LifeSafe Services LLC

(888) 767-0050
paige@lifesafeservices.com
www.lifesafeservices.com



INVOICE

1.320.57200.45508

BILL TO

025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

SHIP TO

025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

INVOICE # 111084413

DATE 01/01/2021

DUE DATE 01/31/2021

TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

QTY RATE AMOUNT

Basic Service for Client-Owned Automated External
Defibrillator (AED) —
Annual Billing

2 200.00 400.00

Remember... LifeSafe Services offers on-site safety
training. Please contact us for more information!

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217

BALANCE DUE

\$400.00

1-320.57200-45508
23A



Woman Owned Small Business Certification WOSB200454
FL Permit #31728 Exp 3/31/2022
Past Due invoices are subject to a monthly 1.5% finance charge.



Invoice

Date
Invoice #6/28/2021
131295600648

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

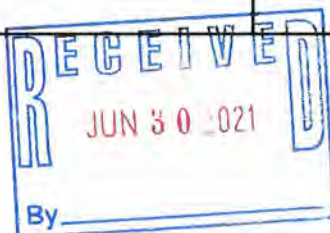
Terms	Net 20
Due Date	7/18/2021
PO #	
Delivery Ticket #	Sales Order #1335274
Delivery Date	6/25/2021
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030
For Invoice Grouping	No

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
<p>1.320.57200.45500</p> <p>22A</p> <p>June Pool chemicals</p>					



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

Remittance Slip

Customer
13BEA030
Invoice #
131295600648

Amount Due \$375.00
Amount Paid _____

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



131295600648



Invoice

Date
Invoice #6/28/2021
131295600649

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

Terms	Net 20
Due Date	7/18/2021
PO #	
Delivery Ticket #	Sales Order #1335273
Delivery Date	6/25/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
For Invoice Grouping	No

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
	22A 1.320.57200.45500 fine Pool chemicals				



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

Remittance Slip

Customer
13BEA030
Invoice #
131295600649

Amount Due \$375.00
Amount Paid _____

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



131295600649



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

38A
Meadow View Ct TwinCreeks
Governmental Management Services
475 West Town Pl Ste 114
St Augustine FL 32092

1.320.57200.44200



PLEASE PAY BY	AMOUNT	INVOICE DATE
07/19/2021	\$225.00	06/21/2021

INVOICE NO. 207692 - DEPOSIT

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 65740
Job Name: Beacon Lakes
Order No.:

Equipment & Installation Access Control System

Sub-Total ex Tax	\$450.00
Tax	\$0.00
Total	\$450.00
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (50.00%)	\$225.00
Amount Remaining (50.00%)	\$225.00

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$225.00
Tax	\$0.00
Total inc Tax	\$225.00
Amount Applied	\$0.00
Balance Due	\$225.00

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesary Blvd
Jacksonville, FL 32211

INVOICE NO. 207692

NAME: Governmental Management Services DUE DATE: 07/19/2021 AMOUNT DUE: \$225.00

Please Reference: 207692



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/19/2021	\$225.00	06/21/2021

INVOICE NO. 207692 - DEPOSIT

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Access Control System	\$450.00	50.00	\$225.00	50.00	\$225.00
Total	\$450.00	50.00	\$225.00	50.00	\$225.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
06/21/2021	207692	\$225.00	\$0.00	\$225.00
Total		\$225.00	\$0.00	\$225.00

Contract Summary	
Claim to Date	\$225.00
Remaining Claim Balance	\$225.00

Beacon Electrical Contractors, Inc.

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

INVOICE #210515

Date: 5-28-2021

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

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



WORK COMPLETED 5-28-21 @ Beacon Lakes:

Labor and materials for:

- Trouble shoot power to street signs, determined tripped breaker and reset breaker.
- Restored power and system working properly.

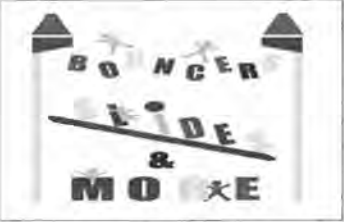
81A

TOTAL INVOICE AMOUNT

\$ 380.00

B. Stephens 6-22-21
Repairs & Replacements
001.320.57200.44200

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.

	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice			
			Date: July 2nd, 2021			
			Invoice No.: 07022021.16			
<u>Name / Address</u> Attn: Venus Durden Meadow View at Twin Creeks Riverside Management Services Inc. Governmental Management Services Inc.		Additional Details: 36A 1.320.57200.49400				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Large Dry Combination Unit					
2	Toddler Bouncer					
3	Large Water slide					
4	Generator					
5	Onsite Setup, supervision, take down					
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$800.00
		Sales Tax (0.0%)				n/a
		Total				\$800.00



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

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

Invoice Number: 67511
Invoice Date: Apr 30, 2021
Page: 1

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

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

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in April 2021 <i>April Lake Maintenance 1,320.53800.45005 45A</i>	1,769.14	1,769.14

Subtotal	1,769.14
Sales Tax	
Freight	
Total Invoice Amount	1,769.14
Payment/Credit Applied	
TOTAL	1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc.

