

CREEKSIDE AT TWIN CREEKS

**COMMUNITY DEVELOPMENT
DISTRICT**

August 27, 2024

**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 20, 2024

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 27, 2024 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/Consideration/Ratification/Update Item
 - A. Consideration of Resolution 2024-05, Declaring a Vacancy in Seat 1 and Seat 2 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
 - B. Ratification
 - I. Tree Amigos Outdoor Services Quotations
 - a. Quote #211098, Tree Removal on 191 Silver Sage Lane [\$810]
 - b. Quote #211189, Tree Removal on 319 Sweet Oak Way [\$1,080]
 - C. Updates
 - I. Silver Reef Lane Irrigation
 - II. Silver Sage Lane Swale Drainage
 - III. Stop Sign at the intersection of Herring Oaks Drive and Silver Sage Lane
 - D. Miscellaneous Matters
4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

- 5. Consideration of Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2024-08, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023

- 7. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting

- 8. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of July 31, 2024
 - B. Approval of May 30, 2024 Regular Meeting Minutes

- 9. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Prosser, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 24, 2024 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

RESOLUTION 2024-05

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 1 AND SEAT 2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Creekside at Twin Creeks Community Development District (“**District**”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 1 and Seat 2 vacant, effective the second Tuesday following the general election; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, two (2) Qualified Electors shall be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interest of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are declared vacant effective as of November 19, 2024:

- Seat #1 (currently held by John Kinsey)
- Seat #2 (currently held by Bryan Kinsey)

SECTION 2. Until such time as the District Board appoints two (2) Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of the respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of August, 2024.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

3B1a

Quotation

Quote #: 211098

Date: 07/08/2024

Billed To: Creekside @ Twin Creeks CDD
2300 Glades Rd
Suite 410W
Boca Raton FL 33431


Project: 30312
Creekside @ Twin Creeks CDD Enhancements
2300 Glades Road
Suite 410W
Boca Raton FL 33431

This quote is valid until: 07/27/2024

Description	Common Name	Quantity	Price	Ext Price
Tree Removal on 191 Silver Sage Lane Cut and drop pine tree in preserve. Leave in preserve		1.00	810.00	810.00

Notes

Total: \$810.00

Approved: 

Date: 7.16.2024

Daniel Rom, District Manager

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

CREEKSIDE AT TWIN CREEKS

COMMUNITY DEVELOPMENT DISTRICT

3B1b

Quotation

Quote #: 211189

Date: 07/17/2024

Billed To: Creekside @ Twin Creeks CDD
2300 Glades Rd
Suite 410W
Boca Raton FL 33431

Project: 30312
Creekside @ Twin Creeks CDD Enhancements
2300 Glades Road
Suite 410W
Boca Raton FL 33431

This quote is valid until: 08/16/2024

Description	Common Name	Quantity	Price	Ext Price
Tree Removal 319 Sweet Oak Way Cut and drop bay tree that top broke out of and is laying on fence. Leave tree debris in preserve.		1.00	1,080.00	1,080.00

Notes



Total: \$1,080.00

Approved: _____

Date: 7.17.2024

Daniel Rom, District Manager

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

4A

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Boca Raton FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

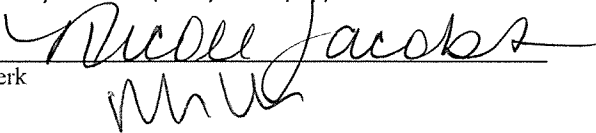
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

08/09/2024, 08/16/2024

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 08/16/2024

Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$206.00	
Tax Amount:	\$0.00	
Payment Cost:	\$206.00	
Order No:	10453455	# 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 2024/2025
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' 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 27, 2024 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, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). 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, Wrothell, 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.creeksideattwincreeksdd.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

MARIAH VERHAGEN
Notary Public
State of Wisconsin



CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-06

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, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Creekside at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2025,” as adopted by the Board of Supervisors on September 7, 2024.
- 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, 2024 and ending September 30, 2025, the sum of \$816,050 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	\$135,499
TOTAL DEBT SERVICE FUND - SERIES 2016A-1, A-2 and A-3	<u>\$680,551</u>
TOTAL ALL FUNDS	\$816,050

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 27TH DAY OF AUGUST, 2024.

