

CREEKSIDE AT TWIN CREEKS

**COMMUNITY DEVELOPMENT
DISTRICT**

September 7, 2021

BOARD OF SUPERVISORS

**PUBLIC HEARINGS AND
REGULAR MEETING AGENDA**

Creekside at Twin Creeks Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 31, 2021

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Creekside at Twin Creeks Community Development District

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Creekside at Twin Creeks Community Development District will hold multiple Public Hearings and a Regular Meeting on September 7, 2021, at 11:45 a.m., in the St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2021-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2021-06, 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
5. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank

6. Consideration of Resolution 2021-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020
7. Discussion: Assigning Rule-Making Authority to the HOA for Signage Pertaining to Streets, Ponds and Preserves
8. Discussion: Landscape Maintenance and Irrigation Along the Twin Creeks Drive Extension
9. Discussion: On-Going Maintenance of CDD Streets After Final Lift of Asphalt
10. Discussion/Consideration: Agreement for Traffic Control on District Roads
11. Ratification of Shaw’s Land Clearing, LLC, Estimate #10575 for Tree Removal in Preserve
12. CONSENT AGENDA ITEMS
 - A. Acceptance of Unaudited Financial Statements as of July 31, 2021
 - B. Approval of May 18, 2021 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Prosser, Inc.*
 - C. Field Operations Liaison
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 16, 2021 at 11:45 A.M.
 - QUORUM CHECK

John Kinsey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bryan Kinsey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Steven Jordan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jared Bouskila	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Cora DiFiore	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

3A

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**CREEKSIDE AT TWIN CREEKS CDD
2300 GLADES RD, STE 410W**

BOCA RATON, FL 33431

ACCT: 19040
AD# 0003372054-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Classified** in the matter of **ADOPTION OF FY 2021/2022 BUDGET** was published in said newspaper on **08/16/2021, 08/23/2021**.

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

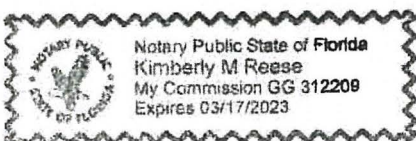
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **AUG 23 2021**

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

Kimberly M Reese
(Signature of Notary Public)



TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Twin Creeks North Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: September 7, 2021
 TIME: 12:15 p.m.
 LOCATION: St. Augustine Outlets Community Room
 500 Outlet Mall Blvd., Suite 25
 St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$423.90
Commercial Unit (Hotel)	100	\$254.34
Residential Unit (Parcel 1)	206	\$847.81
Residential Unit (Parcel 2/3)	187	\$867.72
Residential Unit	494	\$853.16
Multi-Family Unit	646	\$254.34

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

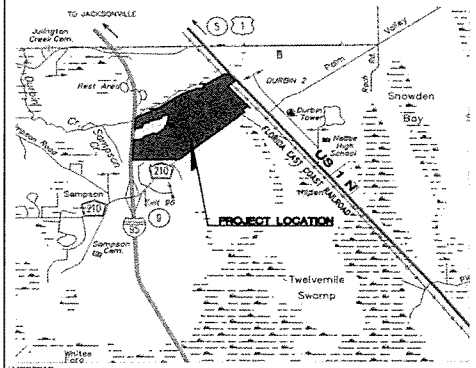
For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://twincreeksnorthcdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Creekside at Twin Creeks Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: September 7, 2021
 TIME: 11:45 a.m.
 LOCATION: St. Augustine Outlets Community Room
 500 Outlet Mall Blvd., Suite 25
 St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Platted Unit	591	1	\$273.65

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

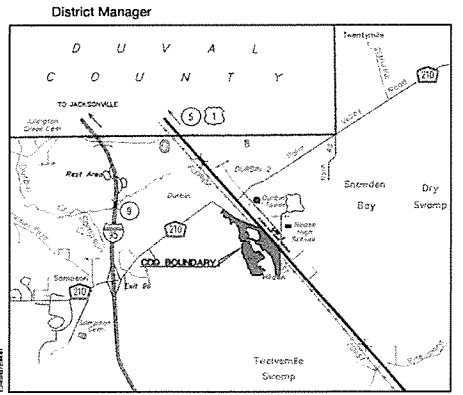
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Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2021-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET 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 submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year 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 annual 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 CREEKSIDE 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*, 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 Creekside at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on September 7, 2021.
- 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 Creekside at Twin Creeks Community Development District, for the fiscal year beginning October 1, 2021 and ending September 30, 2022, the sum of \$833,335 to be raised by the levy of assessments and 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	\$ 155,257
TOTAL DEBT SERVICE FUND - SERIES 2016A-1, A-2 and A-3	<u>\$ 678,078</u>
TOTAL ALL FUNDS	\$ 833,335

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its 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(s) 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 7th DAY OF SEPTEMBER, 2021.

ATTEST:

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2021/2022 Budget

Exhibit A: Fiscal Year 2021/2022 Budget

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
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**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 95,236				\$ 161,726
Allowable discounts (4%)	(3,809)				(6,469)
Assessment levy: on-roll - net	91,427	\$ 90,191	\$ 1,236	\$ 91,427	155,257
Lot closings	-	459	-	459	-
Total revenues	91,427	90,650	1,236	91,886	155,257
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	-	4,306	4,306	4,306
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	7,500	1,108	6,392	7,500	7,500
Engineering	1,000	-	1,000	1,000	1,000
Audit	3,500	-	3,500	3,500	3,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	10,500	-	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	130	370	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	108	1,092	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	8,976	8,782	-	8,782	8,976
Contingencies/bank charges	500	460	40	500	500
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	1,905	1,804	101	1,905	3,235
Total professional & administrative	91,427	48,622	42,611	91,233	92,757
Field operations					
Landscape maintenance	-	-	-	-	30,000
Lake bank maintenance	-	-	-	-	20,000
Wetland maintenance	-	-	-	-	12,500
Total field operations	-	-	-	-	62,500
Total expenditures	91,427	48,622	42,611	91,233	155,257
Net increase/(decrease) of fund balance	-	42,028	(41,375)	653	-
Fund balance - beginning (unaudited)	84,437	78,640	120,668	78,640	79,293
Fund balance - ending (projected)	\$ 84,437	\$ 120,668	\$ 79,293	\$ 79,293	\$ 79,293

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,306
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	7,500
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	1,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,976
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website maintenance	
Hosting	705
ADA compliance	210
Tax collector	3,235
Landscape maintenance	30,000
CDD owned tracts on sides of TC Dr. at the southern entrance to Creekside	
Lake bank maintenance	20,000
Wetland maintenance	12,500
Total expenditures	<u><u>\$155,257</u></u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Special assessment - on-roll - 2016A1	\$ 425,625				\$ 417,500
Special assessment - on-roll - 2016A3	284,401				284,401
Allowable discounts (4%)	(28,401)				(28,076)
Assessment levy: net	681,625	\$ 668,613	\$ 13,012	\$ 681,625	673,825
Assessment prepayments - 2016A1	-	17,133	-	17,133	-
Interest - 2016A1	-	19	-	19	-
Interest - 2016A2	-	9	-	9	-
Interest - 2016A3	-	16	-	16	-
Lot closing	-	3,168	-	3,168	-
Total revenues	681,625	688,958	13,012	701,970	673,825
EXPENDITURES					
Debt service					
Principal - 2016A1	105,000	100,000	-	100,000	105,000
Principal prepayment - 2016A1	-	70,000	15,000	85,000	-
Principal - 2016A3	60,000	60,000	-	60,000	65,000
Interest - 2016A1	294,536	148,262	144,552	292,814	285,871
Interest - 2016A3	211,450	106,512	104,938	211,450	208,169
Total debt service	670,986	484,774	264,490	749,264	664,040
Other fees & charges					
Tax collector	8,742	13,373	-	13,373	14,038
Refund of residual A-2 balances	-	9	-	9	-
Total other fees & charges	8,742	13,382	-	13,382	14,038
Total expenditures	679,728	498,156	264,490	762,646	678,078
Excess/(deficiency) of revenues over/(under) expenditures	1,897	190,802	(251,478)	(60,676)	(4,253)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(2,265)	-	(2,265)	-
Total other financing sources/(uses)	-	(2,265)	-	(2,265)	-
Fund balance:					
Net increase/(decrease) in fund balance	1,897	188,537	(251,478)	(62,941)	(4,253)
Beginning fund balance (unaudited)	914,134	1,013,363	1,201,900	1,013,363	950,422
Ending fund balance (projected)	\$ 916,031	\$1,201,900	\$ 950,422	\$ 950,422	946,169
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2022					(419,953)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 39,156

