

# **CREEKSIDE AT TWIN CREEKS**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 22, 2023**

**BOARD OF SUPERVISORS  
PUBLIC HEARING AND  
REGULAR MEETING  
AGENDA**

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

# 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 15, 2023

**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

Dear Board Members:

The Board of Supervisors of the Creekside at Twin Creeks Community Development District will hold a Public Hearing and Regular Meeting on August 22, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion Item(s)
  - A. Lake Bank Erosion
  - B. Berm Flooding Remediation Behind Silver Sage
  - C. Miscellaneous Matters
4. Public Hearing on Adopting of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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
6. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

- 7. Consideration of Resolution 2023-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022
- 8. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of July 31, 2023
  - B. Approval of May 23, 2023 Regular Meeting Minutes
- 9. 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: September 26, 2023 at 12:15 PM

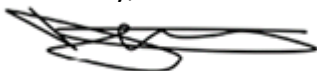
○ QUORUM CHECK

SEAT 1	JOHN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BRYAN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ANDREW P STURM SR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JARED BOUSKILA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JAMES W HAGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

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

Sincerely,



Daniel Rom  
 District Manager

**FOR BOARD AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 528 064 2804**

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**CREEKSIDE AT TWIN CREEKS CDD**

Creekside at Twin Creeks CDD Board of Supervisors,

Provided below please find information regarding three separate concerns of pond bank erosion shared with me by Residents.

**1. 432 SWEET OAK WAY**

- a. Spoke with resident on 8/15: did not notice any drainage like other areas. Says that there is a natural slope between the two homes that has caused a crevasse and natural downhill flow of water when raining.

Good morning,

I wanted to follow-up on a possible plan of action and timeline (if any) on the embankment erosion at my residence in the Creekside Community, 432 Sweet Oak Way, Saint Augustine, Florida. Since we last corresponded, the erosion was so bad that I believed there to be safety issues, so I brought in some fill dirt to level the ground. Within a short few weeks, the erosion continued, and is expanding further into my yard (pictured below). I have growing concerns about the safety and building hazard this poses, and I humbly submit that a retention wall maybe the only resolution.



CREEKSIDE AT TWIN CREEKS CDD

**2. 269 & 245 SILVER REEF LN**

- a. Mentioned to resident(s) June 6, 2023 that the erosion issue seems to be stemming from the private property drain installed onto CDD-owned land. The drain was initially installed on their private property, but after complaints to Builder about it on their property, Builder relocated it to outside of property line as depicted below. The residents toured the surrounding lake area and provide this below response:

Daniel,

I walked the bank and it appears all other drains terminate in the pond, eliminating this type of problem.



**CREEKSIDE AT TWIN CREEKS CDD**

**3. 590 BROOMSEDGE CIR**

- a. Resident reached out with picture of pond bank not linear/similar to rest of lake.

Hello,

I was informed that you are the person to contact regarding any pond-bank issues in the Creekside at Twin Creeks Community.

We are at 590 Broomsedge and have some concerns regarding our bank as it seems to be collapsing close to the water. I have attached a few pictures for you to review and see if any repairs need to be done. Please let me (us) know if you need additional information!!



----- END -----



**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

# LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Creekside At Twin Creeks Cdd  
Creekside At Twin Creeks Cdd  
2300 Glades Rd, Ste 410W

Boca Raton FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

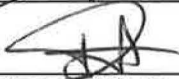
08/04/2023, 08/11/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/11/2023



Legal Clerk



Notary, State of WI, County of Brown

10-25-26

My commission expires

Publication Cost: \$206.72

Order No: 9112569

# of Copies:

Customer No: 765276

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2023/2024  
BUDGET; AND NOTICE OF  
REGULAR BOARD OF  
SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Creekside at Twin Creeks Community Development District ("District") will hold a public hearing on August 22, 2023 at 12:15 p.m., at Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.creeksideatwincreeks-cdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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  
Pub: Aug 4 & 11, 2023; #9112569

RYAN SPELLER  
Notary Public  
State of Wisconsin

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

## RESOLUTION 2023-05

### 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, 2023, AND ENDING SEPTEMBER 30, 2024; 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 1<sup>st</sup> 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, 2024,” as adopted by the Board of Supervisors on September 7, 2023.
- 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, 2023 and ending September 30, 2024, the sum of \$835,672 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	\$155,121
TOTAL DEBT SERVICE FUND - SERIES 2016A-1, A-2 and A-3	<u>\$680,551</u>
<b>TOTAL ALL FUNDS</b>	<b>\$835,672</b>

**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 \$15,000 or 15% 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 22ND DAY OF AUGUST, 2023.**

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A: Fiscal Year 2023/2024 Budget**