ATTEST:

**CREEKSIDE AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2016A-1, A-2 and A-3	3
Amortization Schedule - Series 2016A-1	4 - 5
Amortization Schedule - Series 2016A-3	6 - 7
Assessment Summary	8

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 161,584				\$ 141,143
Allowable discounts (4%)	(6,463)				(5,646)
Assessment levy: on-roll - net	155,121	\$153,717	\$ 1,404	\$ 155,121	135,497
Total revenues	155,121	153,717	1,404	155,121	135,497
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	1,292	5,167	6,459	6,459
Management/accounting/recording	49,440	24,720	24,720	49,440	50,429
Legal	10,000	937	5,000	5,937	10,000
Engineering	5,000	1,887	3,113	5,000	5,000
Audit	3,900	-	3,900	3,900	5,100
Arbitrage rebate calculation	1,000	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	105	395	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	273	927	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	10,750	10,162	-	10,162	11,448
Contingencies/bank charges	750	11	739	750	750
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	3,232	3,049	183	3,232	2,823
Total professional & administrative	105,521	52,166	48,704	100,870	107,999
Field operations					
Landscape maintenance	16,000	7,206	3,603	10,809	-
Lake bank maintenance	20,000	-	28,160	28,160	20,000
Wetland maintenance	12,500	-	7,500	7,500	7,500
General maintenance	-	326	-	326	-
Total field operations	48,500	7,532	39,263	46,795	27,500
Total expenditures	154,021	59,698	87,967	147,665	135,499
Net increase/(decrease) of fund balance	1,100	94,019	(86,563)	7,456	(2)
Fund balance - beginning (unaudited)	159,274	184,792	278,811	184,792	192,248
Fund balance - ending (projected):					
Unassigned	160,374	278,811	192,248	192,248	192,246
Fund balance - ending (projected)	\$ 160,374	\$ 278,811	\$ 192,248	\$ 192,248	\$ 192,246

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	50,429
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	10,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	10,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	11,448
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Website maintenance	
Hosting	705
ADA compliance	210
Tax collector	2,823
Lake bank maintenance	20,000
Wetland maintenance	7,500
Total expenditures	<u><u>\$ 135,499</u></u>

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016A-1, A-2 and A-3
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll - 2016A1	\$ 415,104				\$ 415,104
Special assessment - on-roll - 2016A3	293,803				293,803
Allowable discounts (4%)	<u>(28,356)</u>				<u>(28,356)</u>
Assessment levy: net	680,551	\$ 676,063	\$ 4,488	\$ 680,551	680,551
Interest - 2016A1	-	8,670	-	8,670	-
Interest - 2016A2	-	447	-	447	-
Interest - 2016A3	-	8,110	-	8,110	-
Total revenues	<u>680,551</u>	<u>693,290</u>	<u>4,488</u>	<u>697,778</u>	<u>680,551</u>
EXPENDITURES					
Debt service					
Principal - 2016A1	115,000	115,000	-	115,000	120,000
Principal - 2016A3	70,000	70,000	-	70,000	75,000
Interest - 2016A1	272,437	137,548	134,889	272,437	267,003
Interest - 2016A3	201,213	101,525	99,688	201,213	197,406
Total debt service	<u>658,650</u>	<u>424,073</u>	<u>234,577</u>	<u>658,650</u>	<u>659,409</u>
Other fees & charges					
Tax collector	14,178	13,410	768	14,178	14,178
Total other fees & charges	<u>14,178</u>	<u>13,410</u>	<u>768</u>	<u>14,178</u>	<u>14,178</u>
Total expenditures	<u>672,828</u>	<u>437,483</u>	<u>235,345</u>	<u>672,828</u>	<u>673,587</u>
Excess/(deficiency) of revenues over/(under) expenditures	7,723	255,807	(230,857)	24,950	6,964
Fund balance:					
Beginning fund balance (unaudited)	1,013,337	1,033,979	1,289,786	1,033,979	1,058,929
Ending fund balance (projected)	<u>\$1,021,060</u>	<u>\$1,289,786</u>	<u>\$1,058,929</u>	<u>\$ 1,058,929</u>	<u>1,065,893</u>
Use of fund balance:					
Debt service reserve account balance (required)					(487,060)
Principal and Interest expense - November 1, 2025					(434,833)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 144,000</u>

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

	Principal	Coupon Rate	Interest	Debt Service
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**

	Principal	Coupon Rate	Interest	Debt Service
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
Total	5,020,000.00		3,791,213.77	8,811,213.77

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/41			44,275.00	44,275.00	1,540,000.00
11/01/41	185,000.00	5.600%	44,275.00	229,275.00	1,355,000.00
05/01/42			38,956.25	38,956.25	1,355,000.00
11/01/42	195,000.00	5.600%	38,956.25	233,956.25	1,160,000.00
05/01/43			33,350.00	33,350.00	1,160,000.00
11/01/43	205,000.00	5.600%	33,350.00	238,350.00	955,000.00
05/01/44			27,456.25	27,456.25	955,000.00
11/01/44	220,000.00	5.600%	27,456.25	247,456.25	735,000.00
05/01/45			21,131.25	21,131.25	735,000.00
11/01/45	230,000.00	5.600%	21,131.25	251,131.25	505,000.00
05/01/46			14,518.75	14,518.75	505,000.00
11/01/46	245,000.00	5.600%	14,518.75	259,518.75	260,000.00
05/01/47			7,475.00	7,475.00	260,000.00
11/01/47	260,000.00	5.600%	7,475.00	267,475.00	-
Total	3,520,000.00		2,938,012.50	6,458,012.50	

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 43'	122	\$ 238.82	\$ 1,145.83	\$ 1,384.65	\$ 1,419.24
SF 53'	110	238.82	1,250.00	1,488.82	1,523.41
SF 63'	118	238.82	1,354.17	1,592.99	1,627.58
SF 43'	128	238.82	1,123.34	1,362.16	1,396.75
SF 63'	113	238.82	1,327.57	1,566.39	1,600.98
Total	591				

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-07

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 2024/2025; 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, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), 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 2024/2025; 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 27th day of August, 2024.