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	105,000.00	4.625%	144,149.38	249,149.38	5,500,000.00
05/01/22			141,721.25	141,721.25	5,500,000.00
11/01/22	110,000.00	4.625%	141,721.25	251,721.25	5,390,000.00
05/01/23			139,177.50	139,177.50	5,390,000.00
11/01/23	115,000.00	4.625%	139,177.50	254,177.50	5,275,000.00
05/01/24			136,518.13	136,518.13	5,275,000.00
11/01/24	120,000.00	4.625%	136,518.13	256,518.13	5,155,000.00
05/01/25			133,743.13	133,743.13	5,155,000.00
11/01/25	125,000.00	4.625%	133,743.13	258,743.13	5,030,000.00
05/01/26			130,852.50	130,852.50	5,030,000.00
11/01/26	130,000.00	4.625%	130,852.50	260,852.50	4,900,000.00
05/01/27			127,846.25	127,846.25	4,900,000.00
11/01/27	140,000.00	4.625%	127,846.25	267,846.25	4,760,000.00
05/01/28			124,608.75	124,608.75	4,760,000.00
11/01/28	145,000.00	5.250%	124,608.75	269,608.75	4,615,000.00
05/01/29			120,802.50	120,802.50	4,615,000.00
11/01/29	150,000.00	5.250%	120,802.50	270,802.50	4,465,000.00
05/01/30			116,865.00	116,865.00	4,465,000.00
11/01/30	160,000.00	5.250%	116,865.00	276,865.00	4,305,000.00
05/01/31			112,665.00	112,665.00	4,305,000.00
11/01/31	170,000.00	5.250%	112,665.00	282,665.00	4,135,000.00
05/01/32			108,202.50	108,202.50	4,135,000.00
11/01/32	175,000.00	5.250%	108,202.50	283,202.50	3,960,000.00
05/01/33			103,608.75	103,608.75	3,960,000.00
11/01/33	185,000.00	5.250%	103,608.75	288,608.75	3,775,000.00
05/01/34			98,752.50	98,752.50	3,775,000.00
11/01/34	195,000.00	5.250%	98,752.50	293,752.50	3,580,000.00
05/01/35			93,633.75	93,633.75	3,580,000.00
11/01/35	205,000.00	5.250%	93,633.75	298,633.75	3,375,000.00
05/01/36			88,252.50	88,252.50	3,375,000.00
11/01/36	220,000.00	5.250%	88,252.50	308,252.50	3,155,000.00
05/01/37			82,477.50	82,477.50	3,155,000.00
11/01/37	230,000.00	5.250%	82,477.50	312,477.50	2,925,000.00
05/01/38			76,440.00	76,440.00	2,925,000.00
11/01/38	240,000.00	5.600%	76,440.00	316,440.00	2,685,000.00
05/01/39			69,720.00	69,720.00	2,685,000.00
11/01/39	255,000.00	5.600%	69,720.00	324,720.00	2,430,000.00
05/01/40			62,580.00	62,580.00	2,430,000.00
11/01/40	270,000.00	5.600%	62,580.00	332,580.00	2,160,000.00

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/41			55,020.00	55,020.00	2,160,000.00
11/01/41	285,000.00	5.600%	55,020.00	340,020.00	1,875,000.00
05/01/42			47,040.00	47,040.00	1,875,000.00
11/01/42	300,000.00	5.600%	47,040.00	347,040.00	1,575,000.00
05/01/43			38,640.00	38,640.00	1,575,000.00
11/01/43	315,000.00	5.600%	38,640.00	353,640.00	1,260,000.00
05/01/44			29,820.00	29,820.00	1,260,000.00
11/01/44	335,000.00	5.600%	29,820.00	364,820.00	925,000.00
05/01/45			20,440.00	20,440.00	925,000.00
11/01/45	355,000.00	5.600%	20,440.00	375,440.00	570,000.00
05/01/46			10,500.00	10,500.00	570,000.00
11/01/46	375,000.00	5.600%	10,500.00	385,500.00	195,000.00
Total	5,410,000.00		4,684,004.40	10,094,004.40	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	65,000.00	5.250%	104,937.50	169,937.50	3,655,000.00
05/01/22			103,231.25	103,231.25	3,655,000.00
11/01/22	65,000.00	5.250%	103,231.25	168,231.25	3,590,000.00
05/01/23			101,525.00	101,525.00	3,590,000.00
11/01/23	70,000.00	5.250%	101,525.00	171,525.00	3,520,000.00
05/01/24			99,687.50	99,687.50	3,520,000.00
11/01/24	75,000.00	5.250%	99,687.50	174,687.50	3,445,000.00
05/01/25			97,718.75	97,718.75	3,445,000.00
11/01/25	80,000.00	5.250%	97,718.75	177,718.75	3,365,000.00
05/01/26			95,618.75	95,618.75	3,365,000.00
11/01/26	80,000.00	5.250%	95,618.75	175,618.75	3,285,000.00
05/01/27			93,518.75	93,518.75	3,285,000.00
11/01/27	85,000.00	5.250%	93,518.75	178,518.75	3,200,000.00
05/01/28			91,287.50	91,287.50	3,200,000.00
11/01/28	90,000.00	5.250%	91,287.50	181,287.50	3,110,000.00
05/01/29			88,925.00	88,925.00	3,110,000.00
11/01/29	95,000.00	5.250%	88,925.00	183,925.00	3,015,000.00
05/01/30			86,431.25	86,431.25	3,015,000.00
11/01/30	100,000.00	5.250%	86,431.25	186,431.25	2,915,000.00
05/01/31			83,806.25	83,806.25	2,915,000.00
11/01/31	105,000.00	5.750%	83,806.25	188,806.25	2,810,000.00
05/01/32			80,787.50	80,787.50	2,810,000.00
11/01/32	110,000.00	5.750%	80,787.50	190,787.50	2,700,000.00
05/01/33			77,625.00	77,625.00	2,700,000.00
11/01/33	120,000.00	5.750%	77,625.00	197,625.00	2,580,000.00
05/01/34			74,175.00	74,175.00	2,580,000.00
11/01/34	125,000.00	5.750%	74,175.00	199,175.00	2,455,000.00
05/01/35			70,581.25	70,581.25	2,455,000.00
11/01/35	130,000.00	5.750%	70,581.25	200,581.25	2,325,000.00
05/01/36			66,843.75	66,843.75	2,325,000.00
11/01/36	140,000.00	5.750%	66,843.75	206,843.75	2,185,000.00
05/01/37			62,818.75	62,818.75	2,185,000.00
11/01/37	150,000.00	5.750%	62,818.75	212,818.75	2,035,000.00
05/01/38			58,506.25	58,506.25	2,035,000.00
11/01/38	155,000.00	5.750%	58,506.25	213,506.25	1,880,000.00
05/01/39			54,050.00	54,050.00	1,880,000.00
11/01/39	165,000.00	5.750%	54,050.00	219,050.00	1,715,000.00
05/01/40			49,306.25	49,306.25	1,715,000.00
11/01/40	175,000.00	5.750%	49,306.25	224,306.25	1,540,000.00

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/41			44,275.00	44,275.00	1,540,000.00
11/01/41	185,000.00	5.600%	44,275.00	229,275.00	1,355,000.00
05/01/42			38,956.25	38,956.25	1,355,000.00
11/01/42	195,000.00	5.600%	38,956.25	233,956.25	1,160,000.00
05/01/43			33,350.00	33,350.00	1,160,000.00
11/01/43	205,000.00	5.600%	33,350.00	238,350.00	955,000.00
05/01/44			27,456.25	27,456.25	955,000.00
11/01/44	220,000.00	5.600%	27,456.25	247,456.25	735,000.00
05/01/45			21,131.25	21,131.25	735,000.00
11/01/45	230,000.00	5.600%	21,131.25	251,131.25	505,000.00
05/01/46			14,518.75	14,518.75	505,000.00
11/01/46	245,000.00	5.600%	14,518.75	259,518.75	260,000.00
05/01/47			7,475.00	7,475.00	260,000.00
11/01/47	260,000.00	5.600%	7,475.00	267,475.00	-
Total	3,720,000.00		3,552,150.00	7,272,150.00	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 43'	122	\$ 273.65	\$ 1,145.83	\$ 1,419.48	\$ 1,306.97
SF 53'	110	273.65	1,250.00	1,523.65	1,411.14
SF 63'	118	273.65	1,354.17	1,627.82	1,515.31
SF 43'	128	273.65	1,087.39	1,361.04	1,248.53
SF 63'	113	273.65	1,285.09	1,558.74	1,446.23
Total	591				

***Subject to the
Series 2016A-3
Bonds**

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

4A

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**CREEKSIDE AT TWIN CREEKS CDD
2300 GLADES RD, STE 410W**

BOCA RATON, FL 33431

ACCT: 19040
AD# 0003372054-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Classified in the matter of ADOPTION OF FY 2021/2022 BUDGET was published in said newspaper on 08/16/2021, 08/23/2021.