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**



**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
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**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 161,584				\$ 161,584
Allowable discounts (4%)	(6,463)				(6,463)
Assessment levy: on-roll - net	155,121	\$153,538	\$ 1,583	\$ 155,121	155,121
Total revenues	155,121	153,538	1,583	155,121	155,121
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	861	5,598	6,459	6,459
Management/accounting/recording	49,440	24,000	25,440	49,440	49,440
Legal	10,000	776	9,224	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	3,700	-	3,700	3,700	3,900
Arbitrage rebate calculation	750	1,000	-	1,000	1,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	10,500	7,000	3,500	10,500	10,500
Telephone	200	100	100	200	200
Postage	500	113	387	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	445	755	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	10,300	9,771	529	10,300	10,750
Contingencies/bank charges	750	3	747	750	750
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	3,232	3,067	165	3,232	3,232
Total professional & administrative	104,621	48,766	56,105	104,871	105,521
<b>Field operations</b>					
Landscape maintenance	16,000	-	16,000	16,000	16,000
Lake bank maintenance	20,000	-	-	-	20,000
Wetland maintenance	12,500	-	7,200	7,200	12,500
Preserve Tree maintenance	-	12,231	(12,231)	-	-
Total field operations	48,500	12,231	10,969	23,200	48,500
Total expenditures	153,121	60,997	67,074	128,071	154,021
Net increase/(decrease) of fund balance	2,000	92,541	(65,491)	27,050	1,100
Fund balance - beginning (unaudited)	78,005	132,224	224,765	132,224	159,274
Fund balance - ending (projected)	\$ 80,005	\$ 224,765	\$ 159,274	\$ 159,274	\$ 160,374

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,459
<p style="margin-left: 20px;">Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording	49,440
<p style="margin-left: 20px;"><b>Wrathell, Hunt and Associates, LLC</b> (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.</p>	
Legal	10,000
<p style="margin-left: 20px;">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.</p>	
Engineering	5,000
<p style="margin-left: 20px;">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.</p>	
Audit	3,900
<p style="margin-left: 20px;">Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p style="margin-left: 20px;">To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p style="margin-left: 20px;">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 &amp; Associates serves as dissemination agent.</p>	
Trustee	10,500
<p style="margin-left: 20px;">Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p style="margin-left: 20px;">Telephone and fax machine.</p>	
Postage	500
<p style="margin-left: 20px;">Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p style="margin-left: 20px;">Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,200
<p style="margin-left: 20px;">The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p style="margin-left: 20px;">Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	10,750
<p style="margin-left: 20px;">The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	750
Website maintenance	
<p style="margin-left: 20px;">Hosting</p>	
	705
<p style="margin-left: 20px;">ADA compliance</p>	
	210
Tax collector	3,232
Landscape maintenance	16,000
<p style="margin-left: 20px;">CDD owned tracts on sides of TC Dr. at the southern entrance to Creekside</p>	
Lake bank maintenance	20,000
Wetland maintenance	12,500
Total expenditures	<u><u>\$ 154,021</u></u>

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll - 2016A1	\$ 417,500				\$ 415,104
Special assessment - on-roll - 2016A3	293,803				293,803
Allowable discounts (4%)	(28,452)				(28,356)
Assessment levy: net	682,851	\$ 675,278	\$ 7,573	\$ 682,851	680,551
Assessment prepayments	-	26,990	-	26,990	-
Interest - 2016A1	-	7,086	-	7,086	-
Interest - 2016A2	-	339	-	339	-
Interest - 2016A3	-	6,396	-	6,396	-
Total revenues	<u>682,851</u>	<u>716,089</u>	<u>7,573</u>	<u>723,662</u>	<u>680,551</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 2016A1	110,000	110,000	-	110,000	115,000
Principal prepayment - 2016A1	-	15,000	10,000	25,000	-
Principal - 2016A3	65,000	65,000	-	65,000	70,000
Interest - 2016A1	279,005	140,980	137,819	278,799	272,437
Interest - 2016A3	204,756	103,231	101,525	204,756	201,213
Total debt service	<u>658,761</u>	<u>434,211</u>	<u>249,344</u>	<u>683,555</u>	<u>658,650</u>
<b>Other fees &amp; charges</b>					
Tax collector	14,226	13,488	738	14,226	14,178
Total other fees & charges	<u>14,226</u>	<u>13,488</u>	<u>738</u>	<u>14,226</u>	<u>14,178</u>
Total expenditures	<u>672,987</u>	<u>447,699</u>	<u>250,082</u>	<u>697,781</u>	<u>672,828</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,864	268,390	(242,509)	25,881	7,723
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(3,305)	3,305	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,305)</u>	<u>3,305</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	9,864	265,085	(239,204)	25,881	7,723
Beginning fund balance (unaudited)	973,482	987,456	1,252,541	987,456	1,013,337
Ending fund balance (projected)	<u>\$ 983,346</u>	<u>\$1,252,541</u>	<u>\$1,013,337</u>	<u>\$ 1,013,337</u>	<u>1,021,060</u>
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2024					(429,576)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 104,424</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>
11/01/23	115,000.00	4.625%	137,548.13	252,548.13
05/01/24	-		134,888.75	134,888.75
11/01/24	120,000.00	4.625%	134,888.75	254,888.75
05/01/25	-		132,113.75	132,113.75
11/01/25	125,000.00	4.625%	132,113.75	257,113.75
05/01/26	-		129,223.13	129,223.13
11/01/26	130,000.00	4.625%	129,223.13	259,223.13
05/01/27	-		126,216.88	126,216.88
11/01/27	135,000.00	4.625%	126,216.88	261,216.88
05/01/28	-		123,095.00	123,095.00
11/01/28	145,000.00	5.250%	123,095.00	268,095.00
05/01/29	-		119,288.75	119,288.75
11/01/29	150,000.00	5.250%	119,288.75	269,288.75
05/01/30	-		115,351.25	115,351.25
11/01/30	155,000.00	5.250%	115,351.25	270,351.25
05/01/31	-		111,282.50	111,282.50
11/01/31	165,000.00	5.250%	111,282.50	276,282.50
05/01/32	-		106,951.25	106,951.25
11/01/32	175,000.00	5.250%	106,951.25	281,951.25
05/01/33	-		102,357.50	102,357.50
11/01/33	185,000.00	5.250%	102,357.50	287,357.50
05/01/34	-		97,501.25	97,501.25
11/01/34	195,000.00	5.250%	97,501.25	292,501.25
05/01/35	-		92,382.50	92,382.50
11/01/35	205,000.00	5.250%	92,382.50	297,382.50
05/01/36	-		87,001.25	87,001.25
11/01/36	215,000.00	5.250%	87,001.25	302,001.25
05/01/37	-		81,357.50	81,357.50
11/01/37	230,000.00	5.250%	81,357.50	311,357.50
05/01/38	-		75,320.00	75,320.00
11/01/38	240,000.00	5.600%	75,320.00	315,320.00
05/01/39	-		68,600.00	68,600.00
11/01/39	250,000.00	5.600%	68,600.00	318,600.00
05/01/40	-		61,600.00	61,600.00
11/01/40	265,000.00	5.600%	61,600.00	326,600.00
05/01/41	-		54,180.00	54,180.00
11/01/41	280,000.00	5.600%	54,180.00	334,180.00
05/01/42	-		46,340.00	46,340.00
11/01/42	295,000.00	5.600%	46,340.00	341,340.00
05/01/43	-		38,080.00	38,080.00
11/01/43	310,000.00	5.600%	38,080.00	348,080.00
05/01/44	-		29,400.00	29,400.00
11/01/44	330,000.00	5.600%	29,400.00	359,400.00
05/01/45	-		20,160.00	20,160.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>
11/01/45	350,000.00	5.600%	20,160.00	370,160.00
05/01/46	-		10,360.00	10,360.00
11/01/46	370,000.00	5.600%	10,360.00	380,360.00
<b>Total</b>	<b>5,135,000.00</b>		<b>4,063,650.65</b>	<b>9,198,650.65</b>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>3,720,000.00</b>		<b>3,552,150.00</b>	<b>7,272,150.00</b>	