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

6

**Creekside at Twin Creeks
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2023

Creekside at Twin Creeks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-31
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 <i>GOVERNMENT AUDITING STANDARDS</i>	32-33
MANAGEMENT LETTER	34-36
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	37



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT 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, 2023, 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, 2023, 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.

Fort Pierce / Stuart

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 would influence the judgment made by a reasonable user based on the 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 June 29, 2024 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 the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Creekside at Twin Creeks Community Development District's internal control over financial reporting and compliance.



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

June 29, 2024

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

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, 2023**

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, 2023.

- ◆ The District's total liabilities exceeded total assets by \$(893,248) (net position). Unrestricted net position for Governmental Activities was \$(3,860,967). Governmental activities restricted net position was \$394,067 and the net investment in capital assets was \$2,573,652.

- ◆ Governmental activities revenues totaled \$898,706 while governmental activities expenses totaled \$850,698.

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 203,824	\$ 163,494
Restricted assets	1,075,272	1,011,788
Capital assets	6,739,325	6,995,500
Total Assets	8,018,421	8,170,782
Current liabilities	413,241	405,336
Non-current liabilities	8,498,428	8,706,702
Total Liabilities	8,911,669	9,112,038
Net position - net investment in capital assets	2,573,652	2,724,769
Net position - restricted	394,067	321,129
Net position - unrestricted	(3,860,967)	(3,987,154)
Total Net Position	\$ (893,248)	\$ (941,256)

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

The decrease in capital assets is related to current year depreciation.

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, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change In Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 853,732	\$ 838,804
General Revenues		
Miscellaneous revenues	-	3,401
Investment earnings	44,974	6,250
	<u>898,706</u>	<u>848,455</u>
Total Revenues		
Expenses		
General government	90,893	91,467
Physical environment	278,635	274,684
Interest and other charges	481,170	490,585
	<u>850,698</u>	<u>856,736</u>
Total Expenses		
Change in Net Position	48,008	(8,281)
Net Position - Beginning of Year	<u>(941,256)</u>	<u>(932,975)</u>
Net Position - End of Year	<u>\$ (893,248)</u>	<u>\$ (941,256)</u>

The increase in charges for services in the current year is related to the increase in special assessments levied 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, 2023**

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, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Infrastructure	\$ 7,685,244	\$ 7,685,244
Accumulated depreciation	(945,919)	(689,744)
Total Capital Assets	<u>\$ 6,739,325</u>	<u>\$ 6,995,500</u>

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

General Fund Budgetary Highlights

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

There were no amendments to the September 30, 2023 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, 2023 was \$5,135,000.
- ◆ 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, 2023 was \$3,590,000.

**Creekside at Twin Creeks Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

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 2024.

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, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 190,561
Assessments receivable	8,437
Interest receivable	4,619
Due from other	207
Total Current Assets	203,824
Non-Current Assets	
Restricted Assets	
Investments	1,075,272
Capital Assets, Being Depreciated	
Infrastructure	7,685,244
Accumulated depreciation	(945,919)
Total Non-Current Assets	7,814,597
Total Assets	8,018,421
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	4,572
Due to developer	24,442
Bonds payable, current	185,000
Accrued interest	199,227
Total Current Liabilities	413,241
Non-Current Liabilities	
Bonds payable, net	8,498,428
Total Liabilities	8,911,669
NET POSITION	
Net investment in capital assets	2,573,652
Restricted for debt service	362,755
Restricted for capital projects	31,312
Unrestricted	(3,860,967)
Total Net Position	\$ (893,248)

See accompanying notes to financial statements.