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

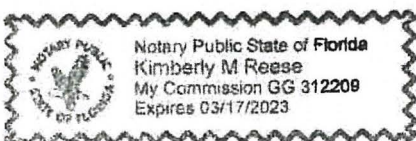
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ____ day of AUG 23 2021

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

Kimberly M Reese
(Signature of Notary Public)



TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Twin Creeks North Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: September 7, 2021
 TIME: 12:15 p.m.
 LOCATION: St. Augustine Outlets Community Room
 500 Outlet Mall Blvd., Suite 25
 St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$423.90
Commercial Unit (Hotel)	100	\$254.34
Residential Unit (Parcel 1)	206	\$847.81
Residential Unit (Parcel 2/3)	187	\$867.72
Residential Unit	494	\$853.16
Multi-Family Unit	646	\$254.34

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

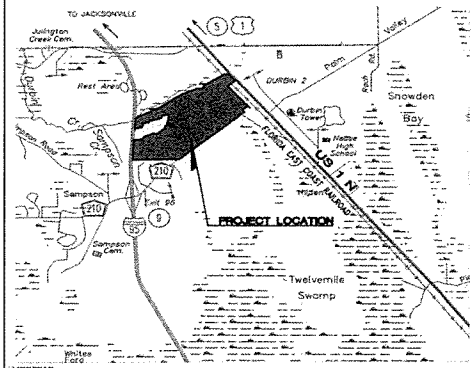
For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://twincreeksnorthcdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Creekside at Twin Creeks Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: September 7, 2021
 TIME: 11:45 a.m.
 LOCATION: St. Augustine Outlets Community Room
 500 Outlet Mall Blvd., Suite 25
 St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Platted Unit	591	1	\$273.65

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

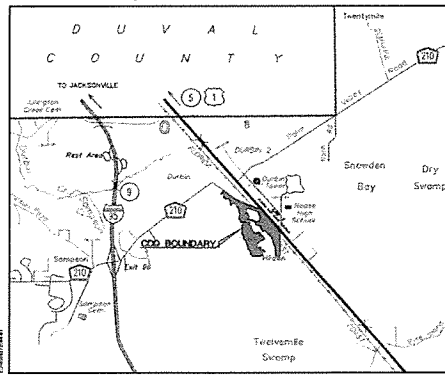
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://www.creeksideatwincreekscdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

4B

Creekside at Twin Creeks Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

August 18, 2021

THIS IS NOT A BILL - DO NOT PAY

By US Mail, First Class Delivery

T1 P1 1

SEGO DENNIS

112 TREE FROG WAY

SAINT AUGUSTINE, FL 32095-7523



Parcel ID #: 0237135680

RE: Creekside at Twin Creeks Community Development District
Fiscal Year 2021/2022 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Creekside at Twin Creeks Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2021/2022, on September 7, 2021, at 11:45 a.m., and at St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Rom', written over a horizontal line.

Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$161,726** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots. Your property is classified as a platted lot with **1** ERU.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Platted Unit	591	1	\$273.65

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2020 – September 30, 2021)	Proposed Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Change in Annual Dollar Amount
\$161.14	\$273.65	\$112.51

The primary reason for the proposed assessment increase is the assumption by the District of Field Operations, like Landscape maintenance, Lake bank maintenance and Wetland maintenance.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2021/2022, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE 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 Creekside 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 Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, 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 CREEKSIDE 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 benefits 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 170, 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 operation and maintenance special assessments and previously levied debt service special assessments 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. 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 District's Assessment Roll, attached to this Resolution as **Exhibit B**, 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 Creekside at Twin Creeks Community Development 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 District's 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 of Supervisors of the Creekside at Twin Creeks Community Development District.

PASSED AND ADOPTED this 7th day of September, 2021.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

- Exhibit A: Budget
- Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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**Creekside at Twin Creeks
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

Creekside at Twin Creeks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITOR'S

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

Report on the Financial Statements

We have audited the accompanying financial statements of Creekside at Twin Creeks Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

- 1 -

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To the Board of Supervisors
Creekside at Twin Creeks Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Creekside at Twin Creeks Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

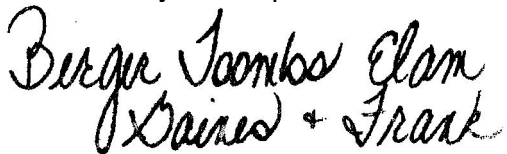
Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 21, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Creekside at Twin Creeks Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2021

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

Management's discussion and analysis of Creekside at Twin Creeks Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total assets exceeded total liabilities by \$(900,399) (net position). Unrestricted net position for Governmental Activities was \$(4,251,372). Governmental activities restricted net position was \$342,084 and the net investment in capital assets was \$3,008,889.
- ◆ Governmental activities revenues totaled \$7,920,519 while governmental activities expenses and conveyances totaled \$14,537,923.

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 157,355	\$ 427,916
Restricted assets	1,166,897	1,990,013
Capital assets	7,507,850	14,330,056
Total Assets	8,832,102	16,747,985
Current liabilities	634,251	414,450
Non-current liabilities	9,098,250	10,616,524
Total Liabilities	9,732,501	11,030,974
Net position - net investment in capital assets	3,008,889	4,191,222
Net position - restricted	342,084	1,423,799
Net position - unrestricted	(4,251,372)	101,984
Total Net Position	\$ (900,399)	\$ 5,717,005

The decrease in current assets is mainly due to the decrease in due from developer in the current year.

The decrease in restricted assets is mainly the result of principal payments on the outstanding bonds in the current year.

The decrease in total liabilities is related to the current year principal payments.

The decrease in net position and capital assets is the result of the conveyance of assets to other governments in the current year.

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 991,157	\$ 3,160,261
Grants and contributions	6,919,950	426,399
General Revenues		
Investment earnings	9,412	57,500
 Total Revenues	 <u>7,920,519</u>	 <u>3,644,160</u>
 Expenses		
General government	82,942	82,881
Physical environment	177,394	-
Interest and other charges	712,831	627,573
 Total Expenses	 <u>973,167</u>	 <u>710,454</u>
 Conveyance to other governments	 <u>(13,564,756)</u>	 <u>-</u>
 Change in Net Position	 (6,617,404)	 2,933,706
 Net Position - Beginning of Year	 <u>5,717,005</u>	 <u>2,783,299</u>
 Net Position - End of Year	 <u>\$ (900,399)</u>	 <u>\$ 5,717,005</u>

The decrease in charges for services is due to a decrease in debt service prepayments.

The increase in grants and contributions is the result of an increase in developer contributions to finish the capital project in the current year.

The increase in interest on long-term debt is primarily attributable to other debt service costs in the current year.

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

	Governmental Activities	
	2020	2019
Construction in progress	\$ -	\$ 14,330,050
Infrastructure	7,685,244	-
Accumulated depreciation	(177,394)	-
Total Capital Assets	\$ 7,507,850	\$ 14,330,050

The capital asset activity for the year included additions to construction in progress of \$6,919,950, transfers to infrastructure of \$7,685,244, conveyances of \$13,564,756 and depreciation of \$177,394.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less legal fees, supervisor fees and engineering fees in the current year than were anticipated.

There were no amendments to the September 30, 2020 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In April 2016, the District issued \$6,020,000 Series 2016A-1 Special Assessment Bonds. These bonds were issued to redeem the Series 2015 Special Assessment Bond Anticipation Notes and to finance the costs associated with the acquisition and construction of a portion of Assessment Area Project One located within the boundaries of the District. The balance outstanding on the Series 2016A-1 Bonds at September 30, 2020 was \$5,595,000.
- ◆ In April 2016, the District issued \$5,600,000 Series 2016A-2 Special Assessment Bonds. These bonds were issued to finance to the costs associated with the acquisition and construction of a portion of Assessment Area Project One located within the boundaries of the District. The balance outstanding on the Series 2016A-2 Bonds was paid off during the year.

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- ◆ In April 2016, the District issued \$3,895,000 Series 2016A-3 Special Assessment Bonds. These bonds were issued to finance the costs associated with the acquisition and construction of all or a portion of Assessment Area Project Two located within the boundaries of the District. The balance outstanding on the Series 2016A-3 Bonds at September 30, 2020 was \$3,780,000.

Economic Factors and Next Year's Budget

The District does not expect any economic factors to have a significant effect on the financial position or results of operations in fiscal year 2021.

Request for Information

The financial report is designed to provide a general overview of Creekside at Twin Creeks Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Creekside at Twin Creeks Community Development District, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Creekside at Twin Creeks Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 78,473
Assessments receivable	55,584
Accrued interest receivable	9
Due from developer	13,802
Prepaid expenses	9,487
Total Current Assets	157,355
Non-Current Assets	
Restricted Assets	
Investments	1,166,897
Capital Assets, Being Depreciated	
Infrastructure	7,685,244
Accumulated depreciation	(177,394)
Total Non-Current Assets	8,674,747
Total Assets	8,832,102
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	375
Due to developer	191,564
Bonds payable, current	230,000
Accrued interest	212,312
Total Current Liabilities	634,251
Non-Current Liabilities	
Bonds payable, net	9,098,250
Total Liabilities	9,732,501
NET POSITION	
Net investment in capital assets	3,008,889
Restricted for debt service	318,934
Restricted for capital projects	23,150
Unrestricted	(4,251,372)
Total Net Position	\$ (900,399)

See accompanying notes to financial statements.

Creekside at Twin Creeks Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Capital Grants and Contributions	Revenues and Changes in Net Position
				Governmental Activities
Governmental Activities				
General government	\$ (82,942)	\$ 72,666	\$ -	\$ (10,276)
Physical environment	(177,394)	-	6,919,950	6,742,556
Interest and other charges	(712,831)	918,491	-	205,660
Total Governmental Activities	<u>\$ (973,167)</u>	<u>\$ 991,157</u>	<u>\$ 6,919,950</u>	<u>6,937,940</u>
		General Revenues		
				Investment earnings <u>9,412</u>
				Conveyances to other governments <u>(13,564,756)</u>
				Change in Net Position (6,617,404)
				Net Position - October 1, 2019 <u>5,717,005</u>
				Net Position - September 30, 2020 <u>\$ (900,399)</u>

See accompanying notes to financial statements.

