

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

ANNUAL FINANCIAL REPORT

September 30, 2022

Meadow View at Twin Creeks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Meadow View 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 Meadow View at Twin Creeks Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

To the Board of Supervisors
Meadow View 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 October 24, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Meadow View at Twin Creeks Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

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

October 24, 2023

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

Management's discussion and analysis of Meadow View at Twin Creeks Community Development District's (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 the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

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 are 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 funded by the District include general government, physical environment, culture and recreation, and interest on long-term debt.

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.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

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

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2022.

- The District's total assets exceeded total liabilities by \$28,884,701 (net position). Unrestricted net position was \$425,745. Restricted net position-debt service was \$241,946. Net investment in capital assets was \$28,217,010.
- Governmental activities revenues totaled \$10,852,546 while governmental activities expenses and conveyances totaled \$7,310,242.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 648,007	\$ 957,873
Restricted assets	3,409,936	6,035,089
Capital assets, net of depreciation	59,670,565	55,735,549
Total Assets	63,728,508	62,728,511
Current liabilities	2,857,984	1,444,603
Non-current liabilities	31,985,823	35,941,511
Total Liabilities	34,843,807	37,386,114
Net investment in capital assets	28,217,010	19,319,281
Net position-restricted	241,946	5,599,249
Net position-unrestricted	425,745	423,867
Total Net Position	\$ 28,884,701	\$ 25,342,397

The decrease in current assets is related to the decreases in special assessments receivable and due from developer in the current year.

The decrease in restricted assets is related to the increase in capital assets in the current year.

The increase in current liabilities is related to the increase in contracts/retainage payable in the current year.

The decrease in non-current liabilities is related to the debt service payments that were made in the current year.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

Change in Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 9,082,611	\$ 14,539,820
Operating grants and contributions	748,777	721,927
Capital grants and contributions	979,704	2,435,777
General Revenues		
Investments earnings	3,183	213
Other revenues	38,271	30,167
Total Revenues	<u>10,852,546</u>	<u>17,727,904</u>
Expenses		
General government	183,097	161,805
Physical environment	841,052	678,314
Culture/recreation	515,274	479,459
Interest and other charges	2,108,841	2,021,456
Total Expenses	<u>3,648,264</u>	<u>3,341,034</u>
Conveyances to other governments	<u>3,661,978</u>	<u>-</u>
Change in Net Position	3,542,304	14,386,870
Net Position - Beginning of Year	<u>25,342,397</u>	<u>10,955,527</u>
Net Position - End of year	<u>\$ 28,884,701</u>	<u>\$ 25,342,397</u>

The decrease in charges for services is related to prepayments in the prior year.

The decrease in capital contributions is related to the issuance of long-term debt in the current year.

The increase in physical environment is related to the increase in landscape maintenance and irrigation repairs in the current year.

The increase in interest and other charges is related to issuance costs in the current year.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Construction in progress	\$ 59,575,034	\$ 55,626,370
Equipment	136,475	136,475
Accumulated depreciation	<u>(40,944)</u>	<u>(27,296)</u>
Total Capital Assets (Net)	<u>\$ 59,670,565</u>	<u>\$ 55,735,549</u>

During the year, depreciation was \$13,648, additions of \$7,610,642 were added to construction in progress and \$3,661,978 was conveyed to other governments.

General Fund Budgetary Highlights

The budget exceeded actual expenditures primarily because contracted security and performance bond cost expenditures were less than anticipated.

The September 30, 2022 budget was amended for engineering, facility maintenance, landscape and irrigation repair expenditures that were more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In October 2016, the District issued \$12,030,000 Series 2016 Special Assessment Bonds (A-1, A-2, and B). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. In a prior year, the Series 2016A-2 Bonds were paid off. During the current year, the Series 2016B Bonds were paid off. The balance outstanding for the Series 2016A-1 Bonds at September 30, 2022 was \$6,090,000.
- In October 2018, the District issued \$16,490,000 Series 2018A Special Assessment Bonds (A-1 and A-2). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. During the current year, the Series 2018A-2 Bonds were paid off. The balance outstanding for the Series 2018A-1 Bonds at September 30, 2022 was \$8,550,000.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In February 2019, the District issued \$8,110,000 Series 2019A Special Assessment Bonds (A-1 and A-2). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. During the current year, the Series 2019A-2 Bonds were paid off. The balance outstanding for the Series 2019A-1 Bonds September 30, 2022 was \$3,505,000.
- In May 2020, the District issued \$8,5775,000 Series 2020A Special Assessment Bonds (A-1, A-2, and A-3). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. During the current year the Series 2020A-2 and A-3 Bonds were paid off. The balance outstanding for the Series 2020A-1 Bonds September 30, 2022 was \$1,640,000.
- In November 2021, the District issued \$12,755,000 Series 2021 Special Assessment Bonds (Phase 3B and Phase 4). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$12,755,000.