Creekside at Twin Creeks Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

	General	Series 2016A-1 Debt Service	Series 2016A-2 Debt Service	Series 2016A-3 Debt Service	Series 2015 Capital Projects	Series 2016A-1 Capital Projects	Series 2016A-2 Capital Projects	Series 2016A-3 Capital Projects	Total Governmental Funds
ASSETS									
Cash	\$ 190,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,561
Assessments receivable	1,563	4,035	-	2,839	-	-	-	-	8,437
Interest receivable	-	2,364	87	2,035	19	39	14	61	4,619
Due from other	207	-	-	-	-	-	-	-	207
Restricted assets									
Investments, at fair value	-	550,203	20,254	473,636	4,483	9,149	3,246	14,301	1,075,272
Total Assets	\$ 192,331	\$ 556,602	\$ 20,341	\$ 478,510	\$ 4,502	\$ 9,188	\$ 3,260	\$ 14,362	\$ 1,279,096
LIABILITIES AND FUND BALANCES									
LIABILITIES									
Accounts payable and accrued expenses	\$ 4,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,572
Due to developer	2,967	2,156	19,319	-	-	-	-	-	24,442
Total Liabilities	7,539	2,156	19,319	-	-	-	-	-	29,014
FUND BALANCES									
Restricted:									
Debt service	-	554,446	1,022	478,510	-	-	-	-	1,033,978
Capital projects	-	-	-	-	4,502	9,188	3,260	14,362	31,312
Unassigned	184,792	-	-	-	-	-	-	-	184,792
Total Fund Balances	184,792	554,446	1,022	478,510	4,502	9,188	3,260	14,362	1,250,082
Total Liabilities and Fund Balances	\$ 192,331	\$ 556,602	\$ 20,341	\$ 478,510	\$ 4,502	\$ 9,188	\$ 3,260	\$ 14,362	\$ 1,279,096

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, 2023**

Total Governmental Fund Balances	\$ 1,250,082
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, \$(945,919), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	6,739,325
Long-term liabilities, including bonds payable, \$(8,725,000), net of bond discount, net, \$41,572, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,683,428)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(199,227)</u>
Net Position of Governmental Activities	<u><u>\$ (893,248)</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, 2023

	General	Series 2016A-1 Debt Service	Series 2016A-2 Debt Service	Series 2016A-3 Debt Service	Series 2015 Capital Projects	Series 2016A-1 Capital Projects	Series 2016A-2 Capital Projects	Series 2016A-3 Capital Projects	Totals Governmental Funds
Revenues									
Special assessments	\$ 155,711	\$ 428,955	\$ -	\$ 282,868	\$ -	\$ -	\$ -	\$ -	\$ 867,534
Investment earnings	-	22,910	883	19,841	178	398	142	622	44,974
Total Revenues	155,711	451,865	883	302,709	178	398	142	622	912,508
Expenditures									
Current									
General government	84,083	3,997	-	2,813	-	-	-	-	90,893
Physical environment	22,460	-	-	-	-	-	-	-	22,460
Debt service									
Principal	-	135,000	-	65,000	-	-	-	-	200,000
Interest	-	278,799	-	204,756	-	-	-	-	483,555
Total Expenditures	106,543	417,796	-	272,569	-	-	-	-	796,908
Excess/(deficiency) of revenues over/(under) expenditures	49,168	34,069	883	30,140	178	398	142	622	115,600
Other financing sources/(uses)									
Transfers in	-	-	-	-	2,342	-	-	963	3,305
Transfers out	-	(2,342)	-	(963)	-	-	-	-	(3,305)
Total Other Financial Sources/(Uses)	-	(2,342)	-	(963)	2,342	-	-	963	-
Net Change in Fund Balances	49,168	31,727	883	29,177	2,520	398	142	1,585	115,600
Fund Balances - October 1, 2022	135,624	522,719	139	449,333	1,982	8,790	3,118	12,777	1,134,482
Fund Balances - September 30, 2023	\$ 184,792	\$ 554,446	\$ 1,022	\$ 478,510	\$ 4,502	\$ 9,188	\$ 3,260	\$ 14,362	\$ 1,250,082

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, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$	115,600
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation, 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.		200,000
Amortization of bond discount does not require the use of financial current resources and therefore, is not reported in the governmental funds. This is the amount of amortization in the current period.		(1,726)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenue is recognized when earned at the government-wide level. This is the current year change in deferred inflows of resources.		(13,802)
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.		4,111
Change in Net Position of Governmental Activities	\$	48,008

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, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	<u>\$ 155,121</u>	<u>\$ 155,121</u>	<u>\$ 155,711</u>	<u>\$ 590</u>
Expenditures				
Current				
General government	104,621	104,621	84,083	20,538
Physical environment	<u>48,500</u>	<u>48,500</u>	<u>22,460</u>	<u>26,040</u>
Total Expenditures	<u>153,121</u>	<u>153,121</u>	<u>106,543</u>	<u>46,578</u>
Net Change in Fund Balances	2,000	2,000	49,168	47,168
Fund Balances - October 1, 2022	<u>78,005</u>	<u>78,005</u>	<u>135,624</u>	<u>57,619</u>
Fund Balances - September 30, 2023	<u><u>\$ 80,005</u></u>	<u><u>\$ 80,005</u></u>	<u><u>\$ 184,792</u></u>	<u><u>\$ 104,787</u></u>

See accompanying notes to financial statements.