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

Voice: 800-882-1187
Fax: 904-692-1193

INVOICE

Invoice Number: 68273
Invoice Date: Jun 30, 2021
Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/30/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June 45A B. Hays 6-30-21 Lake Main 001.320.53800.45005	1,769.14	1,769.14
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
TOTAL				1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 73

Invoice Date: 7/1/21

Due Date: 7/1/21

Case:

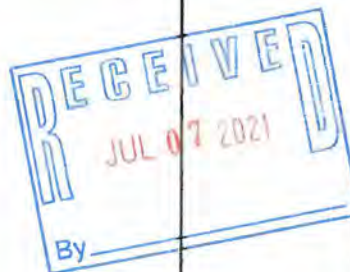
P.O. Number:

Bill To:

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

1A

Description	Hours/Qty	Rate	Amount
Management Fees - July 2021 1. 310.51300. 34000		3,937.50	3,937.50
Information Technology - July 2021 1. 310.51300. 35100		166.67	166.67
Dissemination Agent Services - July 2021 1. 310.51300. 31600		833.33	833.33
Office Supplies 1. 310.51300. 51000		16.02	16.02
Postage 1. 310.51300. 42000		71.25	71.25
Copies 1. 310.51300. 42560		672.60	672.60
Telephone 1. 310.51300. 41000		24.44	24.44



Total \$5,721.81

Payments/Credits \$0.00

Balance Due \$5,721.81



Invoice

Date
Invoice #7/6/2021
131295600771

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

Terms	Net 20
Due Date	7/26/2021
PO #	
Delivery Ticket #	Sales Order #1335397
Delivery Date	7/2/2021
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030
For Invoice Grouping	No

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	2		25.00	50.00
135-057	Stabilizer/CYA-Bag	2		65.00	130.00
<p>22A 1-320-57200-4550p July Pool chemicals</p> <p>RECEIVED JUL 07 2021 By _____</p>					

Subtotal 180.00
Shipping Cost (FEDEX GROUND) 0.00
Total 180.00
Amount Due \$180.00

Remittance Slip

Customer
13BEA030
Invoice #
131295600771

Amount Due \$180.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295600771



Invoice

Date
Invoice #7/6/2021
131295600778

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

Terms	Net 20
Due Date	7/26/2021
PO #	
Delivery Ticket #	Sales Order #1335398
Delivery Date	7/2/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
For Invoice Grouping	No

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
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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
1-320-57200-
45506
July Pool
chemicals



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

Remittance Slip

Customer
13BEA030
Invoice #
131295600778

Amount Due \$90.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295600778

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

Invoice

Invoice #: 114
Invoice Date: 6/30/2021
Due Date: 6/30/2021
Case:
P.O. Number:

Bill To:

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

20A

Description	Hours/Qty	Rate	Amount
Private Event Attendant through June 2021 320.57200.45509	30.17	25.00	754.25
<div>RECEIVED JUL 08 2021 By _____</div>			

Total \$754.25

Payments/Credits \$0.00

Balance Due \$754.25

7/8/21
Oer

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
30.17	Private Event Attendant Covers June 2021	\$ 25.00	\$ 754.25
TOTAL DUE:			<u>\$ 754.25</u>

Private Event Attendant 1.320.57200.45509

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

Invoice

Invoice #: 115
Invoice Date: 6/30/2021
Due Date: 6/30/2021
Case:
P.O. Number:

Bill To:

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

20A

Description	Hours/Qty	Rate	Amount
Lifeguard Services through June 2021 320.572.45501	455.03	16.00	7,280.48



Total \$7,280.48

Payments/Credits \$0.00

Balance Due \$7,280.48

7/8/21
CDD

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/6/21	3.5	E.W.	Private Event Attendant - Castrada
6/7/21	4	E.W.	Private Event Attendant - Berhamaj
6/12/21	3.5	S.T.	Private Event Attendant - Lyles
6/13/21	3.5	S.T.	Private Event Attendant - Bravo
6/13/21	2.92	S.T.	Private Event Attendant - Frank
6/19/21	4.5	E.W.	Private Event Attendant - Kolyankana
6/19/21	4.25	E.W.	Private Event Attendant - Maynard
6/27/21	4	D.W.	Private Event Attendant - Sharp
TOTAL	<u><u>30.17</u></u>		

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
455.03	Lifeguard Services	\$ 16.00	\$ 7,280.48
0	Deck Monitor	\$ 16.00	\$ -

Covers JUNE 2021

TOTAL DUE:	<u>\$ 7,280.48</u>
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LIFEGUARDS #320-572-45501