Economic Factors and Next Year's Budget

Meadow View at Twin Creeks Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Meadow View 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 Meadow View at Twin Creeks Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Meadow View at Twin Creeks Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 232,405
Investments	82,944
Assessments receivable	48,122
Due from other	399
Due from developer	227,852
Deposits	3,360
Prepaid expenses	52,925
Total Current Assets	648,007
Non-Current Assets	
Restricted assets	
Investments	3,409,936
Capital assets, not being depreciated	
Construction in progress	59,575,034
Capital assets, being depreciated	
Equipment	136,475
Less: accumulated depreciation	(40,944)
Total Non-Current Assets	63,080,501
Total Assets	63,728,508
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	98,433
Contracts/retainage payable	1,452,234
Due to developer	3,502
Unearned revenues	45,615
Accrued interest	629,132
Financed purchase payable	9,068
Bonds payable	620,000
Total Current Liabilities	2,857,984
Non-Current Liabilities	
Bonds payable, net	31,985,823
Total Liabilities	34,843,807
NET POSITION	
Net investment in capital assets	28,217,010
Restricted for debt service	241,946
Unrestricted	425,745
Total Net Position	\$ 28,884,701

See accompanying notes.

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

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>	
		<u>Charges for</u>	<u>Operating</u>	<u>Capital</u>	<u>Revenues and</u>
Primary government		<u>Services</u>	<u>Grants and</u>	<u>Grants and</u>	<u>Changes in</u>
			<u>Contributions</u>	<u>Contributions</u>	<u>Governmental</u>
					<u>Activities</u>
Governmental Activities					
General government	\$ (183,097)	\$ 92,135	\$ 89,855	\$ -	\$ (1,107)
Physical environment	(841,052)	416,350	406,050	979,704	961,052
Culture/recreation	(515,274)	259,287	252,872	-	(3,115)
Interest and other charges	(2,108,841)	8,314,839	-	-	6,205,998
Total Governmental Activities	<u>\$ (3,648,264)</u>	<u>\$ 9,082,611</u>	<u>\$ 748,777</u>	<u>\$ 979,704</u>	<u>7,162,828</u>
General Revenues					
Investment earnings					3,183
Miscellaneous revenues					38,271
Total General Revenues					<u>41,454</u>
Conveyances to other governments					(3,661,978)
Change in Net Position					3,542,304
Net Position - October 1, 2021					<u>25,342,397</u>
Net Position - September 30, 2022					<u>\$ 28,884,701</u>

See accompanying notes.

Meadow View at Twin Creeks Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 232,405	\$ -	\$ -	\$ 232,405
Investments	82,944	-	-	82,944
Assessments receivable	33,893	14,229	-	48,122
Due from other funds	-	-	60,483	60,483
Due from other	399	-	-	399
Due from developer	227,852	-	-	227,852
Deposits	3,360	-	-	3,360
Prepaid expenses	52,925	-	-	52,925
Restricted assets				
Investments, at fair value	-	1,636,970	1,772,966	3,409,936
Total Assets	\$ 633,778	\$ 1,651,199	\$ 1,833,449	\$ 4,118,426
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 98,433	\$ -	\$ -	\$ 98,433
Contracts/retainage payable	-	-	1,452,234	1,452,234
Due to other funds	60,483	-	-	60,483
Due to developer	3,502	-	-	3,502
Unearned revenues	45,615	-	-	45,615
Total Liabilities	208,033	-	1,452,234	1,660,267
DEFERRRED INFLOWS OF RESOURCES				
Unavailable revenues	55,283	-	-	55,283
Fund Balances:				
Nonspendable				
Deposits and prepaid expenses	56,285	-	-	56,285
Restricted				
Debt service	-	1,651,199	-	1,651,199
Capital projects	-	-	381,215	381,215
Unassigned	314,177	-	-	314,177
Total Fund Balances	370,462	1,651,199	381,215	2,402,876
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 633,778	\$ 1,651,199	\$ 1,833,449	\$ 4,118,426

See accompanying notes.

**Meadow View at Twin Creeks Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022**

Total Governmental Fund Balances	\$ 2,402,876
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$59,575,034, and equipment, \$136,475, net of accumulated depreciation, \$(40,944), used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	59,670,565
Long-term liabilities, including bonds payable, \$(32,540,000), net of bond premium, net, \$(107,460), and bond discount, net, \$41,637, and financed purchase payable, \$(9,068), are not due and payable in the current period and; therefore, are not reported at the fund level.	(32,614,891)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	(629,132)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however revenue is recognized when earned at the government-wide level.	<u>55,283</u>
Net Position of Governmental Activities	<u><u>\$ 28,884,701</u></u>

See accompanying notes.