**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

<b>On-Roll Assessments</b>
----------------------------

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
<b><u>Assessment Area One</u></b>					
SF 43'	122	\$ 273.41	\$ 1,145.83	\$ 1,419.24	\$ 1,419.24
SF 53'	110	273.41	1,250.00	1,523.41	1,523.41
SF 63'	118	273.41	1,354.17	1,627.58	1,627.58
SF 43'	128	273.41	1,123.34	1,396.75	1,396.75
SF 63'	113	273.41	1,327.57	1,600.98	1,600.98
<b>Total</b>	<b>591</b>				

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

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## RESOLUTION 2023-06

**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 2023/2024; 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), 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 2023/2024; 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 22nd day of August, 2023.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

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

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**Creekside at Twin Creeks  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Creekside at Twin Creeks Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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## REPORT OF INDEPENDENT AUDITORS

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

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Creekside at Twin Creeks Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements 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, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management 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; and for 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.

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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 May 23, 2023 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*

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

May 23, 2023

**Creekside at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

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, physical environment 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, 2022**

**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, 2022.

- ◆ The District's total liabilities exceeded total assets by \$(941,256) (net position). Unrestricted net position for Governmental Activities was \$(3,987,154). Governmental activities restricted net position was \$321,129 and the net investment in capital assets was \$2,724,769.
- ◆ Governmental activities revenues totaled \$848,455 while governmental activities expenses totaled \$856,736.

**Creekside at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**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**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 163,494	\$ 113,584
Restricted assets	1,011,788	1,196,648
Capital assets	6,995,500	7,251,675
Total Assets	8,170,782	8,561,907
Current liabilities	405,336	579,906
Non-current liabilities	8,706,702	8,914,976
Total Liabilities	9,112,038	9,494,882
Net position - net investment in capital assets	2,724,769	2,874,147
Net position - restricted	321,129	332,864
Net position - unrestricted	(3,987,154)	(4,139,986)
Total Net Position	\$ (941,256)	\$ (932,975)

The increase in current assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in restricted assets and current liabilities is related to the repayment to the developer in the current year.

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

**Creekside at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**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**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Program Revenues		
Charges for services	\$ 838,804	\$ 826,439
General Revenues		
Miscellaneous revenues	3,401	-
Investment earnings	6,250	104
	<u>848,455</u>	<u>826,543</u>
Total Revenues		
Expenses		
General government	91,467	100,835
Physical environment	274,684	257,025
Interest and other charges	490,585	501,259
	<u>856,736</u>	<u>859,119</u>
Total Expenses		
Change in Net Position	(8,281)	(32,576)
Net Position - Beginning of Year	<u>(932,975)</u>	<u>(900,399)</u>
Net Position - End of Year	<u>\$ (941,256)</u>	<u>\$ (932,975)</u>

The increase in physical environment is related to the increase in tree maintenance and contingency expenses in the current year.

The decrease in interest and other charges is primarily attributable to the reduction in long-term debt outstanding.

**Creekside at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**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, 2022 and 2021.