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

Date	Hours	Employee	Description
6/5/21	6.75	G.V.	Lifeguarding
6/5/21	4.65	J.H.	Lifeguarding
6/5/21	4	J.R.H.	Lifeguarding
6/6/21	6.95	K.G.	Lifeguarding
6/6/21	6.58	G.V.	Lifeguarding
6/6/21	6.5	H.A.	Lifeguarding
6/6/21	4.02	J.R.H.	Lifeguarding
6/11/21	6.88	J.A.	Lifeguarding
6/11/21	6.37	G.V.	Lifeguarding
6/11/21	6.48	S.T.	Lifeguarding
6/11/21	6.45	J.R.H.	Lifeguarding
6/12/21	5.32	J.A.	Lifeguarding
6/12/21	4.7	G.V.	Lifeguarding
6/12/21	4.5	S.T.	Lifeguarding
6/12/21	4.22	J.R.H.	Lifeguarding
6/12/21	3.7	C.H.	Lifeguarding
6/13/21	5.52	J.A.	Lifeguarding
6/13/21	5.3	G.V.	Lifeguarding
6/13/21	5.07	J.R.H.	Lifeguarding
6/14/21	4.3	H.B.A.	Lifeguarding
6/14/21	4.18	G.V.	Lifeguarding
6/14/21	4.15	S.T.	Lifeguarding
6/14/21	4.1	C.H.	Lifeguarding
6/15/21	5.75	H.B.A.	Lifeguarding
6/15/21	5.85	G.V.	Lifeguarding
6/15/21	4.8	S.T.	Lifeguarding
6/15/21	5.05	M.L.	Lifeguarding
6/16/21	6.57	J.A.	Lifeguarding
6/16/21	6.55	H.B.A.	Lifeguarding
6/16/21	4.78	J.R.H.	Lifeguarding
6/16/21	5.75	J.H.	Lifeguarding
6/17/21	6.82	J.A.	Lifeguarding
6/17/21	4.17	H.B.A.	Lifeguarding
6/17/21	6.57	S.T.	Lifeguarding
6/17/21	6.38	C.H.	Lifeguarding
6/18/21	6.03	H.B.A.	Lifeguarding
6/18/21	5.82	S.T.	Lifeguarding
6/18/21	4.53	J.R.H.	Lifeguarding
6/19/21	6.47	S.T.	Lifeguarding
6/19/21	4.13	J.R.H.	Lifeguarding
6/20/21	6.75	J.A.	Lifeguarding
6/20/21	6.7	K.G.	Lifeguarding
6/20/21	6.55	S.T.	Lifeguarding
6/20/21	5.18	J.R.H.	Lifeguarding
6/21/21	4.55	J.A.	Lifeguarding
6/21/21	4.2	S.T.	Lifeguarding
6/21/21	4.38	S.A.T.	Lifeguarding
6/22/21	6.67	K.G.	Lifeguarding
6/22/21	6.67	M.L.	Lifeguarding
6/22/21	6.72	S.A.T.	Lifeguarding
6/23/21	4.82	J.A.	Lifeguarding
6/23/21	4.8	H.B.A.	Lifeguarding
6/23/21	4.93	K.G.	Lifeguarding
6/24/21	6.12	J.A.	Lifeguarding
6/24/21	6.13	H.B.A.	Lifeguarding
6/24/21	6.05	K.G.	Lifeguarding
6/24/21	5.85	S.T.	Lifeguarding
6/25/21	6.83	J.A.	Lifeguarding
6/25/21	6.83	H.B.A.	Lifeguarding
6/25/21	6.65	K.G.	Lifeguarding
6/25/21	6.68	G.V.	Lifeguarding
6/26/21	6.12	J.A.	Lifeguarding
6/26/21	6.1	H.B.A.	Lifeguarding
6/26/21	6.03	K.G.	Lifeguarding
6/26/21	6.12	S.T.	Lifeguarding
6/27/21	6.68	J.A.	Lifeguarding
6/27/21	6.7	H.B.A.	Lifeguarding
6/27/21	6.02	S.T.	Lifeguarding
6/27/21	6.58	G.V.	Lifeguarding
6/28/21	7.25	C.H.	Lifeguarding
6/28/21	7.08	S.A.T.	Lifeguarding
6/28/21	5.6	J.R.H.	Lifeguarding
6/28/21	4.5	G.V.	Lifeguarding
6/29/21	6.53	C.H.	Lifeguarding
6/29/21	6.53	J.R.H.	Lifeguarding
6/29/21	6.53	G.V.	Lifeguarding
6/30/21	6.62	J.A.	Lifeguarding
6/30/21	6.62	H.B.A.	Lifeguarding
6/30/21	6.65	K.G.	Lifeguarding

TOTAL 455.03

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

Invoice

Invoice #: 116
Invoice Date: 6/30/2021
Due Date: 6/30/2021
Case:
P.O. Number:

Bill To:

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

20A

Description	Hours/Qty	Rate	Amount
Kayak Attendant through June 2021 320.572 00.45502	30.25	16.00	484.00



Total	\$484.00
Payments/Credits	\$0.00
Balance Due	\$484.00

7/8/21
Or

MVTC CDD

KAYAK ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
30.25	Kayak Attendant	\$ 16.00	\$ 484.00
Covers June 2021			
TOTAL DUE:			<u>\$ 484.00</u>

Kayak Attendant #1.320.57200.45502

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/4/21	5.25	E.B.	Kayak Attendant
6/5/21	5.5	E.B.	Kayak Attendant
6/12/21	3.5	D.B.	Kayak Attendant
6/13/21	5	D.B.	Kayak Attendant
6/19/21	4	D.B.	Kayak Attendant
6/20/21	4	D.B.	Kayak Attendant
6/27/21	3	D.W.	Kayak Attendant
TOTAL	<u>30.25</u>		

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

Invoice

Invoice #: 117
Invoice Date: 6/30/2021
Due Date: 6/30/2021
Case:
P.O. Number:

Bill To:

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

20A

Description	Hours/Qty	Rate	Amount
Facility Night Attendant through June 2021 320.57200, 45009	94.58	27.50	2,600.95
<div data-bbox="646 989 987 1241"><div>RECEIVED</div><div>JUL 08 2021</div><div>By _____</div></div>			

Total \$2,600.95

Payments/Credits \$0.00

Balance Due \$2,600.95

7/8/21
QES

MVTC CDD

FACILITY NIGHT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
94.58	Facility Night Attendant Covers June 2021	\$ 27.50	\$ 2,600.95
	TOTAL DUE:		<u>\$ 2,600.95</u>