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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, 2023

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, 2023

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, 2023

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 90 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, 2023

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, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

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

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

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

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

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Restricted Assets

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

c. Capital Assets

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

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

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

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

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

Infrastructure	30 years
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d. Budgets

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

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

e. Unamortized Bond Discount

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

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, \$1,250,082, differs from “net position” of governmental activities, \$(893,248), 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>(945,919)</u>
Total	<u>\$ 6,739,325</u>

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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, 2023 were:

Bonds payable	\$ (8,725,000)
Bond discount, net	<u>41,572</u>
Bonds payable, net	<u>\$ (8,683,428)</u>

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>\$ (199,227)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$115,600, differs from the “change in net position” for governmental activities, \$48,008, 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:

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>
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Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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)

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>200,000</u>
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Amortization of the bond discount does not require the use of current financial resources and therefore, is not reported in governmental funds.

Amortization of bond discount	\$ <u>(1,726)</u>
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Unavailable revenues are recognized as deferred inflows of resources at the fund level, However, revenue is recognized when earned at the government-wide level. This is the current year change in deferred inflows of resources

Change in unavailable revenues	\$ <u>(13,802)</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>4,111</u>
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Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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, 2023, the District's bank balance was \$190,955 and the carrying value was \$190,561. 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, 2023, the District has the following investment and maturity:

Investment	Maturity	Fair Value
FIMM Government Portfolio	29 days*	\$ 1,075,272

* 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, 2023

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, 2023, 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, 2023 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, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets				
Infrastructure	\$ 7,685,244	\$ -	\$ -	\$ 7,685,244
Accumulated depreciation	(689,744)	(256,175)	-	(945,919)
Total Capital Assets, net	<u>\$ 6,995,500</u>	<u>\$ (256,175)</u>	<u>\$ -</u>	<u>\$ 6,739,325</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, 2023:

Long-term debt at October 1, 2022	\$ 8,925,000
Principal payments	<u>(200,000)</u>
Long-term debt at September 30, 2023	8,725,000
Less: bond discount, net	<u>(41,572)</u>
Bonds Payable, Net	<u>\$ 8,683,428</u>

Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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. \$ 5,135,000

\$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. 3,590,000

Total Long-term Debt	8,725,000
Less: bond discount, net	<u>(41,572)</u>

Bonds Payable, Net	<u><u>\$ 8,683,428</u></u>
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Creekside at Twin Creeks Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 185,000	\$ 473,650	\$ 658,650
2025	195,000	464,409	659,409
2026	205,000	454,675	659,675
2027	210,000	444,578	654,578
2028	220,000	434,118	654,118
2029-2033	1,290,000	1,980,015	3,270,015
2034-2038	1,695,000	1,579,133	3,274,133
2039-2043	2,205,000	1,039,870	3,244,870
2044-2048	2,520,000	332,433	2,852,433
Totals	<u>\$ 8,725,000</u>	<u>\$ 7,202,881</u>	<u>\$ 15,927,881</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, 2023

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.

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2016A-1 Special Assessment Bonds	\$ 212,725	\$ 196,834
Series 2016A-3 Special Assessment Bonds	\$ 283,057	\$ 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, 2023, 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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 29, 2024.

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

June 29, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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, 2023, and have issued our report thereon dated June 29, 2024.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 29, 2024 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.

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

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, 2023 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.

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: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 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: \$55,054
- 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, 2022, together with the total expenditures for such project: None.
- 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.

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

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, \$273.41, Debt Service Fund \$1,145.83 - \$1,354.17.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$853,732.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District bonds outstanding at September 30, 2023 included Series 2016A-1, \$5,135,000 maturing November 2046, and Series 2016A-3, \$3,590,000, maturing November 2047.

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 no such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

June 29, 2024



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

**INDEPENDENT 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, 2023. 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, 2023.

*Berger Toombs Elam
Gaines + Frank*

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

June 29, 2024

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

6A

RESOLUTION 2024-08

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, 2023

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 2023;

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 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 27th day of August, 2024.

ATTEST:

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

7

Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public

by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

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, 2024**

**CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 245,958	\$ -	\$ -	\$ 245,958
Investments				
Reserve 2016 A-1	-	222,149	-	222,149
Reserve 2016 A-3	-	295,596	-	295,596
Revenue 2016 A-1	-	355,097	-	355,097
Revenue 2016 A-3	-	205,522	-	205,522
Interest 2016 A-1	-	409	-	409
Interest 2016 A-3	-	302	-	302
Prepayment 2016 A-1	-	4,262	-	4,262
Prepayment 2016 A-2	-	21,151	-	21,151
Principal 2016A-1	-	359	-	359
Principal 2016A-3	-	219	-	219
Construction 2015 BAN	-	-	4,682	4,682
Construction 2016 A-1	-	-	9,554	9,554
Construction 2016 A-2	-	-	3,390	3,390
Construction 2016 A-3	-	-	14,934	14,934
Due from Twin Creeks Ventures	7,829	-	-	7,829
Due from LGI Homes	5,973	-	-	5,973
Due from general fund	-	142	-	142
Interest receivable	-	4,859	137	4,996
Total assets	<u>\$ 259,760</u>	<u>\$ 1,110,067</u>	<u>\$ 32,697</u>	<u>\$ 1,402,524</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Twin Creeks Ventures	\$ -	\$ 19,319	\$ -	\$ 19,319
Due to Lennar Homes	467	2,156	-	2,623
Due to debt service fund 2016 A-1	83	-	-	83
Due to debt service fund 2016 A-3	59	-	-	59
Developer advance	2,500	-	-	2,500
Total liabilities	<u>3,109</u>	<u>21,475</u>	<u>-</u>	<u>24,584</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	13,802	4,859	137	18,798
Total deferred inflows of resources	<u>13,802</u>	<u>4,859</u>	<u>137</u>	<u>18,798</u>
Fund balances:				
Restricted for:				
Debt service	-	1,083,733	-	1,083,733
Capital projects	-	-	32,560	32,560
Unassigned	242,849	-	-	242,849
Total fund balances	<u>242,849</u>	<u>1,083,733</u>	<u>32,560</u>	<u>1,359,142</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 259,760</u>	<u>\$ 1,110,067</u>	<u>\$ 32,697</u>	<u>\$ 1,402,524</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, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 32	\$ 155,533	\$ 155,121	100%
Total revenues	<u>32</u>	<u>155,533</u>	<u>155,121</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	3,660	6,459	57%
Management/accounting/recording	4,120	41,200	49,440	83%
Legal	1,106	2,781	10,000	28%
Engineering	-	2,480	5,000	50%
Audit	3,925	3,925	3,900	101%
Arbitrage rebate calculation	-	1,000	1,000	100%
Dissemination agent	83	833	1,000	83%
Trustee	-	7,000	10,500	67%
Telephone	17	167	200	84%
Postage	10	132	500	26%
Printing & binding	42	417	500	83%
Legal advertising	-	427	1,200	36%
Annual special district fee	-	175	175	100%
Insurance	-	10,162	10,750	95%
Contingencies/bank charges	66	262	750	35%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>9,369</u>	<u>75,326</u>	<u>102,289</u>	74%
Field operations				
Landscape maintenance	3,849	14,974	16,000	94%
Lake bank maintenance	-	-	20,000	0%
Wetland maintenance	-	3,770	12,500	30%
General maintenance	-	326	-	N/A
Total field operations	<u>3,849</u>	<u>19,070</u>	<u>48,500</u>	39%
Other fees & charges				
Tax collector	-	3,080	3,232	95%
Total other fees & charges	<u>-</u>	<u>3,080</u>	<u>3,232</u>	95%
Total expenditures	<u>13,218</u>	<u>97,476</u>	<u>154,021</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	(13,186)	58,057	1,100	
Fund balances - beginning	256,035	184,792	159,274	
Fund balances - ending	<u>\$ 242,849</u>	<u>\$ 242,849</u>	<u>\$ 160,374</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, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 142	\$ 684,053	\$ 680,551	101%
Interest - 2016 A-1	2,459	19,639	-	N/A
Interest - 2016 A-2	90	810	-	N/A
Interest - 2016 A-3	2,122	17,450	-	N/A
Total revenues	<u>4,813</u>	<u>721,952</u>	<u>680,551</u>	106%
EXPENDITURES				
Principal - 2016A-1	-	115,000	115,000	100%
Principal - 2016A-3	-	70,000	70,000	100%
Interest - 2016A-1	-	272,437	272,437	100%
Interest - 2016A-3	-	201,213	201,213	100%
Total expenditures	<u>-</u>	<u>658,650</u>	<u>658,650</u>	100%
Other fees and charges				
Tax collector	-	13,548	14,178	96%
Total other fees and charges	<u>-</u>	<u>13,548</u>	<u>14,178</u>	96%
Total expenditures	<u>-</u>	<u>672,198</u>	<u>672,828</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,813	49,754	7,723	
Fund balance - beginning	<u>1,078,920</u>	<u>1,033,979</u>	<u>1,013,337</u>	
Fund balance - ending	<u><u>\$ 1,083,733</u></u>	<u><u>\$ 1,083,733</u></u>	<u><u>\$ 1,021,060</u></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, 2024**

	Current Month	Year To Date
REVENUES		
Interest 2015 BAN	\$ 20	\$ 179
Interest - 2016 A-1	41	366
Interest - 2016 A-2	14	130
Interest - 2016 A-3	64	572
Total revenues	139	1,247
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	139	1,247
Fund balances - beginning	32,421	31,313
Fund balances - ending	\$ 32,560	\$ 32,560

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Regular Meeting on May 30, 2024 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
Andrew Sturm, Sr. (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates LLC
Mark Watts (via telephone)	District Counsel

Residents present:

Todd Friedman	Richard Amnott	Richard Vanwickler
Alan Vanbiervliet	Susan Kos	Other residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:19 p.m.