Meadow View at Twin Creeks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 712,489	\$ 8,314,839	\$ -	\$ 9,027,328
Developer contributions	748,777	-	979,704	1,728,481
Investment earnings	30	1,276	1,877	3,183
Miscellaneous revenues	38,271	-	-	38,271
Total Revenues	<u>1,499,567</u>	<u>8,316,115</u>	<u>981,581</u>	<u>10,797,263</u>
Expenditures				
Current				
General government	183,097	-	-	183,097
Physical environment	827,404	-	-	827,404
Culture/recreation	515,274	-	-	515,274
Capital outlay	-	-	7,610,642	7,610,642
Debt service				
Principal	25,709	12,040,000	4,580,339	16,646,048
Interest	1,982	1,745,901	-	1,747,883
Other	-	-	467,123	467,123
Total Expenditures	<u>1,553,466</u>	<u>13,785,901</u>	<u>12,658,104</u>	<u>27,997,471</u>
Excess of revenues over expenditures	<u>(53,899)</u>	<u>(5,469,786)</u>	<u>(11,676,523)</u>	<u>(17,200,208)</u>
Other financing sources/(uses)				
Transfers in	494	2,826	-	3,320
Transfers out	-	-	(3,320)	(3,320)
Issuance of long-term debt	-	674,863	12,080,137	12,755,000
Bond discount	-	-	(42,927)	(42,927)
Bond premium	-	110,790	-	110,790
Total Other Financing Sources/(Uses)	<u>494</u>	<u>788,479</u>	<u>12,033,890</u>	<u>12,822,863</u>
Net change in fund balances	(53,405)	(4,681,307)	357,367	(4,377,345)
Fund Balances - October 1, 2021	<u>423,867</u>	<u>6,332,506</u>	<u>23,848</u>	<u>6,780,221</u>
Fund Balances - September 30, 2022	<u>\$ 370,462</u>	<u>\$ 1,651,199</u>	<u>\$ 381,215</u>	<u>\$ 2,402,876</u>

See accompanying notes.

**Meadow View at Twin Creeks Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds \$ (4,377,345)

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 are allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$7,610,642, exceeded by depreciation, \$(13,648), and conveyances, \$(3,661,978), in the current period. 3,935,016

The issuance of debt, bonds payable, \$(12,755,000), net of bond premium, \$(110,790), and bond discount, \$42,927, are recognized as other financing sources at the fund level, however, they increase liabilities at the government-wide level. (12,822,863)

Repayments of bond principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position. 16,646,048

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change. 55,283

Bond premium and bond discount are amortized over the life of the bonds as interest. This is the current year amortization. 2,040

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the fund level interest expenditures are reported when due. This is the change in accrued interest in the current period. 104,125

Change in Net Position of Governmental Activities \$ 3,542,304

See accompanying notes.

Meadow View at Twin Creeks Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 694,613	\$ 712,490	\$ 712,489	\$ (1)
Developer contributions	857,161	804,060	748,777	(55,283)
Investment earnings	-	10,290	30	(10,260)
Miscellaneous revenues	10,000	28,012	38,271	10,259
Total Revenues	<u>1,561,774</u>	<u>1,554,852</u>	<u>1,499,567</u>	<u>(55,285)</u>
Expenditures				
Current				
General government	181,084	185,513	183,097	2,416
Physical environment	740,656	830,060	827,404	2,656
Culture/recreation	640,034	559,468	515,274	44,194
Debt Service				
Principal	-	-	25,709	(25,709)
Interest	-	-	1,982	(1,982)
Total Expenditures	<u>1,561,774</u>	<u>1,575,041</u>	<u>1,553,466</u>	<u>21,575</u>
Excess of revenues over expenditures	<u>-</u>	<u>(20,189)</u>	<u>(53,899)</u>	<u>(33,710)</u>
Other Financing Sources/(Uses)				
Transfer in	<u>-</u>	<u>494</u>	<u>494</u>	<u>-</u>
Net change in fund balances	-	(19,695)	(53,405)	(33,710)
Fund Balances - October 1, 2021	<u>-</u>	<u>19,695</u>	<u>423,867</u>	<u>404,172</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 370,462</u>	<u>\$ 370,462</u>

See accompanying notes.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

The District was established on March 7, 2016, by Ordinance 2016-11 of St. Johns County, Florida, Board of County Commissioners, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. 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 or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Meadow View at Twin Creeks Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Meadow View at Twin Creeks Community Development District (the primary government) as a local unit of special-purpose 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. To be includable within the District's financial statements, the component unit must be financially accountable or the exclusion of the nature and significance of their relationship with the District would cause the financial statements to be misleading or incomplete. Blended component units must be financially accountable to the District; there must be a financial burden/benefit relationship and the entity, although legally separate, must operate like a fund of the District.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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 and its blended component unit. These statements include all the governmental activities of the primary government and its component unit. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, 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. 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.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the 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 classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

Non-spendable 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.