Facility Management 001.320.57200.4500

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
FACILITY NIGHT ATTENDANT BILLABLE HOURS
THROUGH JUNE 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/7/21	4.5	A.B.	Facility Night Attendant
6/8/21	4	A.B.	Facility Night Attendant
6/9/21	4	A.B.	Facility Night Attendant
6/10/21	4.63	D.B.	Facility Night Attendant
6/11/21	4.08	D.B.	Facility Night Attendant
6/12/21	4.25	D.B.	Facility Night Attendant
6/13/21	4	D.B.	Facility Night Attendant
6/14/21	4	A.B.	Facility Night Attendant
6/15/21	4	A.B.	Facility Night Attendant
6/16/21	4.17	A.B.	Facility Night Attendant
6/17/21	4	D.B.	Facility Night Attendant
6/18/21	3.7	D.B.	Facility Night Attendant
6/19/21	4.5	D.B.	Facility Night Attendant
6/20/21	4.25	D.B.	Facility Night Attendant
6/21/21	4	A.B.	Facility Night Attendant
6/22/21	4	A.B.	Facility Night Attendant
6/23/21	4	A.B.	Facility Night Attendant
6/24/21	4	A.B.	Facility Night Attendant
6/25/21	4.5	D.B.	Facility Night Attendant
6/27/21	4	D.B.	Facility Night Attendant
6/28/21	4	A.B.	Facility Night Attendant
6/29/21	4	A.B.	Facility Night Attendant
6/30/21	4	A.B.	Facility Night Attendant

TOTAL	<u><u>94.66</u></u>
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Riverside Management Services, Inc

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

Invoice

Invoice #: 112

Invoice Date: 7/1/2021

Due Date: 7/1/2021

Case:

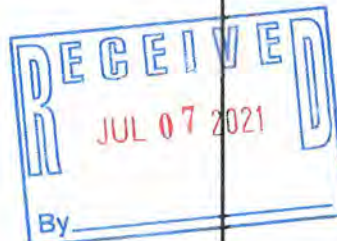
P.O. Number:

Bill To:

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

20A

Description	Hours/Qty	Rate	Amount
Janitorial Services - July 2021 320.572.45507		1,295.00	1,295.00
Pool Maintenance Services - July 2021 320.572.45505		1,365.00	1,365.00
Contract Administration - July 2021 320.572.45504		2,083.33	2,083.33
Facility Management - Meadow View - July 2021 320.572.45500		5,150.00	5,150.00

**Total** \$9,893.33**Payments/Credits** \$0.00**Balance Due** \$9,893.337/7/21
C



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 13206**DATE 07/01/2021 TERMS Net 30****DUE DATE 07/31/2021***13A*

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**

B. Steph 6-30-21
LANDSCAPE MAINT.
001.320.53800.45003
swg



Estimate good for 30 days.



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 13210**DATE 07/01/2021 TERMS Net 30****DUE DATE 07/31/2021****SHIP DATE**

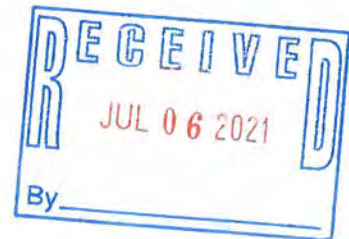
03/01/2019

13A

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

TOTAL DUE**\$9,011.47**

Bkpts 6-30-21
LANDSCAPE MAINT.
001.320.53500.45003
July Mar



Estimate good for 30 days.



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
Beacon Lake 3 A

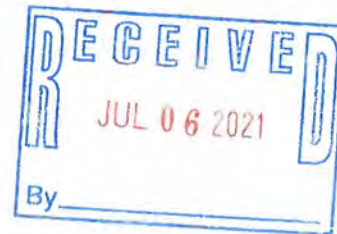
INVOICE 13211**DATE** 07/01/2021 **TERMS** Net 30**DUE DATE** 07/31/2021

13A

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	1	9,100.00	9,100.00

TOTAL DUE**\$9,100.00**

YB Steph 7-1-21
LANDSCAPE MAINT
001.320.53800.45003
Suby



Estimate good for 30 days.



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

Governmental Management Services
475 West Town Pl Ste 114
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/13/2021	\$225.00	07/16/2021

INVOICE NO. 211279 - FINAL INVOICE

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 65740
Job Name: Beacon Lakes
Order No.:



Equipment & Installation Access Control System

Sub-Total ex Tax	\$450.00
Tax	\$0.00
Total	\$450.00
Previous Claim Amount (50.00%)	\$225.00
This Claim Amount (50.00%)	\$225.00
Claim Remaining (0.00%)	\$0.00

38A
1,320.5720045400

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$225.00
Tax	\$0.00
Total inc Tax	\$225.00
Amount Applied	\$0.00
Balance Due	\$225.00

How To Pay

INVOICE NO. 211279



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

NAME:	Governmental Management Services	DUE DATE:	08/13/2021	AMOUNT DUE:	\$225.00
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Please Reference: 211279



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/13/2021	\$225.00	07/16/2021

INVOICE NO. 211279 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Access Control System	\$450.00	50.00	\$225.00	100.00	\$450.00
Total	\$450.00	50.00	\$225.00	100.00	\$450.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
06/21/2021	207692	\$225.00	\$0.00	\$225.00
07/16/2021	211279	\$225.00	\$0.00	\$225.00
Total		\$450.00	\$0.00	\$450.00

Contract Summary	
Claim to Date	\$450.00
Remaining Claim Balance	\$0.00



Darrell S. Prieto

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

121A
1,320.57200.49400

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.

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
6/30/2021	13

Bill To
Meadowview at Twin Creek CDD C/O GMS

11A

Terms	Due Date
Net 30	7/30/2021

Description	Amount
Amortization Schedule Series 2018A-2 8-1-21 Prepay \$625,000	500.00
Amortization Schedule Series 2019A-2 8-1-21 Prepay \$275,000	500.00
Amortization Schedule Series 2020A-2 8-1-21 Prepay \$410,000	500.00
Amortization Schedule Series 2020A-3 8-1-21 Prepay \$535,000	500.00
1,310,513.00, 316.00	

RECEIVED
 JUL 12 2021
 By _____



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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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. 21394
Date 07/01/2021

47A

SERVICE

Audit FYE 09/30/2020

1.310.51300.35200

AMOUNT

\$ 3,400.00

Current Amount Due \$ 3,400.00



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.