Creekside at Twin Creeks Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

	General	Series 2016A-1 Debt Service	Series 2016A-2 Debt Service	Series 2016A-3 Debt Service	Series 2015 Capital Projects	Series 2016A-1 Capital Projects	Series 2016A-2 Capital Projects	Series 2016A-3 Capital Projects	Total Governmental Funds
ASSETS									
Cash	\$ 78,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,473
Assessments receivable	2,347	3,896	-	49,341	-	-	-	-	55,584
Accrued interest receivable	-	4	2	3	-	-	-	-	9
Due from other funds	-	28	-	4,948	-	-	-	-	4,976
Due from developer	13,802	-	-	-	-	-	-	-	13,802
Prepaid expenses	9,487	-	-	-	-	-	-	-	9,487
Restricted assets									
Investments, at fair value	-	570,761	186,441	386,545	1,715	8,735	3,099	9,601	1,166,897
Total Assets	\$ 104,109	\$ 574,689	\$ 186,443	\$ 440,837	\$ 1,715	\$ 8,735	\$ 3,099	\$ 9,601	\$ 1,329,228
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES									
LIABILITIES									
Accounts payable and accrued expenses	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Due to other funds	4,976	-	-	-	-	-	-	-	4,976
Due to developer	2,967	2,156	186,441	-	-	-	-	-	191,564
Total Liabilities	8,318	2,156	186,441	-	-	-	-	-	196,915
DEFERRED INFLOWS OF RESOURCES									
Unavailable revenues	17,152	-	-	-	-	-	-	-	17,152
FUND BALANCES									
Nonspendable prepaid expenses	9,487	-	-	-	-	-	-	-	9,487
Restricted:									
Debt service	-	572,533	2	440,837	-	-	-	-	1,013,372
Capital projects	-	-	-	-	1,715	8,735	3,099	9,601	23,150
Unassigned	69,152	-	-	-	-	-	-	-	69,152
Total Fund Balances	78,639	572,533	2	440,837	1,715	8,735	3,099	9,601	1,115,161
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 104,109	\$ 574,689	\$ 186,443	\$ 440,837	\$ 1,715	\$ 8,735	\$ 3,099	\$ 9,601	\$ 1,329,228

See accompanying notes to financial statements.

**Creekside at Twin Creeks Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020**

Total Governmental Fund Balances	\$ 1,115,161
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, being depreciated, infrastructure, \$7,685,244, net of accumulated depreciation, \$(177,394), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	7,507,850
Long-term liabilities, including bonds payable, \$(9,375,000), net of bond discount, net, \$46,750, are not due and payable in the current period and therefore, are not reported at the governmental fund level.	(9,328,250)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	17,152
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(212,312)</u>
Net Position of Governmental Activities	<u><u>\$ (900,399)</u></u>

See accompanying notes to financial statements.

Creekside at Twin Creeks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Series 2016A-1 Debt Service	Series 2016A-2 Debt Service	Series 2016A-3 Debt Service	Series 2015 Capital Projects	Series 2016A-1 Capital Projects	Series 2016A-2 Capital Projects	Series 2016A-3 Capital Projects	Totals Governmental Funds
Revenues									
Special assessments	\$ 87,216	\$ 602,615	\$ 213,850	\$ 418,373	\$ -	\$ -	\$ -	\$ -	\$ 1,322,054
Investment earnings	-	3,241	3,644	2,404	1	63	12	47	9,412
Total Revenues	87,216	605,856	217,494	420,777	1	63	12	47	1,331,466
Expenditures									
Current									
General government	78,458	4,484	-	-	-	-	-	-	82,942
Debt service									
Principal	-	215,000	1,175,000	60,000	-	-	-	-	1,450,000
Interest	-	304,463	38,531	214,600	-	-	-	-	557,594
Other debt service costs	-	-	186,441	-	-	-	-	-	186,441
Total Expenditures	78,458	523,947	1,399,972	274,600	-	-	-	-	2,276,977
Excess (deficiency) of revenues over/(under) expenditures	8,758	81,909	(1,182,478)	146,177	1	63	12	47	(945,511)
Other financing sources (uses)									
Transfers in	-	-	-	-	1,684	2,333	3,080	8,353	15,450
Transfers out	-	(4,017)	(3,080)	(8,353)	-	-	-	-	(15,450)
Total Other Financial Sources (Uses)	-	(4,017)	(3,080)	(8,353)	1,684	2,333	3,080	8,353	-
Net Change in Fund Balances	8,758	77,892	(1,185,558)	137,824	1,685	2,396	3,092	8,400	(945,511)
Fund Balances - October 1, 2019	69,881	494,641	1,185,560	303,013	30	6,339	7	1,201	2,060,672
Fund Balances - September 30, 2020	<u>\$ 78,639</u>	<u>\$ 572,533</u>	<u>\$ 2</u>	<u>\$ 440,837</u>	<u>\$ 1,715</u>	<u>\$ 8,735</u>	<u>\$ 3,099</u>	<u>\$ 9,601</u>	<u>\$ 1,115,161</u>

See accompanying notes to financial statements.

**Creekside at Twin Creeks Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$ (945,511)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation, \$(177,394), and conveyances, \$(13,564,756), in the current year.	(13,742,150)
The contribution of capital assets does not affect current financial resources and therefore is not reflected at the fund level. This is the amount of capital assets contributed in the current period.	6,919,950
Repayments of long-term liabilities are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	1,450,000
Amortization of bond discount does not require the use of financial current resources and therefore, is not reported in the governmental funds. This is the amount of amortization in the current period.	(1,726)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	(330,897)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.	<u>32,930</u>
Change in Net Position of Governmental Activities	<u><u>\$ (6,617,404)</u></u>

See accompanying notes to financial statements.

**Creekside at Twin Creeks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	<u>\$ 91,653</u>	<u>\$ 91,653</u>	<u>\$ 87,216</u>	<u>\$ (4,437)</u>
Expenditures				
Current				
General government	<u>91,653</u>	<u>91,653</u>	<u>78,458</u>	<u>13,195</u>
Net Change in Fund Balances	-	-	8,758	8,758
Fund Balances - October 1, 2019	<u>93,878</u>	<u>93,878</u>	<u>69,881</u>	<u>(23,997)</u>
Fund Balances - September 30, 2020	<u><u>\$ 93,878</u></u>	<u><u>\$ 93,878</u></u>	<u><u>\$ 78,639</u></u>	<u><u>\$ (15,239)</u></u>

See accompanying notes to financial statements.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 28, 2015, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance #2015-53 of the Board of County Commissioners of St. Johns County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Creekside at Twin Creeks Community Development District. The District is governed by a Board of Supervisors who are elected to four year terms. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Creekside at Twin Creeks Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Series 2016A-1 Debt Service Fund – The Series 2016A-1 Debt Service Fund accounts for debt service requirements to retire the Series 2016A-1 Special Assessment Bonds, which were used to finance the acquisition and construction of certain improvements within the District.

Series 2016A-2 Debt Service Fund – The Series 2016A-2 Debt Service Fund accounts for debt service requirements to retire the Series 2016A-2 Special Assessment Bonds, which were used to finance the acquisition and construction of certain improvements within the District.

Series 2016A-3 Debt Service Fund – The Series 2016A-3 Debt Service Fund accounts for debt service requirements to retire the Series 2016A-3 Special Assessment Bonds, which were used to finance the acquisition and construction of certain improvements within the District.

Series 2015 Capital Projects Fund – The Series 2015 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Series 2016A-1 Capital Projects Fund – The Series 2016A-1 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Series 2016A-2 Capital Projects Fund – The Series 2016A-2 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Series 2016A-3 Capital Projects Fund – The Series 2016A-3 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and cash equivalents include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
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d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

f. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,115,161, differs from “net position” of governmental activities, \$(900,399), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 7,685,244
Accumulated amortization	<u>(177,394)</u>
Total	<u>\$ 7,507,850</u>

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ (9,375,000)
Bond discount, net	<u>46,750</u>
Bonds payable, net	<u>\$ (9,328,250)</u>

Deferred inflows of resources

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the governmental funds due to unavailable revenues. Governmental fund financial statements report revenues which are not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual in the government-wide financial statements.

Deferred inflows of resources	<u>\$ 17,152</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ 212,312</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(945,511), differs from the “change in net position” for governmental activities, \$(6,617,404), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (177,394)
Capital contribution	6,919,950
Conveyance to other governments	<u>(13,564,756)</u>
Total	<u>\$ (6,822,200)</u>

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	<u>\$ 1,450,000</u>
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Amortization of the bond discount does not require the use of current financial resources and therefore, is not reported in governmental funds.