Supervisors Bryan Kinsey, John Kinsey, Sturm and Hagan were present. Supervisor Bouskila attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rom explained the protocols for public comments.

No members of the public spoke.

40 **THIRD ORDER OF BUSINESS** **Discussion/Consideration Item(s)**

41

42 **A. Discussion: Notice of Termination to Landscape Vendor**

43 Mr. Rom stated the CDD has been paying for landscape maintenance on a small area of
44 grass known as the "Twin Creeks Drive Extension" at an annual contract amount of between
45 \$15,000 and \$16,000. After conferring about whether this should be maintained by the HOA or
46 the CDD, it was decided that it makes more sense for the HOA to take over the cost because the
47 HOA has a larger maintenance agreement with the same vendor.

48 A Board Member suggested delaying transfer of ownership until construction is
49 complete because some neighbors in Beacon Lake CDD, which is next door, have complained
50 about the lake near the fishing pond and the dog park not being maintained.

51 Discussion ensued regarding ownership and responsibility for the stormwater pond at
52 Trophy Lake Drive and Twin Creeks Drive. It was noted that the land in question is the stretch of
53 land on each side of Twin Creeks Drive and approximately 40 square feet of grass on the front
54 side of the lake; the area is currently being maintained by Tree Amigos, who was engaged by
55 the CDD in previous years.

56 A Board Member believes that the pond belongs to Twin Creeks Development
57 Associates and provides outfall for other ponds and drainage to the wetlands; he does not think
58 the pond is part of the CDD.

59 The consensus was that the Developer will maintain the area until the responsible party
60 is determined.

61

On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor, terminating Tree Amigos and authorizing Staff to send a Notice of Termination to Tree Amigos, for the Twin Creeks Drive Extension Landscape Services, effective August 1, 2024, was approved.

66

67

68 **B. Updates**

69 **I. Fellbrook Swale Drainage**

70 **II. Sweet Oak Way Swale Drainage**

71 Mr. Rom stated the United Land Proposal, which was distributed and emailed to the
72 Board, replaces the proposal included in the agenda.

73 The Board and Staff discussed the proposal and scope of work to be done on Fellbrook
74 Drive and Sweet Oak Way. It was noted that it would be difficult to pursue LGI or the Developer
75 for costs associated with regrading work done several years ago.

76

77 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
78 **favor, United Land Services Proposal 100842, in the amount of \$23,350, and**
79 **authorizing the Chair or Vice Chair to authorize an additional scope of work**
80 **totaling \$10,000, was approved.**

81

82

83 **III. Silver Reef Lane Irrigation**

84 This item was deferred, as the District Engineer is reviewing as-built plans for this item.

85 **IV. Silver Sage Lane Swale Drainage**

86 This item was deferred, as the District Engineer is reviewing as-built plans for this item.

87 **C. Miscellaneous Matters**

88 There were no miscellaneous matters to discuss.

89

90 **FOURTH ORDER OF BUSINESS**

**Consideration: Resolution 2024-02,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

98

99 Mr. Rom presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2025
100 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
101 Year 2024 budget, and explained the reasons for any changes. Total assessments will decrease
102 between \$30 and \$40, depending upon unit type.

103

104 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 105 **favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year**
 106 **2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on**
 107 **August 27, 2024 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk**
 108 **Club Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and**
 109 **Publication Requirements; Addressing Severability; and Providing an Effective**
 110 **Date, was adopted.**

111
 112
 113 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03,
 Designating Dates, Times and Locations for
 Regular Meetings of the Board of
 Supervisors of the District for Fiscal Year
 2024/2025 and Providing for an Effective
 Date**

114
 115
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 120 Mr. Rom presented Resolution 2024-03.

121 The following change was made to the Fiscal Year 2025 Meeting Schedule:

122 DATE: Insert "May 19, 2025"

123 Discussion ensued regarding whether a rental fee might be charged for the meeting
 124 room in the future. Mr. Rom will speak to The Club.
 125

126 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
 127 **favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular**
 128 **Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025,**
 129 **as amended, and Providing for an Effective Date, was adopted.**

130
 131
 132 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04,
 Electing and Removing Officers of the
 District and Providing for an Effective Date**

133
 134
 135
 136 Mr. Rom presented Resolution 2024-04. The following nomination was made:

137 Kristen Thomas Assistant Secretary

138 No other nominations were made.

139 The following change was made to the following portion of Resolution 2024-04:

140 Assistant Secretary: Change "Andrew Strum" to "Andrew Sturm, Sr."

141 The following prior appointments by the Board remain unaffected by this Resolution:

142	John Kinsey	Chair
143	Bryan Kinsey	Vice Chair
144	Andrew Sturm, Sr.	Assistant Secretary
145	Jared Bouskila	Assistant Secretary
146	James Hagan	Assistant Secretary
147	Craig Wrathell	Secretary
148	Daniel Rom	Assistant Secretary
149	Craig Wrathell	Treasurer
150	Jeff Pinder	Assistant Treasurer

151

On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor, Resolution 2024-04, Electing, as nominated and as amended, and Removing Officers of the District and Providing for an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

Consent Agenda Items

- 157
- 158
- 159 **A. Acceptance of Unaudited Financial Statements as of April 30, 2024**
- 160 **B. Approval of April 23, 2024 Regular Meeting Minutes**

161 Discussion ensued regarding amounts due from Twin Creeks Ventures and LGI Homes.
 162 Mr. Rom will work with Mr. Bryan Kinsey to address these amounts and an update will be
 163 provided at or before the next meeting.

164

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

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EIGHTH ORDER OF BUSINESS

Staff Reports

- 170
- 171
- 172 **A. District Counsel: Cobb Cole**
- 173 **B. District Engineer: Prosser, Inc.**
- 174 There were no District Counsel or District Engineer reports.
- 175 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- 176 • **979 Registered Voters in District as of April 15, 2024**
- 177 • **NEXT MEETING DATE: July 23, 2024 at 12:15 PM**
- 178 ○ **QUORUM CHECK**

179 The July 23, 2024 meeting will be canceled, if not necessary.

180

181 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

182

183 There were no Board Members' comments or requests.

184

185 **TENTH ORDER OF BUSINESS**

Public Comments

186

187 A resident asked for an explanation of what the term "on-roll" assessments means. Mr.

188 Rom stated that the Non-Ad Valorem assessments are related to CDD Operations &

189 Maintenance (O&M) expenses and the bond debt and are collected by the Property

190 Appraiser/Tax Collector. It was noted that amounts vary by the lot's front footage width.

191 A resident stated she called to inquire about the cost of water for irrigation and she was

192 advised that no reclaim water is available for her address.

193 Discussion ensued regarding St. Johns County regulations related to reuse water and

194 potable water. While the County charges more for reuse water than potable water and does

195 not allow potable water to be used for irrigation, the CDD is not currently metered for reuse

196 irrigation water. As a result, irrigation is currently dispensing potable water. There is no less

197 expensive means of irrigating lawns and, should the County switch to allow for reuse water for

198 irrigation, the costs might increase.

199 Resident Todd Friedman asked if the clogged pop-up in his back yard will be addressed.

200 Mr. Rom stated it was approved at the last meeting and it will be addressed in conjunction with

201 other work included in the proposal.

202 Mr. Friedman asked if the previously discussed landscaping work to be assumed by the

203 HOA will cause the HOA expenses to increase. The consensus was that CDD costs will decrease

204 and HOA costs will increase; it is essentially shifting, as property owners bear the cost for HOA

205 and CDD expenses. It is hoped that economies of scale can be achieved by combining the
206 contracts.

207 A Board Member asked if the investigation into a potentially collapsed drain was
208 completed. It was noted that the investigation is ongoing.

209 **▪ Board Members' Comments/Requests (Continued)**

210 Mr. Sturm recalled previous discussion regarding whether a stop sign can be installed at
211 the intersection of Herring Oaks Drive and Silver Sage Lane. Mr. Rom stated the District
212 Engineer is in discussions with the County regarding what might need to be submitted. Mr.
213 Sturm offered to pay for the stop sign. Further updates will be provided when available.

214

215 **ELEVENTH ORDER OF BUSINESS**

Adjournment

216

217 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
218 **favor, the meeting adjourned at 1:01 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

224
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229

Secretary/Assistant Secretary

Chair/Vice Chair

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Beachwalk Clubhouse, 100 Beachwalk Club Dr, St Johns, Florida 32259

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023 CANCELED	Regular Meeting	12:15 PM
November 1, 2023	Regular Meeting	12:15 PM
November 28, 2023 CANCELED NO QUORUM	Regular Meeting	12:15 PM
January 23, 2024 CANCELED NO QUORUM	Regular Meeting	12:15 PM
March 26, 2024 CANCELED NO QUORUM	Regular Meeting	12:15 PM
April 23, 2024	Regular Meeting	12:15 PM
May 28, 2024 <i>rescheduled to May 30, 2024</i>	Regular Meeting	12:15 PM
May 30, 2024	Regular Meeting	12:15 PM
July 23, 2024 CANCELED	Regular Meeting	12:15 PM
August 27, 2024	Public Hearing & Regular Meeting	12:15 PM
September 24, 2024	Regular Meeting	12:15 PM