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Infrastructure	\$ 7,685,244	\$ 7,685,244
Accumulated depreciation	(689,744)	(433,569)
Total Capital Assets	\$ 6,995,500	\$ 7,251,675

The capital asset activity for the year included depreciation of \$256,175.

**General Fund Budgetary Highlights**

Budgeted expenditures were exceeded by actual expenditures primarily due to less maintenance expenditures in the current year than were anticipated.

There were no amendments to the September 30, 2022 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, 2022 was \$5,270,000.
  
- ◆ 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, 2022 was \$3,655,000.



**Creekside at Twin Creeks Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**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 2023.

**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, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 139,640
Assessments receivable	8,133
Interest receivable	1,919
Due from developer	13,802
Total Current Assets	163,494
Non-Current Assets	
Restricted Assets	
Investments	1,011,788
Capital Assets, Being Depreciated	
Infrastructure	7,685,244
Accumulated depreciation	(689,744)
Total Non-Current Assets	8,007,288
Total Assets	8,170,782
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	2,556
Due to developer	24,442
Bonds payable, current	175,000
Accrued interest	203,338
Total Current Liabilities	405,336
Non-Current Liabilities	
Bonds payable, net	8,706,702
Total Liabilities	9,112,038
<b>NET POSITION</b>	
Net investment in capital assets	2,724,769
Restricted for debt service	294,513
Restricted for capital projects	26,616
Unrestricted	(3,987,154)
Total Net Position	\$ (941,256)

*See accompanying notes to financial statements.*

**Creekside at Twin Creeks Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (91,467)	\$ 127,447	\$ 35,980
Physical environment	(274,684)	27,941	(246,743)
Interest and other charges	(490,585)	683,416	192,831
Total Governmental Activities	\$ (856,736)	\$ 838,804	(17,932)
	<b>General Revenues</b>		
	Miscellaneous revenues		3,401
	Investment earnings		6,250
	Total General Revenues		9,651
	Change in Net Position		(8,281)
	Net Position - October 1, 2021		(932,975)
	Net Position - September 30, 2022		\$ (941,256)

See accompanying notes to financial statements.

**Creekside at Twin Creeks Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	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
<b>ASSETS</b>									
Cash	\$ 139,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,640
Assessments receivable	1,507	3,889	-	2,737	-	-	-	-	8,133
Interest receivable	-	986	37	845	4	17	6	24	1,919
Due from developer	13,802	-	-	-	-	-	-	-	13,802
Restricted assets									
Investments, at fair value	-	520,000	19,421	445,751	1,978	8,773	3,112	12,753	1,011,788
Total Assets	<u>\$ 154,949</u>	<u>\$ 524,875</u>	<u>\$ 19,458</u>	<u>\$ 449,333</u>	<u>\$ 1,982</u>	<u>\$ 8,790</u>	<u>\$ 3,118</u>	<u>\$ 12,777</u>	<u>\$ 1,175,282</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>									
<b>LIABILITIES</b>									
Accounts payable and accrued expenses	\$ 2,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,556
Due to developer	2,967	2,156	19,319	-	-	-	-	-	24,442
Total Liabilities	<u>5,523</u>	<u>2,156</u>	<u>19,319</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>26,998</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Unavailable revenues	<u>13,802</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,802</u>
<b>FUND BALANCES</b>									
Restricted:									
Debt service	-	522,719	139	449,333	-	-	-	-	972,191
Capital projects	-	-	-	-	1,982	8,790	3,118	12,777	26,667
Unassigned	135,624	-	-	-	-	-	-	-	135,624
Total Fund Balances	<u>135,624</u>	<u>522,719</u>	<u>139</u>	<u>449,333</u>	<u>1,982</u>	<u>8,790</u>	<u>3,118</u>	<u>12,777</u>	<u>1,134,482</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 154,949</u>	<u>\$ 524,875</u>	<u>\$ 19,458</u>	<u>\$ 449,333</u>	<u>\$ 1,982</u>	<u>\$ 8,790</u>	<u>\$ 3,118</u>	<u>\$ 12,777</u>	<u>\$ 1,175,282</u>

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, 2022**

Total Governmental Fund Balances	\$ 1,134,482
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, \$(689,744), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	6,995,500
Long-term liabilities, including bonds payable, \$(8,925,000), net of bond discount, net, \$43,298, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,881,702)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	13,802
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(203,338)</u>
Net Position of Governmental Activities	<u><u>\$ (941,256)</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, 2022**