Amortization of bond discount	<u>\$ (1,726)</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 32,930</u>
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Deferred inflows of resources

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	<u>\$ (330,897)</u>
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**Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$84,019 and the carrying value was \$78,473. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District has the following investment and maturity:

Investment	Maturity	Fair Value
FIMM Government Portfolio	45 days*	\$ 1,166,897

* Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

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

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investments in FIMM Government Portfolio were rated AAAm by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in FIMM Government Portfolio represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

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

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020
<u>Governmental activities:</u>				
Capital assets				
Construction in progress	\$ 14,330,050	\$ 6,919,950	\$ (21,250,000)	\$ -
Infrastructure	-	7,685,244	-	7,685,244
Accumulated depreciation	-	(177,394)	-	(177,394)
Total Capital Assets, net	<u>\$ 14,330,050</u>	<u>\$ 14,427,800</u>	<u>\$ (21,250,000)</u>	<u>\$ 7,507,850</u>

Depreciation of \$177,394 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 10,825,000
Principal payments	<u>(1,450,000)</u>
Long-term debt at September 30, 2020	9,375,000
Less: bond discount, net	<u>(46,750)</u>
Bonds Payable, Net	<u>\$ 9,328,250</u>

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Bonds

<p>\$6,020,000 Series 2016A-1 Bonds are due in annual principal installments beginning November 2017, maturing November 2046. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2016, at a rate of 3.7% on the \$400,000 bonds, with a maturity date of November 1, 2020, 4.625% on the \$880,000 bonds, with a maturity date of November 1, 2027, 5.25% on the \$1,915,000 bonds, with a maturity date of November 2037, and 5.6% on the \$2,825,000 bonds, with a maturity date of November 2046.</p>	<p>\$ 5,595,000</p>
<p>\$3,895,000 Series 2016A-3 Bonds are due in annual principal installments beginning November 2018, maturing November 2047. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2016, at a rate of 5.25% on the \$980,000 bonds, with a maturity date of November 1, 2030, and 5.75% on the \$2,915,000 bonds, with a maturity date of November 2047.</p>	<p><u>3,780,000</u></p>
<p style="padding-left: 40px;">Total Long-term Debt</p> <p style="padding-left: 40px;">Less: bond discount, net</p>	<p>9,375,000</p> <p><u>(46,750)</u></p>
<p style="padding-left: 80px;">Bonds Payable, Net</p>	<p><u>\$ 9,328,250</u></p>

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 230,000	\$ 504,611	\$ 734,611
2022	185,000	494,387	679,387
2023	175,000	485,655	660,655
2024	185,000	476,909	661,909
2025	195,000	467,667	662,667
2026-2030	1,120,000	2,181,680	3,301,680
2031-2035	1,445,000	1,846,757	3,291,757
2036-2040	1,890,000	1,394,319	3,284,319
2041-2045	2,485,000	782,572	3,267,572
2046-2048	1,465,000	106,559	1,571,559
Totals	<u>\$ 9,375,000</u>	<u>\$ 8,741,116</u>	<u>\$ 18,116,116</u>

Significant Bond Provisions

The Series 2016A-1 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2028 at a redemption price equal to the principal amount of the Series 2016A-1 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016A-2 Bonds are not subject to optional redemption. The Series 2016A-3 Bonds are subject to redemption at the option of the District prior to their maturity, in whole, at any time at a redemption price equal to 101% of the principal amount of the Series 2016A-3 Bonds that are subject to optional redemption, together with accrued interest at the time of redemption date. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2016 Reserve Accounts are funded from the proceeds of the Series 2016 Bonds in amounts equal to the maximum annual debt service requirement for all outstanding Series 2016A-3 Bonds and fifty percent of the maximum annual debt service requirement for all outstanding Series 2016A-1 and Series 2016A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2016A-1 Speical Assessment Bonds	\$ 205,653	\$ 198,253
Series 2016A-3 Speical Assessment Bonds	\$ 276,473	\$ 275,638

NOTE F – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. At September 30, 2020, all board members are affiliated with the Developer.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the past three years.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE H – INTERFUND ACTIVITY

Interfund balances at September 30, 2020, consisted of the following:

Receivable Fund	Payable Fund
	General Fund
Series 2016A-1 Debt Service	\$ 28
Series 2016A-3 Debt Service	4,948
Total	\$ 4,976

Interfund balances are related to the assessments collected in the General Fund paid to the Debt Services Funds subsequent to year end.

Interfund transfers for the year ended September 30, 2020, consisted of the following:

Transfers In	Transfers Out			Total
	Debt Service Funds			
	Series 2016A-1	Series 2016A-2	Series 2016A-3	
<u>Capital Projects Funds</u>				
Series 2015	\$ 1,684	\$ -	\$ -	\$ 1,684
Series 2016A-1	2,333	-	-	2,333
Series 2016A-2	-	3,080	-	3,080
Series 2016A-3	-	-	8,353	8,353
Total	\$ 4,017	\$ 3,080	\$ 8,353	\$ 15,450

Transfers from the Debt Service Funds to the Capital Projects Funds are related to decreases in reserve requirements and are in accordance with the Bond Indentures.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Creekside at Twin Creeks Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 21, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Creekside at Twin Creeks Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Creekside at Twin Creeks Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Creekside at Twin Creeks Community Development District's internal control.

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

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

To the Board of Supervisors
Creekside at Twin Creeks Community Development District

Compliance and Other Matters

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

Purpose of this Report

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



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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FAX: 772/468-9278

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Creekside at Twin Creeks Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 21, 2021.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 21, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Creekside at Twin Creeks Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Creekside at Twin Creeks Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Fort Pierce / Stuart

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To the Board of Supervisors
Creekside at Twin Creeks Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2020 for the Creekside at Twin Creeks Community Development District. It is management's responsibility to monitor the Creekside at Twin Creeks Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2021



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
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Fort Pierce, Florida 34950

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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Creekside at Twin Creeks Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Creekside at Twin Creeks Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Creekside at Twin Creeks Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Creekside at Twin Creeks Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Creekside at Twin Creeks Community Development District's compliance with the specified requirements.

In our opinion, Creekside at Twin Creeks Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2021

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Annual Financial Report for Fiscal Year 2020;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Annual Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 7th day of September, 2021.

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

10

AGREEMENT FOR TRAFFIC CONTROL ON DISTRICT ROADS

This Agreement for Traffic Control on Public Roads located in the [NAME OF SPECIAL DISTRICT _____] (“District”) is entered into by and between St. Johns County, Florida (“County”), a political subdivision of the State of Florida, the St. Johns County Sheriff’s Office (“Sheriff”), and District, a local unit of special purpose government, established pursuant to Florida law, and located in St. Johns County, Florida.

WITNESSETH:

WHEREAS, District owns fee simple title to all the public roadways lying within the District (hereinafter “District Roads”) more specifically described in Exhibit “A” which is attached hereto and incorporated herein; and

WHEREAS, pursuant to state statute, County does not have traffic control jurisdiction over District Roads such as those owned by District; and

WHEREAS, Florida Statute Section 316.006(3)(b) provides that a county may exercise jurisdiction over any District Roads if the County and the Special District owning such roads provide for County traffic control jurisdiction by a written agreement approved by the governing board of the county; and

WHEREAS, Florida Statute Section 316.006(3)(b) further provides that prior to entering into an agreement for traffic control jurisdiction over District Roads the governing board shall consult with the Sheriff; and

WHEREAS, District has requested that the County exercise traffic control jurisdiction upon certain District Roads identified herein; and

WHEREAS, the County and Sheriff are willing to exercise traffic control jurisdiction upon the District Roads; and

WHEREAS, Florida Statute Section 316.006(3)(b)(2) provides *inter alia* that no such agreement shall take effect prior to October 1 unless such provision is waived in writing by the sheriff of the county; and

WHEREAS, the Sheriff has waived this provision in writing.

NOW, THEREFORE, in consideration of the covenants and conditions herein, County and District hereby agree as follows:

1. The above recitals are true and correct, and are incorporated herein by reference and form a material part of this Agreement.

2. **Jurisdiction.** County agrees to exercise jurisdiction over traffic control upon the District Roads pursuant to the terms and conditions expressed in Florida Statute Section 316.006(3)(b) and subject to the terms and conditions specified in Exhibit "B."

3. **Traffic Study; Signage.** District shall establish the speed limit for the District Roads and shall be responsible for posting the speed limit by appropriate, DOT approved signage along said roads. (See Exhibit "B.")

4. **Authority in Addition to Existing Authority.** The County's exercise of traffic control jurisdiction pursuant to this Agreement shall be in addition to that authority presently exercised by County over the District Roads and nothing herein shall be construed to limit or remove any such authority. The County agrees to continue to provide such police and fire services as are required by law.

5. **Compensation.** District shall compensate Sheriff for the services performed under this Agreement that are reasonably determined by the Sheriff to exceed normal traffic enforcement activities, at an hourly rate reasonably determined by the Sheriff.

6. **Retainage of Revenues.** All revenue from the fines, costs and penalties imposed by the traffic citations issued for violation of traffic laws on the District Roads shall be apportioned in the manner set forth in applicable statutes.

7. **Liability not Increased.** Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the County or Sheriff than that which the County or Sheriff would ordinarily be subjected to when providing its normal police services.

8. **Indemnification/Insurance.** To the fullest extent permitted by law, District shall indemnify, defend, and hold the County and Sheriff (including all of their officers, employees and agents) harmless from any loss, cost, damage or expense, including attorneys' fees, for any action arising out of, related to, or stemming from, either directly or indirectly, the enforcement activities provided through this Agreement, or the maintenance, repair and/or reconstruction of any roads, road drainage or signage. To ensure its ability to fulfill its obligation under this paragraph, District shall maintain General Liability insurance in the minimum amount of One Million dollars (\$1,000,000), and shall file with the County current certificates of the required insurance providing a 30-day advance written notice of cancellation. Such insurance shall (a) name the County and Sheriff as additional insureds as it relates to activities conducted pursuant to this contract and (b) be issued by companies authorized to do business under the laws of the State of Florida and acceptable to the County. Evidence (e.g., binder) of compliant insurance is attached as Exhibit "D."