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

1.320.57200.44200

INVOICE

Invoice #: 27014
Invoice Date: 06/28/21
Customer #: 6924
Page: 1 of 1

BILL 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	SHIP VIA	ORDER DATE	PAYMENT TERMS	DUE DATE
		EDB		06/21/21	NET 30	07/28/21

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
20	QUOTE #146251 BANNER, 39" X 18" FLAG POLE BANNERS	36.00	720.00
		SUB TOTAL	720.00
	Customer Tax Exempt # 85-8017121617C-7		

1.320.57200.44200
49A



LESS DOWN PAYMENT: -360.00
PLEASE PAY THIS AMOUNT: \$360.00

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice	
Invoice Number 703903	Date 06/21/2021
Customer Number 300380	Due Date 08/01/2021

Page 1

114A

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Meadow View at Twin Creeks CDD	300380		703903	08/01/2021
Quantity	Description	Rate	Amount	
Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.77	Data Management 06/08/2021 - 07/31/2021	150.00	265.00	
1.77	Envera Kiosk System 06/08/2021 - 07/31/2021	500.00	883.33	
1.77	Service & Maintenance 06/08/2021 - 07/31/2021	334.54	591.02	
	Sales Tax		113.06	REC
	Payments/Credits Applied		0.00	

Invoice Balance Due: \$1,852.41
1739.35

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

Contract Effective 6/8/21. Not yet billed



1.320.57200.45400

Date	Invoice #	Description	Amount	Balance Due
06/21/2021	703903	Alarm Monitoring Services	\$1,852.41	\$1,852.41

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 703903	Date 06/21/2021
Customer Number 300380	Due Date 08/01/2021

Net Due: \$1,852.41 - 113.06 =
Amount Enclosed: 1739.35

MEADOW VIEW AT TWIN CREEKS CDD
C/O GMS LLC
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

49087

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice	
Invoice Number 704344	Date 07/01/2021
Customer Number 300380	Due Date 08/01/2021

Page 1

114A

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Meadow View at Twin Creeks CDD	300380		704344	08/01/2021
Quantity	Description	Rate	Amount	
Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 08/01/2021 - 08/31/2021	500.00	500.00	
1.00	Data Management 08/01/2021 - 08/31/2021	150.00	150.00	
1.00	Service & Maintenance 08/01/2021 - 08/31/2021	334.54	334.54	
	Sales Tax		63.99	
	Payments/Credits Applied		-0.00	

Invoice Balance Due: \$1,048.53

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734



1.320.57200.45400

Date	Invoice #	Description	Amount	Balance Due
07/01/2021	704344	Alarm Monitoring Services	\$1,048.53	\$1,048.53

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 704344	Date 07/01/2021
Customer Number 300380	Due Date 08/01/2021

Net Due: \$1,048.53 - \$63.99
Amount Enclosed: \$984.54

MEADOW VIEW AT TWIN CREEKS CDD
C/O GMS LLC
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

39397

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

From: Jim Oliver joliver@gmsnf.com
Subject: MVTC CDD - Re: 406 Convex Lane, St Augustine FL 32095 (Lot #191-Phase 1) - Lake Fencing - Beacon Lake - Refund of \$660 from fence fund
Date: July 15, 2021 at 1:43 PM
To: Bernadette Peregrino bperegrino@gmsnf.com, Herb Boyett hb@fpm.company
Cc: Margaret Bronson mbronson@gmsnf.com

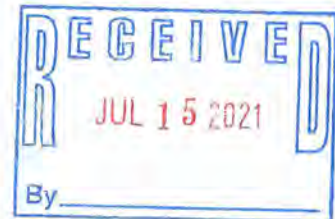
Herb: Sorry for the delay...my error in missing your previous email.

Bern: Please see attached. Issue \$600 refund check to James Chapman and mail to his home address in subject line.

Thanks,
Jim

Jim Oliver
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 ext. 406
F: (904) 940-5899
E-mail: joliver@gmsnf.com

1,300.36600.20000
125A



On Jul 15, 2021, at 1:34 PM, Herb Boyett <hb@fpm.company> wrote:

Jim:

The below homeowner has requested a status as to his request that his \$600 license fee be refunded. He is requesting a refund, as the fencing was installed by Mattamy Homes as part of his purchase (see attached). It has been our policy not to charge homeowners the \$600 when fencing was installed by the builder.

Thanks-

Herbert Boyett

Architectural Review Director
FLORIDIAN PROPERTY

From: Herb Boyett
Sent: Monday, May 24, 2021 3:04 PM
To: 'Jim Oliver' <joliver@gmsnf.com>
Subject: 406 Convex Lane (Lot #191-Phase 1) - Lake Fencing - Beacon Lake

Jim:

When contacted earlier this year regarding his "illegal" lake fencing, Mr. Chapman was dealing with a family emergency and was unable to provide documents regarding his fencing installation. He has now provided the

NOTICE: The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

From: Chappy <chappyxjrc@gmail.com>
Sent: Wednesday, May 19, 2021 1:45 PM
To: Herb Boyett <hb@fpm.company>
Cc: Chappy <chappyxjrc@gmail.com>
Subject: FW: 406 Convex Lane Beacon Lake

Mr. Boyett,

Earlier this year we spoke about the easement behind my house at 406 Convex Lane in Beacon Lake. After filling out the paperwork and approval and paying the \$600 fee, I was told that if I could prove that the fence was part of the original closing and I had a copy of the survey that showed the fence on the property at closing that I could have my money refunded to me.

After digging through several files I had forgotten, I have been able to find the documentation that shows that the fence was part of the original contract with Mattamay Homes.