	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
<b>Revenues</b>									
Special assessments	\$ 155,388	\$ 401,133	\$ -	\$ 282,283	\$ -	\$ -	\$ -	\$ -	\$ 838,804
Miscellaneous revenues	3,401	-	-	-	-	-	-	-	3,401
Investment earnings	-	3,208	129	2,749	12	55	19	78	6,250
<b>Total Revenues</b>	<b>158,789</b>	<b>404,341</b>	<b>129</b>	<b>285,032</b>	<b>12</b>	<b>55</b>	<b>19</b>	<b>78</b>	<b>848,455</b>
<b>Expenditures</b>									
<b>Current</b>									
General government	84,425	4,133	-	2,909	-	-	-	-	91,467
Physical environment	18,509	-	-	-	-	-	-	-	18,509
<b>Debt service</b>									
Principal	-	140,000	-	65,000	-	-	-	-	205,000
Interest	-	284,924	-	208,169	-	-	-	-	493,093
<b>Total Expenditures</b>	<b>102,934</b>	<b>429,057</b>	<b>-</b>	<b>276,078</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>808,069</b>
<b>Excess/(deficiency) of revenues over/(under) expenditures</b>	<b>55,855</b>	<b>(24,716)</b>	<b>129</b>	<b>8,954</b>	<b>12</b>	<b>55</b>	<b>19</b>	<b>78</b>	<b>40,386</b>
<b>Other financing sources/(uses)</b>									
Transfers in	-	-	-	-	23	-	-	1,054	1,077
Transfers out	-	(23)	-	(1,054)	-	-	-	-	(1,077)
<b>Total Other Financial Sources/(Uses)</b>	<b>-</b>	<b>(23)</b>	<b>-</b>	<b>(1,054)</b>	<b>23</b>	<b>-</b>	<b>-</b>	<b>1,054</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>55,855</b>	<b>(24,739)</b>	<b>129</b>	<b>7,900</b>	<b>35</b>	<b>55</b>	<b>19</b>	<b>1,132</b>	<b>40,386</b>
<b>Fund Balances - October 1, 2021</b>	<b>79,769</b>	<b>547,458</b>	<b>10</b>	<b>441,433</b>	<b>1,947</b>	<b>8,735</b>	<b>3,099</b>	<b>11,645</b>	<b>1,094,096</b>
<b>Fund Balances - September 30, 2022</b>	<b>\$ 135,624</b>	<b>\$ 522,719</b>	<b>\$ 139</b>	<b>\$ 449,333</b>	<b>\$ 1,982</b>	<b>\$ 8,790</b>	<b>\$ 3,118</b>	<b>\$ 12,777</b>	<b>\$ 1,134,482</b>

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, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$	40,386
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
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, in the current year.		(256,175)
Repayments of long-term liabilities are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		205,000
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)
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>4,234</u>
Change in Net Position of Governmental Activities	<u>\$</u>	<u>(8,281)</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, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 155,257	\$ 155,257	\$ 155,388	\$ 131
Miscellaneous revenues	-	-	3,401	3,401
Total Revenues	<u>155,257</u>	<u>155,257</u>	<u>158,789</u>	<u>3,532</u>
Expenditures				
Current				
General government	92,757	92,757	84,425	8,332
Physical environment	62,500	62,500	18,509	43,991
Total Expenditures	<u>155,257</u>	<u>155,257</u>	<u>102,934</u>	<u>52,323</u>
Net Change in Fund Balances	-	-	55,855	55,855
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>79,769</u>	<u>79,769</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 135,624</u>	<u>\$ 135,624</u>

*See accompanying notes to financial statements.*



**Creekside at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**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, Florida Statutes.

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, 2022**

**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, 2022**

**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, 2022**

**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, 2022**

**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, 2022**

**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, Deferred Inflows of Resources, 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, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, 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
----------------	----------

**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, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, 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, \$1,134,482, differs from “net position” of governmental activities, \$(941,256), 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 depreciation	<u>(689,744)</u>
Total	<u>\$ 6,995,500</u>



**Creekside at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**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, 2022 were:

Bonds payable	\$ (8,925,000)
Bond discount, net	<u>43,298</u>
Bonds payable, net	<u>\$ (8,881,702)</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>\$ 13,802</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>\$ (203,338)</u>
------------------	---------------------

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$40,386, differs from the “change in net position” for governmental activities, \$(8,281), 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, 2022**

**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	\$ <u>(256,175)</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>205,000</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>
-------------------------------	-------------------

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>4,234</u>
--	-----------------

**Creekside at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**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, 2022, the District's bank balance was \$140,012 and the carrying value was \$139,640. 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.

Investments

As of September 30, 2022, the District has the following investment and maturity:

<b>Investment</b>	<b>Maturity</b>	<b>Fair Value</b>
FIMM Government Portfolio	16 days*	\$ 1,011,788

\* 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, 2022**

**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, 2022, 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, 2022 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, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<b><u>Governmental Activities:</u></b>				
Capital assets				
Infrastructure	\$ 7,685,244	\$ -	\$ -	\$ 7,685,244
Accumulated depreciation	(433,569)	(256,175)	-	(689,744)
Total Capital Assets, net	<u>\$ 7,251,675</u>	<u>\$ (256,175)</u>	<u>\$ -</u>	<u>\$ 6,995,500</u>

Depreciation of \$256,175 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, 2022:

Long-term debt at October 1, 2021	\$ 9,130,000
Principal payments	<u>(205,000)</u>
Long-term debt at September 30, 2022	8,925,000
Less: bond discount, net	<u>(43,298)</u>
Bonds Payable, Net	<u>\$ 8,881,702</u>

**Creekside at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Long-term debt is comprised of the following:

Special Assessment Bonds

\$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. \$ 5,270,000

\$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. 3,655,000

Total Long-term Debt	8,925,000
Less: bond discount, net	<u>(43,298)</u>

Bonds Payable, Net	<u><u>\$ 8,881,702</u></u>
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**Creekside at Twin Creeks Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 175,000	\$ 483,761	\$ 658,761
2024	185,000	475,015	660,015
2025	195,000	465,774	660,774
2026	205,000	456,040	661,040
2027	210,000	445,943	655,943
2028-2032	1,235,000	2,052,711	3,287,711
2033-2037	1,600,000	1,673,052	3,273,052
2038-2042	2,100,000	1,164,647	3,264,647
2043-2047	2,760,000	482,244	3,242,244
2048	260,000	7,475	267,475
Totals	<u>\$ 8,925,000</u>	<u>\$ 7,706,662</u>	<u>\$ 16,631,662</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 2013A-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, 2022**