9. **Road Maintenance.** Neither the existence of this Agreement nor anything contained

herein shall impose any obligation or duty upon the County to provide maintenance on and/or drainage of the District Roads. The maintenance, repair and construction or reconstruction of all roads, drainage and signage within the District shall at all times be solely and exclusively the responsibility of the District.

10. **Term.** The term of this Agreement shall be for one year, commencing on the date of the execution by the last of the two parties signing hereto, and this Agreement shall thereafter automatically continue for successive one year terms unless terminated by any party by thirty (30) days written notice to the other parties. The provisions of Paragraph 8 herein shall survive the termination of this Agreement.

11. **Entire Agreement.** This Agreement, including all Exhibits attached hereto, constitutes the entire understanding and agreement between the parties and may not be changed, altered, or otherwise modified except when reduced to writing and executed in the same manner, with approval by the Board of County Commissioners.

12. **Notice.** All notices to be given shall be in writing and sent by certified mail, return receipt requested, to the following addresses:

As to County: St. Johns County Administrator
 4020 Lewis Speedway
 St. Augustine, FL 32084

Copy to: St. Johns County Attorney's Office
 4020 Lewis Speedway
 St. Augustine, FL 32084

As to Sheriff: St. Johns County Sheriff's Office
 4015 Lewis Speedway
 St. Augustine, FL 32084

As to District: _____
 c/o _____

 [Name and Mailing Address]

Copy to: _____
 c/o _____

 [Legal counsel (if known)]

13. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgement pages may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

COUNTY ADMINISTRATOR
ST. JOHNS COUNTY, FLORIDA

By: _____
Hunter Conrad, County Administrator

DATE: _____

ATTEST: Brandon Patty, Clerk

By: _____
Deputy Clerk

ST. JOHNS COUNTY SHERIFF'S OFFICE
ST. JOHNS COUNTY, FLORIDA

By: _____
Robert A. Hardwick, Sheriff

DATE: _____

DISTRICT

_____ (Signature)

By: _____ (Print Name)

Title: _____

Date: _____

Witness

_____ (Signature)

_____ (Print Name)

Witness

_____ (Signature)

_____ (Print Name)

EXHIBIT "A"
DISTRICT ROADS
Legal Description

EXHIBIT “B”
TRAFFIC STUDY; SIGNAGE

*The following procedures are intended to provide the applicant with sufficient information to meet the requirements of Paragraph 3 of the Agreement titled: **Traffic Study; Signage.***

SECTION I - SUBDIVISION SIGNING AND MARKING PLAN

The applicant should contact the Records Management Officer at (904) 209-0706 and request the as-built subdivision file from the official records. The original plans for the subdivision may not have signing and marking plan. *If a signing and marking plan does not exist, a provision to establish a plan will need to be included in the engineering scope of services.*

SECTION II - ENGINEERING SERVICES

A Professional Engineer registered in the State of Florida shall provide engineering services. The applicant should seek professional services of an engineering firm that has expertise in Traffic Engineering. The engineering firm that designed the subdivision may have expertise in this field. If not, the Traffic Operations Section will provide the applicant with a list of consulting firms known to have experience in Traffic Engineering. Fees for professional services and expenses associated with the requirements of Paragraph 3 of the agreement will be the responsibility of the applicant.

SECTION III - ENGINEERING STUDY

The Engineering Study will consist of a Traffic Study Outline, Traffic Study Report, and Certified Signing Plan. The Traffic Study Outline will contain the proposed study methods and standards to be employed by the consultant, and shall reference applicable sections of the Manual on Uniform Traffic Control Devices. Approval of the study outline by Traffic Operations must be obtained prior to proceeding with field investigations.

Speed Limits must be established in accordance with Chapter 316 of the Florida Statutes. The methodology for establishing speed limits can be found in the Manual of Speed Zoning for Highways, Roads and Streets in Florida, published by the Florida Department of Transportation. Study methods for establishing speed limits will also be including in the Traffic Study Outline.

Golf Cart Use

Certain streets may be designated for golf cart use after a determination is made by your engineer, and confirmed by the County Traffic Operations that golf carts may safely travel on or cross the public road or street, considering factors including speed, volume and character of motor vehicle traffic using the road or street. With the exception of speed limits, the study procedures for golf cart use will follow the engineering study requirements in Section II, Engineering Services and Section III, Engineering Study.

A certification statement will be printed on the Signing Plan (see format below), which shall be affixed with the seal and signature of a Professional Engineer, registered in the State of Florida.

Traffic Control Plan Certification

DISTRICT _____

This plan is an accurate representation of the type and location of each traffic control sign or device at the time of certification. Each sign or device shown herein has been field inspected and verified to be in conformance with the Manual on Uniform Traffic Control Devices. Speed limits as posted, have been established in accordance with Florida Statute 316.

**Seal & Signature of
Professional Engineer**

FINAL SUBMITTAL

The applicant will submit the Certified Traffic Control Plan and Engineering Report to the Traffic Operations Section, 2470 Industry Center Road, St Augustine, Florida 32084. Following approval by the County Engineer, the applicant may proceed with completing the remaining requirements of the agreement.

If additional information or clarification is needed, please contact Greg Kennedy, Traffic Operations Manager at (904) 209-0178.

EXHIBIT "C"
TRAFFIC CONTROL AGREEMENT
AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me the undersigned authority, personally appeared (print name)
_____, who after being duly sworn, states as follows:

1. My name is (print name) _____, my
position/title is (position/title with District/HOA) _____. I
base my statements in this affidavit on my personal knowledge.

2. To the best of my knowledge, all the roadways within the property
description attached as Exhibit A to the Traffic Control Agreement are owned by
(name of District/HOA) _____.

Further affiant sayeth not.

(affiant signature)

Subscribed and sworn (or affirmed) to me on (date) _____, (print
name of affiant) _____, who is personally known to me or
who has produced _____ as identification.

Notary Public, State of Florida

Print, type or stamp commissioned name of
Notary Public
Commission Number: _____
Commission Expires: _____

EXHIBIT "D"
(ATTACH INSURANCE BINDER)

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

11

Shaw's Land Clearing, LLC

2762 W. Beaver St.
 Jacksonville, FL 32254
 (904) 387-1804
 (904) 388-9277 Fax

Estimate

Date	Estimate #
7/6/2021	10575

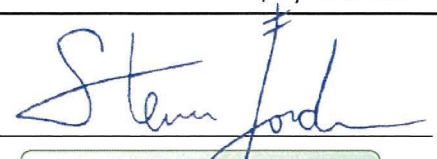
Bill To
Twin Creeks Development Steve Jordan 209 Broomsedge Circle St. Augustine, FL 32095

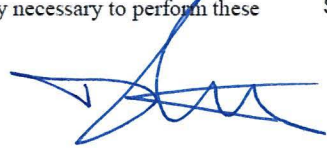
Rep	P.O. No.	Terms	Phone #	JOB LOCATION
Bern		Due on Comp...	657..3279	209 Broomsedge C...

Description	Total
We propose to furnish all equipment and labor to perform the following: Provide professional climber and tree crew to perform the following: OPTION 1: Cut down dead pine tree, leaving all debris in wooded area behind where tree is located, leaving stump cut low	850.00
OPTION 2: Cut down dead pine tree, hauling all debris off site, leaving stump cut low	1,250.00
OPTION 3: Grind one stump leaving mulch on site	175.00
Total	\$2,275.00

Payment of services due when rendered. Interest of 1.5% per month is charged on balance over 30 days. Customer agrees to pay all court costs and attorney fees. Shaw's Land Clearing shall not be responsible for damage to any private or accompanying sub-surface or any route reasonably necessary to perform these services.