Please advise me how I can move forward getting this documentation to you or the appropriate person and the refund of the \$600 fee. For your convenience I am attaching pictures of the two documents for your review. I can furnish originals as needed.

Thank you for your time,

James "Chappy" Chapman

352-266-5182

Chappyxjrc@gmail.com

Sent from Mail for Windows 10

From: Chappy Chapman
Sent: Monday, March 1, 2021 11:45 AM
To: Herb Boyett
Subject: Re: 406 Convex Lane Beacon Lake

Municipal Asset Management, Inc.

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

PAST DUE

INVOICE

INVOICE NO: 0618084
DATE: 4/1/2021

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

DUE DATE	RENTAL PERIOD
5/7/2021	



PMT NUMBER	DESCRIPTION	AMOUNT
28	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment <i>April lease pmt 1,320.57200, 45915 14A</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
0618084	5/7/2021	\$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

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618179

DATE: 7/1/2021

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



DUE DATE	RENTAL PERIOD
8/7/2021	

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

14A
1,320.57200, 45915
July Lease Pmt

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
0618179	8/7/2021	\$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

Pastiche

CATERING & EVENTS

Pastiche and Bono's Catering
Catering Department
10645 Philips Highway, Bldg. 200
Jacksonville, FL 32256
904/207-6543 Fax: 904/880-4412

INVOICE #: P0006-21

Customer: Beacon Lakes
E-mail address: beaconmanager@rmnsf.com
Address: Beacon Lakes Amenitiy Center

State: _____ Zip: _____
Phone Number: 904-217-3052 Fax: _____

123A
Spec event
1-320.57200.44400

Invoice Date: 06.30.21
Catering Date: 06.29.21
Store: Pastiche
Terms: _____

100 person Chef Demo 3,125.00
Charcuterie Board @ \$12.00 PP
Shrimp and Grits @ \$8.00 PP
Reina Cookies @ \$6.00 PP
Disposables @ \$1.50 PP
Subtotal: \$2750.00
1 Chef @ \$200.00
1 Server @ \$175.00

Discount: Goodwill



-1,000.00

Subtotal 2125.00
Tax 159.38

Total Due: \$2,284.38

IMPORTANT:

Please send payments to the address above.

Include invoice number on check. Thank you!

\$ 2125.00

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

Invoice

Invoice #: 99
Invoice Date: 3/31/2021
Due Date: 3/31/2021
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Liquor Liability Insurance - FY 2021		4,851.00	4,851.00
Liquor Liability Insurance - FY 2021 - Cancelation Credit		-3,033.45	-3,033.45
<p>20A 1,320.57200.45916</p>			
<p>RECEIVED JUL 16 2021 By</p>			

Total \$1,817.55

Payments/Credits \$0.00

Balance Due \$1,817.55

Riverside Management Services, Inc

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

Invoice

Invoice #: 118

Invoice Date: 7/13/2021

Due Date: 7/13/2021

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
Facility Maintenance June 1 - June 30, 2021 Maintenance Supplies		3,007.79 284.76	3,007.79 284.76
<i>20A</i> <i>Bkpts 7-14-21</i> <i>LAKE MAINT. - \$254.00</i> <i>001.320.53800.45005</i> <i>Pool Chemicals - \$16.06</i> <i>001.320.57200.45506</i> <i>AMENITY-FACILITY MAINT. - \$2450.00</i> <i>001.320.57200.45500</i> <i>Grounds MAINT. - \$572.49</i> <i>001.320.53800.45006</i>		<div>RECEIVED</div> <div>JUL 16 2021</div> <div>By _____</div>	

Total \$3,292.55**Payments/Credits** \$0.00**Balance Due** \$3,292.55

7-16-21
[Signature]

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/21	8	J.S.	Greased big water bucket in splash feature, assisted with hand rail straightening, zip tied flags around pool area, put ant killer on soccer field and event field, raked mulch under swings on all playgrounds, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, dog park and lakes
6/3/21	7	T.C.	Pressure washed pool tables, chairs, light posts, gazebo and exterior of kitchen, cleaned and restocked dog waste receptacles, replaced trash receptacles as needed
6/3/21	2	L.F.	Cleaned splash feature
6/8/21	5	T.C.	Pressure washed benches and canopy at tennis courts, water fountain, light posts and entrance, moved and stored holiday trees in attic
6/8/21	8	J.S.	Removed cob webs around amenity center, bleached top of tennis nets, moved and stored holiday trees in attic, wiped down doors on main and side entrances, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park
6/10/21	8.5	J.S.	Pressure washed kayak launch and half of boathouse, hang folder holder in maintenance closet, put ant killer on all ant mounds, straightened maintenance closet, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park
6/15/21	8	J.S.	Cleaned all outside tables, raked mulch under all swings and all playgrounds, raked sand back in washout area on beach, pulled weeds around upper pool deck, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park
6/17/21	8.5	J.S.	Installed hose rack on boat house, tightened down toilet seats and sinks in the men's and women restroom, cobweb dusted on backside of clubhouse around bathrooms, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park
6/22/21	8	J.S.	Straightened all pool deck furniture, changed two light bulbs on pool deck, pressure wash both awning to the right of pool tables, chairs, posts, kayak launch, boat house and handrail going to the kayak launch, checked and changed all trash receptacles and dog pots, removed debris around amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways and dog park
6/22/21	2.5	T.C.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
6/22/21	2.5	E.B.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
6/24/21	8	J.S.	Pressure washed awnings, chairs, tables, part of handrail, lights and trash receptacles, raked ruts out of all playgrounds, fixed sign in neighborhood playground, straightened all pool furniture, checked and changed all trash receptacles, changed all dog pots in neighborhood and dog park, removed debris around pool, parking lot, roadways, tennis courts, all playground areas, all picnic areas, amenity center and common areas
6/29/21	8.5	J.S.	Re-zip tied windscreens on tennis courts, installed new keychain hooks on tennis courts, raked ruts out of all playgrounds, dusted cobwebs off amenity center building, pressure washed back wall of amenity center by fans, changed all trash receptacles, changed all dog pots in neighborhood and dog park, removed debris around neighborhood, roadways, playgrounds, parking lot and pool area
TOTAL	<u>84.5</u>		
MILES	<u>113</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 07/05/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	6/9/21	Reagent Phenol (2)	8.03	T.W.
	6/9/21	Reagent OTO (2)	8.03	T.W.
	6/17/21	PW Hose (2)	71.23	T.C.
	6/22/21	Microfiber Clothes 48 pack	20.68	L.F.
	6/22/21	John Deere Gator and Traller Rental	70.00	T.C.
	6/22/21	Contractor Trash Bags	22.94	T.C.
	6/22/21	Gas for John Deere Gator	9.00	T.C.
	6/29/21	Crew House Keys (7)	25.73	T.W.
	6/29/21	Zip Ties 100pk	14.93	T.C.
	6/29/21	Bolt Snap (2) SS	22.77	T.C.
	7/6/21	Ring Kit for PW (2)	11.43	J.S.
		TOTAL	<u>\$284.76</u>	