**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 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	<b>Special Assessment Bonds</b>	
	<b>Reserve Balance</b>	<b>Reserve Requirement</b>
Series 2016A-1 Speical Assessment Bonds	\$ 206,297	\$ 196,834
Series 2016A-3 Speical Assessment Bonds	\$ 272,374	\$ 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, 2022, three board members are affiliated with the Developer, two of which are immediate family members.

**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.



# Berger, Toombs, Elam, Gaines & Frank

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## **INDEPENDENT AUDITORS' 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, as listed in the table of contents, of Creekside at Twin Creeks Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 23, 2023.

### **Report on 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 or significant deficiencies may exist that have not been identified.



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

### **Report on 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

May 23, 2023



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## 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, 2022, and have issued our report thereon dated May 23, 2023.

### 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 May 23, 2023 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 following finding or recommendation was made in the preceding financial audit report.

### Finding 21-01

Finding: The actual expenditures of the General Fund exceeded the approved budgeted amounts in violation of Section 189.016, Florida Statutes.

Recommendation: The District should monitor expenditures in future years to ensure that actual expenditures do not exceed the budget.

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

Management Response: Expenditures will be monitored in future years to ensure budget compliance.

Current Status: This finding was corrected in the current year.

### **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.

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, 2022 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.

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

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Creekside at Twin Creeks Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 14
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$1,600.
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$107,099.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had no construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Creekside at Twin Creeks Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. General Fund, \$273.65, Debt Service Fund \$1,123.34 - \$1,354.17.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$828,804.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District bonds outstanding at September 30, 2022 included Series 2016A-1, \$5,270,000 maturing November 2046, and Series 2016A-3, \$3,655,000, maturing November 2047.

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

**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 noted the following finding.

**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

May 23, 2023



**Berger, Toombs, Elam,  
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**INDEPENDENT ACCOUNTANTS' 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, 2022. 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, 2022.

*Berger Toombs Elam  
Gaines + Frank*

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

May 23, 2023

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2023-07**

**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, 2022**

**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 2022;

**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 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 22nd day of August, 2023.