Signature




 7/9/2021
 District Manager

APPROVED
 By Steven Jordan at 1:11 pm, Jul 09, 2021

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

12A

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2021**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 115,713	\$ -	\$ -	\$ 115,713
Undeposited funds	-	17,132	-	17,132
Investments				
Reserve 2016 A-1	-	205,438	-	205,438
Reserve 2016 A-2	-	157,683	-	157,683
Reserve 2016 A-3	-	273,358	-	273,358
Revenue 2016 A-1	-	297,168	-	297,168
Revenue 2016 A-2	-	9,436	-	9,436
Revenue 2016 A-3	-	161,148	-	161,148
Interest 2016 A-1	-	1	-	1
Interest 2016 A-3	-	1	-	1
Prepayment 2016 A-1	-	36,742	-	36,742
Prepayment 2016 A-2	-	19,338	-	19,338
Principal 2016A-1	-	1	-	1
Construction 2015 BAN	-	-	1,947	1,947
Construction 2016 A-1	-	-	8,735	8,735
Construction 2016 A-2	-	-	3,099	3,099
Construction 2016 A-3	-	-	11,645	11,645
Due from Twin Creeks Ventures	7,829	-	-	7,829
Due from LGI Homes	5,973	-	-	5,973
Due from general fund	-	10,887	-	10,887
Interest receivable	-	9	-	9
Total assets	<u>\$ 129,515</u>	<u>\$ 1,188,342</u>	<u>\$ 25,426</u>	<u>\$ 1,343,283</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Twin Creeks Ventures	\$ -	\$ 186,451	\$ -	\$ 186,451
Due to Lennar Homes	467	2,156	-	2,623
Due to debt service fund 2016 A-1	6,501	-	-	6,501
Due to debt service fund 2016 A-3	4,386	-	-	4,386
Developer advance	2,500	-	-	2,500
Total liabilities	<u>13,854</u>	<u>188,607</u>	<u>-</u>	<u>202,461</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	13,802	9	-	13,811
Total deferred inflows of resources	<u>13,802</u>	<u>9</u>	<u>-</u>	<u>13,811</u>
Fund balances:				
Restricted for:				
Debt service	-	999,726	-	999,726
Capital projects	-	-	25,426	25,426
Unassigned	101,859	-	-	101,859
Total fund balances	<u>101,859</u>	<u>999,726</u>	<u>25,426</u>	<u>1,127,011</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 129,515</u>	<u>\$ 1,188,342</u>	<u>\$ 25,426</u>	<u>\$ 1,343,283</u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 91,690	\$ 91,427	100%
Lot closing	-	3,809	-	N/A
Total revenues	<u>-</u>	<u>95,499</u>	<u>91,427</u>	104%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,306	0%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	1,918	4,307	7,500	57%
Engineering	-	-	1,000	0%
Audit	3,800	3,800	3,500	109%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	833	1,000	83%
Trustee	-	10,500	10,500	100%
Telephone	17	167	200	84%
Postage	15	168	500	34%
Printing & binding	42	417	500	83%
Legal advertising	-	108	1,200	9%
Annual special district fee	-	175	175	100%
Insurance	-	8,782	8,976	98%
Contingencies/bank charges	10	484	500	97%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>9,885</u>	<u>70,446</u>	<u>89,522</u>	79%
Other fees & charges				
Tax collector	-	1,834	1,905	96%
Total other fees & charges	<u>-</u>	<u>1,834</u>	<u>1,905</u>	96%
Total expenditures	<u>9,885</u>	<u>72,280</u>	<u>91,427</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	(9,885)	23,219	-	
Fund balances - beginning	111,744	78,640	84,437	
Fund balances - ending	<u>\$ 101,859</u>	<u>\$ 101,859</u>	<u>\$ 84,437</u>	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015 BANS & 2016 BONDS
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net - 2016A-1	\$ -	\$ 405,894	\$ 681,625	60%
Assessment levy: off-roll - 2016A-3	-	273,828	-	N/A
Assessment prepayments	34,265	68,531	-	N/A
Interest - 2016 A-1	3	37	-	N/A
Interest - 2016 A-2	2	15	-	N/A
Interest - 2016 A-3	4	32	-	N/A
Lot closing	-	3,168	-	N/A
Total revenues	<u>34,274</u>	<u>751,505</u>	<u>681,625</u>	110%
EXPENDITURES				
Principal - 2016A-1	-	100,000	105,000	95%
Principal prepayment - 2016A-1	-	85,000	-	N/A
Principal - 2016A-3	-	60,000	60,000	100%
Interest - 2016A-1	-	292,814	294,536	99%
Interest - 2016A-3	-	211,450	211,450	100%
Total expenditures	<u>-</u>	<u>749,264</u>	<u>670,986</u>	112%
Other fees and charges				
Tax collector	-	13,594	8,742	156%
Refund of residual A-2 balances	-	9	-	N/A
Total other fees and charges	<u>-</u>	<u>13,603</u>	<u>8,742</u>	156%
Total expenditures	<u>-</u>	<u>762,867</u>	<u>679,728</u>	112%
Excess/(deficiency) of revenues over/(under) expenditures	34,274	(11,362)	1,897	-599%
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(2,275)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(2,275)</u>	<u>-</u>	N/A
Net change in fund balances	34,274	(13,637)	1,897	
Fund balance - beginning	965,452	1,013,363	914,134	
Fund balance - ending	<u>\$ 999,726</u>	<u>\$ 999,726</u>	<u>\$ 916,031</u>	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2015 BANS & 2016 BONDS
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest - 2016 A-1	-	1
Total revenues	-	1
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	2,275
Total other financing sources/(uses)	-	2,275
Net change in fund balances	-	2,276
Fund balances - beginning	25,426	23,150
Fund balances - ending	\$ 25,426	\$ 25,426

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

12B

DRAFT

**MINUTES OF MEETING
CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Regular Meeting on May 18, 2021, at 12:00 p.m., in the St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084.

Present at the meeting, were:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Cora DiFiore (via telephone)	Assistant Secretary
Jared Bouskila	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Michael Woods (via telephone)	District Counsel
Neal Brockmeier (via telephone)	District Engineer
Sherry McNees	Evergreen POA Manager
Steve Jordan	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 12:15 p.m. He noted that no members of the public were present and that a notice was posted at the meeting location, in advance of today's meeting, indicating the meeting would commence at noon instead of 11:00 a.m.

Supervisors John Kinsey, Bryan Kinsey and Jared Bouskila were present, in person. Supervisor Cora DiFiore was attending via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

38 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2021-01,**
 39 **Declaring a Vacancy in Seat 3 on the Board**
 40 **of Supervisors; and Providing for an**
 41 **Effective Date**
 42

43 Mr. Wrathell presented Resolution 2021-01. He noted Mr. Pat Coomer, who was
 44 previously appointed to Seat 3, declined his appointment to the Board.
 45

46 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 47 **favor, Resolution 2021-01, Declaring a Vacancy in Seat 3 on the Board of**
 48 **Supervisors; and Providing for an Effective Date, was adopted.**
 49

50
 51 **FOURTH ORDER OF BUSINESS** **Consider Appointment to Fill Vacant Seat 3**
 52 **(term expires November 2022)**
 53

54 Mr. John Kinsey nominated Mr. Steven Jordan to fill the unexpired term of Seat 3. No
 55 other nominations were made.
 56

57 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 58 **favor, the appointment of Mr. Steven Jordan to Seat 3, term expires November**
 59 **2022, was approved.**
 60

61
 62 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be***
 63 ***provided in a separate package*)**

64 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the
 65 Oath of Office to Mr. Jordan. Mr. Jordan was already familiar with following items:

- 66 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
- 67 **Employees**
- 68 **II. Membership, Obligations and Responsibilities**
- 69 **III. Financial Disclosure Forms**
 - 70 **a. Form 1: Statement of Financial Interests**
 - 71 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - 72 **c. Form 1F: Final Statement of Financial Interests**

73 IV. Form 8B – Memorandum of Voting Conflict

74 B. Consideration of Resolution 2021-02 Designating a Chair, a Vice Chair, a Secretary,
75 Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Creekside at Twin
76 Creeks Community Development District, and Providing for an Effective Date

77 Mr. Wrathell presented Resolution 2021-02. Mr. Bryan Kinsey nominated the following
78 slate of officers:

79	Chair	John Kinsey
80	Vice Chair	Bryan Kinsey
81	Secretary	Craig Wrathell
82	Assistant Secretary	Steven Jordan
83	Assistant Secretary	Jared Bouskila
84	Assistant Secretary	Cora DiFiore
85	Assistant Secretary	Daniel Rom
86	Treasurer	Craig Wrathell
87	Assistant Treasurer	Jeff Pinder

88 No other nominations were made.

89

90 **On MOTION by Mr. John Kinsey and seconded by Mr. Bouskila, with all in**
91 **favor, Resolution 2021-02 Designating a Chair, a Vice Chair, a Secretary,**
92 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Creekside**
93 **at Twin Creeks Community Development District, as nominated, and Providing**
94 **for an Effective Date, was adopted.**

95

96

97 **FIFTH ORDER OF BUSINESS**

**Discussion: Maintenance and Ownership
Maps of CDD Assets**

98

99

100 Mr. Wrathell presented the following maps prepared by Mr. Brockmeier, which Mr.
101 Woods would use as exhibits in the close out documents:

- 102 ➤ The Maintenance Responsibility Map: Highlighted CDD versus HOA responsibilities, per
- 103 the plat. An agreement between the District and the HOA existed over the years whereby the
- 104 HOA budgets and collects revenue for the operation and maintenance (O&M) of CDD-owned
- 105 improvements.

106 ➤ The Ownership Map: Highlights areas dedicated to the HOA, CDD and St. Johns County.
 107 Mr. Wrathell noted that the CDD and Developer received a letter from the HOA
 108 regarding questions posed by residents and stated WHA and the Developer would coordinate
 109 the responses to those letters.

110 Mr. Brockmeier was asked to include a note in the legend of both maps indicating that
 111 the HOA has maintenance responsibility for the landscape within the CDD roadway right-of-
 112 ways (ROWS).

113

114 **SIXTH ORDER OF BUSINESS**

**Consider Designation of Steven Jordan as
CDD Field Operations Liaison**

115

116

117 Mr. Wrathell discussed designating Mr. Jordan as the CDD Field Operation Liaison and
 118 noted that the Twin Creeks North CDD (TCNCDD) designated him as its Field Operations Liaison.
 119 Mr. Wrathell stated that Mr. Jordan was not being separately compensated to serve as liaison
 120 over field operations issues on the CDD’s behalf.