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-365-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7684001
DATE: 7/14/2021
ORDER: 7684001

[385188]

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



[385188]

904-627-9271

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

Work Date	Time	Target Pest	Technician	Time In
7/14/2021	08:06 AM	MICE, RATS, ROACH, S		08:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/14/2021		08:45 AM

Service	Description	Price
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CPCM

Commercial Pest Control - Monthly Service

\$190.00

July
1,320.57 200.45 917

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.

For services rendered on this invoice, the company shall not be held responsible for any damages or loss of property or services as specified on this invoice.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #24

July 12, 2021

Req. PAYEE

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

D.

Meadow View at Twin Creeks

Community Development District

Funding Request #54

August 12, 2021

					GENERAL FUND
Check Date	Vendor Name	Invoice Date	Invoice Number	Description	FY2021
7/1/21	ATLANTIC SECURITY	6/15/21	205800	7/1/21-7/31/21 MONITORING	110.95
7/1/21	BONO'S OF AMERICA DBA	6/30/21	P0006-21	100 PERSON CHEF DEMO 6/29	2,125.00
7/1/21	FIRST COAST FIRE & SAFETY	6/21/21	59910606	HOOD SERVICE INSPECTION	355.00
7/1/21	FLORIDA NATURAL GAS	6/10/21	482181ES	05/05/21-06/04/21 MAY GAS	9.99
7/1/21	HOPPING GREEN & SAMS	6/28/21	123379	MAY GENERAL COUNSEL	3,557.49
7/1/21	LIFESAFE SERVICES LLC	1/1/21	11108441	CLIENT OWNED AED DEFIB	400.00
7/1/21	POOLSURE	6/28/21	13129560	JULY POOL CHEMICALS	375.00
7/1/21	POOLSURE	6/28/21	13129560	JULY POOL CHEMICALS	375.00
7/13/21	ATLANTIC SECURITY	6/21/21	207692 -	DEP- ACCESS CNTRL SYSTEM	225.00
7/13/21	BEACON ELECTRICAL CONTRACTORS INC	5/28/21	210515	TROUBLESHOT PWR ST. SIGNS	380.00
7/13/21	BOUNCERS,SLIDES, AND MORE INC	7/2/21	7022021	SPEC EVENT 7/2/21	800.00
7/13/21	FUTURE HORIZONS, INC.	4/30/21	67511	APR LAKE MAINTENANCE	1,769.14
7/13/21	FUTURE HORIZONS, INC.	6/20/21	68273	JUNE LAKE MAINTENANCE	1,769.14
7/13/21	GOVERNMENTAL MANAGEMENT SERVICES	7/1/21	73	JULY MANAGEMENT FEES	3,937.50
7/13/21	GOVERNMENTAL MANAGEMENT SERVICES	7/1/21	73	JULY INFORMATION TECH	166.67
7/13/21	GOVERNMENTAL MANAGEMENT SERVICES	7/1/21	73	JULY DISSEM AGENT SRVS	833.33
7/13/21	GOVERNMENTAL MANAGEMENT SERVICES	7/1/21	73	OFFICE SUPPLIES	16.02
7/13/21	GOVERNMENTAL MANAGEMENT SERVICES	7/1/21	73	POSTAGE	71.25
7/13/21	GOVERNMENTAL MANAGEMENT SERVICES	7/1/21	73	COPIES	672.60
7/13/21	GOVERNMENTAL MANAGEMENT SERVICES	7/1/21	73	TELEPHONE	24.44
7/13/21	POOLSURE	7/6/21	13129560	JULY POOL CHEMICALS	180.00
7/13/21	POOLSURE	7/6/21	13129560	JULY POOL CHEMICALS	90.00
7/13/21	RIVERSIDE MANAGEMENT SERVICES	6/30/21	114	JUNE PRIVATE EVENT ATTNDET	754.25
7/13/21	RIVERSIDE MANAGEMENT SERVICES	6/30/21	115	JUNE LIFEGUARD SERVICES	7,280.48
7/13/21	RIVERSIDE MANAGEMENT SERVICES	6/30/21	116	JUNE KAYAK ATTENDANT	484.00
7/13/21	RIVERSIDE MANAGEMENT SERVICES	6/30/21	117	JUNE FAC NIGHT ATTENDANT	2,600.95
7/13/21	RIVERSIDE MANAGEMENT SERVICES	7/1/21	112	JULY JANITORIAL SERVICES	1,295.00
7/13/21	RIVERSIDE MANAGEMENT SERVICES	7/1/21	112	JULY POOL MAINT SERVICES	1,365.00
7/13/21	RIVERSIDE MANAGEMENT SERVICES	7/1/21	112	JULY CONTRACT ADMIN	2,083.33
7/13/21	RIVERSIDE MANAGEMENT SERVICES	7/1/21	112	JULY FACILITY MANAGEMENT	5,150.00
7/13/21	WEST ORANGE NURSERIES, INC	7/1/21	13206	JULY LANDSCAPE MAINT	8,420.00
7/13/21	WEST ORANGE NURSERIES, INC	7/1/21	13210	JUL LANDSCAPE MAINTENANCE	9,011.47