**ATTEST:**

**CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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



**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**  
**AGENDA**

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2023**

**CREEKSIDE AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 203,125	\$ -	\$ -	\$ 203,125
Investments				
Reserve 2016 A-1	-	210,888	-	210,888
Reserve 2016 A-3	-	280,612	-	280,612
Revenue 2016 A-1	-	329,938	-	329,938
Revenue 2016 A-3	-	188,520	-	188,520
Interest 2016 A-1	-	485	-	485
Interest 2016 A-3	-	358	-	358
Prepayment 2016 A-1	-	4,046	-	4,046
Prepayment 2016 A-2	-	20,079	-	20,079
Principal 2016A-1	-	97	-	97
Principal 2016A-3	-	58	-	58
Construction 2015 BAN	-	-	4,444	4,444
Construction 2016 A-1	-	-	9,070	9,070
Construction 2016 A-2	-	-	3,218	3,218
Construction 2016 A-3	-	-	14,177	14,177
Due from Twin Creeks Ventures	7,829	-	-	7,829
Due from LGI Homes	5,973	-	-	5,973
Interest receivable	-	4,414	131	4,545
Total assets	<u>\$ 216,927</u>	<u>\$ 1,039,495</u>	<u>\$ 31,040</u>	<u>\$ 1,287,462</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Due to Twin Creeks Ventures	-	19,319	-	19,319
Due to Lennar Homes	467	2,156	-	2,623
Developer advance	2,500	-	-	2,500
Total liabilities	<u>2,967</u>	<u>21,475</u>	<u>-</u>	<u>24,442</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	<u>13,802</u>	<u>4,414</u>	<u>131</u>	<u>18,347</u>
Total deferred inflows of resources	<u>13,802</u>	<u>4,414</u>	<u>131</u>	<u>18,347</u>
Fund balances:				
Restricted for:				
Debt service	-	1,013,606	-	1,013,606
Capital projects	-	-	30,909	30,909
Unassigned	<u>200,158</u>	<u>-</u>	<u>-</u>	<u>200,158</u>
Total fund balances	<u>200,158</u>	<u>1,013,606</u>	<u>30,909</u>	<u>1,244,673</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 216,927</u>	<u>\$ 1,039,495</u>	<u>\$ 31,040</u>	<u>\$ 1,287,462</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, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 155,707	\$ 155,121	100%
Total revenues	<u>-</u>	<u>155,707</u>	<u>155,121</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	1,722	6,459	27%
Management/accounting/recording	4,000	40,000	49,440	81%
Legal	1,401	4,300	10,000	43%
Engineering	-	-	5,000	0%
Audit	-	3,925	3,700	106%
Arbitrage rebate calculation	-	1,000	750	133%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,000	10,500	67%
Telephone	17	167	200	84%
Postage	-	146	500	29%
Printing & binding	42	417	500	83%
Legal advertising	-	445	1,200	37%
Annual special district fee	-	175	175	100%
Insurance	-	9,771	10,300	95%
Contingencies/bank charges	-	3	750	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>5,543</u>	<u>70,609</u>	<u>101,389</u>	70%
<b>Field operations</b>				
Landscape maintenance	1,306	11,756	16,000	73%
Lake bank maintenance	-	-	20,000	0%
Wetland maintenance	-	5,700	12,500	46%
Total field operations	<u>1,306</u>	<u>17,456</u>	<u>48,500</u>	36%
<b>Other fees &amp; charges</b>				
Tax collector	-	3,108	3,232	96%
Total other fees & charges	<u>-</u>	<u>3,108</u>	<u>3,232</u>	96%
Total expenditures	<u>6,849</u>	<u>91,173</u>	<u>153,121</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(6,849)	64,534	2,000	
Fund balances - beginning	<u>207,007</u>	<u>135,624</u>	<u>78,005</u>	
Fund balances - ending	<u>\$ 200,158</u>	<u>\$ 200,158</u>	<u>\$ 80,005</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, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 684,816	\$ 682,851	100%
Assessment prepayments	-	26,990	-	N/A
Interest - 2016 A-1	2,223	15,798	-	N/A
Interest - 2016 A-2	82	621	-	N/A
Interest - 2016 A-3	1,914	13,717	-	N/A
Total revenues	<u>4,219</u>	<u>741,942</u>	<u>682,851</u>	109%
<b>EXPENDITURES</b>				
Principal - 2016A-1	-	110,000	110,000	100%
Principal prepayment - 2016A-1	-	25,000	-	N/A
Principal - 2016A-3	-	65,000	65,000	100%
Interest - 2016A-1	-	278,799	279,005	100%
Interest - 2016A-3	-	204,756	204,756	100%
Total expenditures	<u>-</u>	<u>683,555</u>	<u>658,761</u>	104%
<b>Other fees and charges</b>				
Tax collector	-	13,668	14,226	96%
Total other fees and charges	<u>-</u>	<u>13,668</u>	<u>14,226</u>	96%
Total expenditures	<u>-</u>	<u>697,223</u>	<u>672,987</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	4,219	44,719	9,864	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(3,305)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(3,305)</u>	<u>-</u>	N/A
Net change in fund balances	4,219	41,414	9,864	
Fund balance - beginning	1,009,387	972,192	973,482	
Fund balance - ending	<u>\$ 1,013,606</u>	<u>\$ 1,013,606</u>	<u>\$ 983,346</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, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest 2015 BAN	\$ 18	\$ 121
Interest - 2016 A-1	37	281
Interest - 2016 A-2	13	99
Interest - 2016 A-3	58	437
Total revenues	126	938
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	126	938
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	3,305
Total other financing sources/(uses)	-	3,305
Net change in fund balances	126	4,243
Fund balances - beginning	30,783	26,666
Fund balances - ending	\$ 30,909	\$ 30,909

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



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

The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Regular Meeting on May 23, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

**Present were:**

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Jared Bouskila (via telephone)	Assistant Secretary
James Hagan	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Mark Watts	District Counsel
Neil Brockmeier	District Engineer

**Residents present:**

David Lambert	DeWayne Gibson	Dante Mungioli	Sam Almabrouk
Todd Friedman	Joe Wismewsky	Meghan Heinchon	Chris Van Moulzik

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 12:16 p.m. Supervisors John Kinsey, Bryan Kinsey and Hagan were present. Supervisor Bouskila attended via telephone. Supervisor Sturm was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Sam Almabrouk stated that the Silver Sage development installed a berm, which he believes is causing flooding in his backyard. Mr. John Kinsey will confer with the Developer to remediate the issue and provide an update prior at the next meeting.

**THIRD ORDER OF BUSINESS**

**Ratification of Beacon Lake Phase 4A Plat**

Mr. Rom presented the Beacon Lake Phase 4A Plat. This pertains to Tracts 4A2 and 4A3 and Conservation Areas 4A1 and 4A4 that deal with the landscape, engineering and

42 maintenance. Mr. Watts stated the documents were previously executed and recorded as  
43 allowed under the authority of prior resolutions.

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45 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**  
46 **favor, the Beacon Lake Phase 4A Plat, was ratified.**

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49 **FOURTH ORDER OF BUSINESS**

**Discussion Items**

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51 **A. Twin Creek Drive Repairs**

52 Mr. John Kinsey provided the following update:

53 ➤ All paving in Phase 2 has been completed.

54 ➤ The preliminary striping is down; final thermo-plastic striping will be applied in two to  
55 three weeks. A County representative inspected and was impressed with the work.

56 ➤ Crews are replacing damaged curbs in Phase 1, where Pulte started and Lennar  
57 completed. All the curbs will be completed in 10 days. As soon as the curb work on Twin Creeks  
58 Drive is completed, the asphalt crew is scheduled to lay the asphalt.

59 ➤ County inspectors are aware of this and inspecting everything as it is completed.

60 ➤ The work is moving forward continuously and any delays are due to rainfall.

61 Asked when the road project will be completed, Mr. Brockmeier stated probably at the  
62 end of July or the middle of August, taking into account the normal rain patterns.