121

<p>122 On MOTION by Mr. Bryan Kinsey and seconded by Mr. Bouskila, with all in 123 favor, designation of Mr. Steven Jordan as the CDD Field Operations Liaison, 124 was approved.</p>
--

122

123

124

125

126

127 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03,
Approving a Proposed Budget for Fiscal
Year 2021/2022 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

128

129

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135

136 Mr. Wrathell presented Resolution 2021-03. He explained the annual budget
 137 preparation, deliberation, public hearing and adoption process and reviewed the proposed
 138 Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments,
 139 compared to the Fiscal Year 2021 budget, and the reasons for any adjustments.

140 As the CDD’s operating costs were being reviewed with the HOA and the HOA was
 141 transitioning to the homeowners, the Board choose to keep the new “Field operations” line
 142 items in and approve the proposed Fiscal Year 2022 budget recognizing that adjustments could
 143 be made up to the hearing date and that it might be necessary to send Truth-in-Millage (TRIM)
 144 Notices.

145 The following Change was made to Resolution 2021-03:
 146 HOUR: Change “11:00 A.M.” TO “11:45 A.M.”
 147

148 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 149 **favor, Resolution 2021-03, as amended, Approving a Proposed Budget for Fiscal**
 150 **Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law**
 151 **on September 7, 2021 at 11:45 a.m., at St. Augustine Outlets Community**
 152 **Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084; Addressing**
 153 **Transmittal, Posting and Publication Requirements; Addressing Severability;**
 154 **and Providing an Effective Date, was adopted.**

155
 156
 157 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2021-04,**
 158 **Designating Dates, Times and Locations for**
 159 **Regular Meetings of the Board of**
 160 **Supervisors of the District for Fiscal Year**
 161 **2021/2022 and Providing for an Effective**
 162 **Date**
 163

164 Mr. Wrathell presented Resolution 2021-04. The following change was made to the
 165 Fiscal Year 2022 Meeting Schedule:

166 TIME: Change “11:00 A.M.” to “11:45 A.M.”
 167

168 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 169 **favor, Resolution 2021-04, Designating Dates, Times and Locations for Regular**
 170 **Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022,**
 171 **as amended, and Providing for an Effective Date, was adopted.**

172
 173
 174 **NINTH ORDER OF BUSINESS** **Consideration of First Amendment to**
 175 **Collateral Assignment and Assumption of**
 176 **Development and Contract Rights Relating**

177 to Assessment Area One of the Creekside
 178 at Twin Creeks Community Development
 179 District
 180

181 Mr. Woods stated that the documents for the Ninth, Tenth, Eleventh, Twelfth,
 182 Thirteenth and Fourteenth Orders of Business were done to address the boundaries that were
 183 adjusted for Assessment Areas One and Two and the subsequent documents going along with
 184 that made reference to those exhibits in the documents. This was being done to true-up and
 185 ensure that the legal descriptions match.

186 The Ninth, Tenth, Eleventh, Twelfth, Thirteenth and Fourteenth Orders of Business were
 187 approved in one motion.

188
 189 **TENTH ORDER OF BUSINESS** **Consideration of First Amendment to**
 190 **Collateral Assignment and Assumption of**
 191 **Development and Contract Rights Relating**
 192 **to Assessment Area Two of the Creekside**
 193 **at Twin Creeks Community Development**
 194 **District**

195
 196 This item was addressed during the Ninth Order of Business.

197
 198 **ELEVENTH ORDER OF BUSINESS** **Consideration of First Amendment to**
 199 **Acquisition Agreement**

200
 201 This item was addressed during the Ninth Order of Business.

202
 203 **TWELFTH ORDER OF BUSINESS** **Consideration of First Amendment to**
 204 **Declaration of Consent to Jurisdiction of**
 205 **Creekside at Twin Creeks Community**
 206 **Development District and to Impose**
 207 **Special Assessments**

208
 209 This item was addressed during the Ninth Order of Business.

210
 211 **THIRTEENTH ORDER OF BUSINESS** **Consideration of First Amendment to**
 212 **Agreement Between Creekside at Twin**
 213 **Creeks Community Development District**

214 and Twin Creek Ventures LLC Regarding
 215 the True-Up and Payment of Series 2016A
 216 Special Assessments

217
 218 This item was addressed during the Ninth Order of Business.

219
 220 **FOURTEENTH ORDER OF BUSINESS** **Consideration of First Amendment to**
 221 **Completion Agreement**

222
 223 This item was addressed during the Ninth Order of Business.

224
 225 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 226 **favor, the First Amendment to Collateral Assignment and Assumption of**
 227 **Development and Contract Rights Relating to Assessment Area One of the**
 228 **Creekside at Twin Creeks Community Development District, First Amendment**
 229 **to Collateral Assignment and Assumption of Development and Contract Rights**
 230 **Relating to Assessment Area Two of the Creekside at Twin Creeks Community**
 231 **Development District, First Amendment to Acquisition Agreement, First**
 232 **Amendment to Declaration of Consent to Jurisdiction of Creekside at Twin**
 233 **Creeks Community Development District and to Impose Special Assessments,**
 234 **First Amendment to Agreement Between Creekside at Twin Creeks Community**
 235 **Development District and Twin Creek Ventures LLC Regarding the True-Up and**
 236 **Payment of Series 2016A Special Assessments and First Amendment to**
 237 **Completion Agreement, were approved.**

238
 239
 240 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Temporary Construction**
 241 **Easement (Creekside at Twin Creeks CDD**
 242 **to Twin Creeks Ventures LLC**

243
 244 Mr. Woods presented the Temporary Construction Easement for approval. He
 245 confirmed this was for the final lift of asphalt and that the Developer is funding the balance, as
 246 bond proceeds were depleted.

247
 248 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 249 **favor, the Temporary Construction Easement between Creekside at Twin**
 250 **Creeks CDD and Twin Creeks Ventures LLC, was approved.**

251
 252

253 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Bill of Sale and**
 254 **Assignment of Personal Property (Twin**
 255 **Creeks Ventures LLC to Creekside at Twin**
 256 **Creeks CDD)**
 257

258 Mr. Woods presented the Bill of Sale and Assignment of Personal Property to the CDD,
 259 as describe and outlined in the Exhibit. The document effectively catches or cleans up those
 260 items that may have otherwise been addressed through a plat or true-up. Mr. Wrathell stated
 261 he would contact Mr. Watts regarding the question raised on whether the property should be
 262 deeded to the CDD and work with Mr. Bryan Kinsey to finalize and execute before the next
 263 meeting.

264
 265 **On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in**
 266 **favor, the Bill of Sale and Assignment of Personal Property from Twin Creeks**
 267 **Ventures LLC to Creekside at Twin Creeks CDD, for items described in Exhibit A,**
 268 **in substantial form, was approved.**

269
 270
 271 **SEVENTEENTH ORDER OF BUSINESS** **CONSENT AGENDA ITEMS**
 272

- 273 **A. Acceptance of Unaudited Financial Statements as of March 31, 2021**
- 274 **B. Approval of September 1, 2020 Virtual Public Hearing and Meeting Minutes**

275 Mr. Wrathell presented the Consent Agenda Items. As a result of his conversation with
 276 Mr. Bryan Kinsey, prior to the meeting, Accounting was reviewing the “Due from Developer”
 277 line items in the Unaudited Financial Statements, which he believed may be overstated, and
 278 was also researching them for Twin Creeks North CDD, as well.

279
 280 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 281 **favor, the Consent Agenda Items, as presented, were accepted and approved.**

282
 283
 284 **EIGHTEENTH ORDER OF BUSINESS** **Staff Reports**
 285

- 286 **A. District Counsel: *Cobb Cole***

287 There was no report.

288 B. District Engineer: *Prosser, Inc.*

289 There was no report.

290 C. Field Operations Liaison

291 There was no report.

292 D. District Manager: *Wrathell, Hunt and Associates, LLC*

293 I. 713 Registered Voters in District as of April 15, 2021

294 There were 713 registered voters residing within the District as of April 15, 2021.

295 II. NEXT MEETING DATE: July 20, 2021 at 11:00 A.M.

296 • QUORUM CHECK

297 The next meeting would be held July 20, 2021 at 11:00 A.M., unless cancelled.

298

299 NINETEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

300

301 Mr. Bouskila asked for the status of the Annual Audit Statements for the Fiscal Year
302 ended September 30, 2020. Mr. Wrathell stated that the Audit was in progress and would be
303 included in the next agenda; he would also forward the Audit to Mr. Bouskila upon receipt.

304

305 TWENTIETH ORDER OF BUSINESS

Public Comments

306

307 There were no public comments.

308

309 TWENTY-FIRST ORDER OF BUSINESS

Adjournment

310

311 There being no further business to discuss, the meeting adjourned.

312

313 On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in
314 favor, the meeting adjourned at 12:42 p.m.

315

316

317

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

13D

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

*St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25,
St. Augustine, Florida 32084*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 16, 2021	Regular Meeting	11:45 A.M.
January 18, 2022	Regular Meeting	11:45 A.M.
March 15, 2022	Regular Meeting	11:45 A.M.
May 17, 2022	Regular Meeting	11:45 A.M.
July 19, 2022	Regular Meeting	11:45 A.M.
September 13, 2022	Public Hearing and Regular Meeting	11:45 A.M.