7/13/21	WEST ORANGE NURSERIES, INC	7/1/21	13211	JULY LANDSCAPE MAINT 3A	9,100.00
7/23/21	ATLANTIC SECURITY	7/16/21	211279	INSTL ACCESS CTRL SYSTEM	225.00
7/23/21	DARRELL S. PRIETO D.B.A.	6/1/21	6012021	SPEC EVENT 7/2/21	400.00
7/23/21	DISCLOSURE SERVICES, LLC	6/30/21	13	SE 2018A-2 AMORT SCHEDULE	500.00
7/23/21	DISCLOSURE SERVICES, LLC	6/30/21	13	SE 2019A-2 AMORT SCHEDULE	500.00
7/23/21	DISCLOSURE SERVICES, LLC	6/30/21	13	SE 2020A-2 AMORT SCHEDULE	500.00
7/23/21	DISCLOSURE SERVICES, LLC	6/30/21	13	SE 2020A-3 AMORT SCHEDULE	500.00
7/23/21	GRAU AND ASSOCIATES	7/1/21	21394	AUDIT FYE 09/30/2020	3,400.00
7/23/21	HARBINGER	6/28/21	27014	FLAG POLE BANNERS BALANCE	360.00
7/23/21	HIDDEN EYES LLC DBA ENVERA	6/21/21	703903	JUNE ALARM MONITORING SRV	1,361.95
7/23/21	HIDDEN EYES LLC DBA ENVERA	6/21/21	703903	AUG ALARM MONITORING SRV	1,361.94
7/23/21	MUNICIPAL ASSET MANAGEMENT, INC	4/1/21	618084	APRIL LEASE	2,307.62
7/23/21	MUNICIPAL ASSET MANAGEMENT, INC	7/1/21	618179	JULY LEASE	2,307.62
7/23/21	PASTICHE CATERING*DO NOT USE***	6/30/21	P0006-21	CATERED EVENT 6/29/21	2,125.00
7/23/21	RIVERSIDE MANAGEMENT SERVICES	3/31/21	99	FY2021 LIQUOR LIABIL INS	1,817.55
7/23/21	RIVERSIDE MANAGEMENT SERVICES	7/13/21	118	JUNE LAKE MAINTENANCE	254.00
7/23/21	RIVERSIDE MANAGEMENT SERVICES	7/13/21	118	JUNE POOL CHEMICALS	16.06
7/23/21	RIVERSIDE MANAGEMENT SERVICES	7/13/21	118	JUNE AMENITY FAC MAINT	2,450.00
7/23/21	RIVERSIDE MANAGEMENT SERVICES	7/13/21	118	JUNE GROUND MAINTENANCE	572.49
7/23/21	TURNER PEST CONTROL	7/14/21	7684001	JULY PEST CONTROL	190.00
7/28/21	WELLS FARGO CREDIT CARD PAYMENT	7/2/21		Venus Durden June Purchases	1,646.12
Total Funding Request					\$ 88,583.35

*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 #25

August 16, 2021

Req.	PAYEE		
482	Basham Lucas Lakeside Park @ Beacon Lake Redesign - Invoice 8539	\$	10,100.00
483	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199131	\$	6,285.00
484	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199133	\$	495.00
485	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199135	\$	2,070.00
486	HARBINGER Signage for Beacon Lake - Invoice 26644	\$	14,780.75
487	CLARY AND ASSOCIATES INC Beacon Lake Unit 3B - Plat Preparation - Invoice 2020-166	\$	10,860.00
488	O. R. DICKY SMITH & CO INC Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5	\$	35,112.00
489	O. R. DICKY SMITH & CO INC Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-ret	\$	55,037.00
490	O. R. DICKY SMITH & CO INC Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-ret	\$	28,935.00
Total Funding Request		\$	163,674.75

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**August 19, 2021****2019 SPECIAL ASSESSMENT BONDS REQUISITIONS**

TO BE APPROVED				
8/19/2021	482	Basham Lucas	Lakeside Park @ Beacon Lake Redesign - Invoice 8539	\$ 10,100.00
8/19/2021	483	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199131	\$ 6,285.00
8/19/2021	484	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199133	\$ 495.00
8/19/2021	485	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199135	\$ 2,070.00
8/19/2021	486	Harbinger	Signage for Beacon Lake - Invoice 26644	\$ 14,780.75
8/19/2021	487	Clary & Associates, Inc.	Beacon Lake Unit 3B - Plat Preparation - Invoice 2020-166	\$ 10,860.00
8/19/2021	488	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-5	\$ 35,112.00
8/19/2021	489	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-ret	\$ 55,037.00
8/19/2021	490	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-ret	\$ 28,935.00
			TOTAL REQUISITIONS TO BE APPROVED August 19, 2021	\$163,674.75