63 **B. Miscellaneous Matters**

64 Mr. John Kinsey stated a few mailboxes have shifted from their original grades and a  
65 contractor was engaged to repair and restore them to their original flat grades.

66 Mr. Rom recalled discussions about golf cart usage in the roadways and laws need to be  
67 installed by the County before allowing any golf cart usage. Mr. John Kinsey stated, starting July  
68 1, 2023, a new State law bans golf cart usage by anyone that does not have a driver’s license.  
69 Mr. Brockmeier described the process that residents must undergo before being allowing golf  
70 cart usage in the community. He will email it to Mr. Rom for dissemination to the Board.

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72 **FIFTH ORDER OF BUSINESS**

**Consideration of First Amended and Restated Agreement for Infrastructure Management and Maintenance Services with the HOA**

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77 Mr. Rom presented the First Amended and Restated Agreement for Infrastructure  
 78 Management and Maintenance Services with the HOA, who has budgeted for the maintenance  
 79 of CDD infrastructure. Mr. Watts stated the purpose is to add details that were not in the prior  
 80 Agreement to make sure it is very clear. The maintenance features include a list of tracts, the  
 81 various plats that are in Exhibit B, which is referenced but not attached. He suggested approval  
 82 in substantially final form and allowing the Chair to coordinate with the HOA to finalize the  
 83 Agreement before the next meeting.

84

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the First Amended and Restated Agreement for Infrastructure Management and Maintenance Services, with the HOA, in substantially final form, and authorizing the Chair and CDD Staff to work with the HOA to finalize the Agreement, was approved.**

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

100

101

Mr. Rom presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

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**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2023 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

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**2023/2024 and Providing for an Effective Date**

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Mr. Rom presented Resolution 2023-04. A Board Member noted that, in the past, some of the meetings were cancelled without discussion. He asked for both the Board and residents to be contacted ahead of any cancellations.

**On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

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**EIGHTH ORDER OF BUSINESS**

**Consent Agenda Items**

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- A. Acceptance of Unaudited Financial Statements as of April 30, 2023**
- B. Approval of February 7, 2023 Regular Meeting Minutes**

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

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**NINTH ORDER OF BUSINESS**

**Staff Reports**

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- A. District Counsel: Cobb Cole**
- B. District Engineer: Prosser, Inc.**

There were no reports from the District Counsel or the District Engineer.

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**C. Field Operations Liaison**

This item will be removed from future agendas.

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

- **994 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 25, 2023 at 12:15 PM.**
  - **QUORUM CHECK**

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**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

155 Mr. John Kinsey urged attendees to watch the last 30 minutes of a County Commission  
156 meeting, on the St. Johns County television webpage, wherein he made a presentation  
157 explaining that the four lanes of County Road 210, outside of Twin Creeks had been delayed  
158 due to the fault of the County and informing them of everything that occurred, all of which are  
159 public records. Further, the clip contains the announcement that Twin Creek Development  
160 Associates elected to stop negotiating with the County over the favor they requested. It is going  
161 to proceed with the four-lane widening of the road and that process is already underway.

162

163 **ELEVENTH ORDER OF BUSINESS**

**Public Comments**

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165 A resident asked about pond bank maintenance and if the CDD intends to install  
166 streetlights on the sidewalks on County Road 210.

167 A resident asked if there are plans to develop a certain tract of land near his home. A  
168 Board Member stated there are no plans to develop a tract in that area and there is no  
169 requirement by the County.

170 Resident Chris Van Moulzik voiced his belief that the crews repairing the curb in front of  
171 his home left a crack in his driveway. Mr. Rom stated the formal process to report road work  
172 issues is to email Joanna with the address, concerns and photographs and it will be added to a  
173 queue. Staff will be sure to communicate that to the residents.

174 Resident Todd Friedman noted drainage and mud issues behind his property and asked  
175 who to report it to. Mr. Rom confirmed Mr. Friedman’s address and stated someone will be  
176 dispatched to inspect the property.

177 A resident commented that he has been impressed by the workers doing the curb work  
178 in his area; they have been courteous in their interactions with homeowners. If someone has a  
179 problem, they work around it.

180 Mr. Van Moulzik reported that the area behind a mailbox across the street from his  
181 residence is not being maintained after curb work was performed.

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183 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

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186 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**  
187 **favor, the meeting adjourned at 1:04 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**CREEKSIDE AT TWIN CREEKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>November 15, 2022</b>	<b>Landowners' Meeting</b>	<b>1:00 PM</b>
<b>November 15, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 17, 2023</b> <i>rescheduled to January 24, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>January 24, 2023</b> <i>rescheduled to February 7, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>February 7, 2023</b>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>March 21, 2023</b> <i>rescheduled to March 28, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>March 28, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>April 18, 2023</b> <i>rescheduled to April 25, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>April 25, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>May 16, 2023</b> <i>rescheduled to May 23, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>May 23, 2023</b>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>July 18, 2023</b> <i>rescheduled to July 25, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>July 25, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>August 15, 2023</b> <i>rescheduled to August 22, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>



DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>August 22, 2023</b>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>September 19, 2023</b> <i>rescheduled to September 26, 2023</i>	<b>Regular Meeting</b>	<b>12:15 PM</b>
<b>September 26, 2023</b>	<b>Regular Meeting</b>	<b>12:15 PM</b>