Committed Fund Balance – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision making authority.

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 – 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.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

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

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, 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.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – Accounts for construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

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

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

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 equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted 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 assets, 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 construction in progress and equipment, are reported in the governmental activities column in the government-wide statements.

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 by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	10 years
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Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

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.

e. Bond Premium/Discounts

Bond premium/discounts are amortized over the life of the bonds.

f. Deferred Inflows of Resources

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

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

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

“Total fund balances” of the District’s governmental funds, \$2,402,876, differs from “net position” of governmental activities, \$28,884,701, 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 (infrastructure and recreational facilities 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.

Construction in progress	\$ 59,575,034
Equipment	136,475
Accumulated depreciation	(40,944)
Total	<u>\$ 59,670,565</u>

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

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

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

Long-term debt transactions

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

Balances at September 30, 2022 were:

Bonds payable	\$ (32,540,000)
Bond premium, net	(107,460)
Bond discount, net	41,637
Financed purchase	<u>(9,068)</u>
Total	<u>\$ (32,614,891)</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>\$ (629,132)</u>
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Deferred Inflows of Resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenue is recognized when earned at the government -wide level.

Unavailable revenues	<u>\$ 55,283</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, \$(4,377,345), differs from the “change in net position” for governmental activities, \$3,542,304, 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.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

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

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The following is the amount that capital outlay exceeded depreciation in the current year.

Capital outlay	\$	7,610,642
Depreciation		(13,648)
Conveyances		<u>(3,661,978)</u>
Total		<u>\$ 3,935,016</u>

Long-term debt transactions

Repayments of bond principal are expenditures at the fund level but reduce liabilities in the Statement of Net Position. The issuance of new debt is an other financing source at the fund level but it increases long-term liabilities in the Statement of Net Position.

Principal payments	\$	<u>16,646,048</u>
Issuance of long-term debt		<u>\$ (12,822,863)</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	\$	<u>104,125</u>
Bond premium/discount amortization		<u>\$ 2,040</u>

Deferred inflows of resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level. This is the current year change in unavailable revenues.

Unavailable revenues	\$	<u>55,283</u>
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Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position 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. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District’s bank balance was \$353,083 and the carrying value was \$232,405. The District controls its exposure to custodial credit risk because it 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

The District’s investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
U.S. Bank Managed Money Market	N/A	<u>\$ 3,492,880</u>

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 uses 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 in U.S. Bank Managed Money Market are Level 1 assets.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in the U.S. Bank Managed Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First Treasury Obligation represents 10% of the District's total investments. The investments in U.S. Bank Managed Money Market Account represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at book value.

NOTE D – INTERFUND ACTIVITY

Interfund balances at September 30, 2022, consisted of the following:

	<u>Receivable</u>
	Capital Projects
	Fund
<u>Payable</u>	
General Fund	<u>\$ 60,483</u>

The General Fund collected funds on behalf of the Capital Projects Fund and owed an amount to the Capital Projects Fund at year end.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

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

NOTE F – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 55,626,370	\$ 7,610,642	\$ (3,661,978)	\$ 59,575,034
Capital assets, being depreciated:				
Equipment	136,475	-	-	136,475
Less accumulated depreciation for:				
Equipment	(27,296)	(13,648)	-	(40,944)
Total Capital Assets, Being Depreciated, net	<u>109,179</u>	<u>(13,648)</u>	<u>-</u>	<u>95,531</u>
Governmental Activities Capital Assets	<u>\$ 55,735,549</u>	<u>\$ 7,596,994</u>	<u>\$ (3,661,978)</u>	<u>\$ 59,670,565</u>

Depreciation of \$13,648 was charged to physical environment.

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE G – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 31,825,000
Issuance of debt	12,755,000
Principal payments	<u>(12,040,000)</u>
Long-term debt at September 30, 2022	<u>\$ 32,540,000</u>

Long-term debt is comprised of the following:

Special Assessment Bonds

<p>\$21,435,000 Series 2016 Special Assessment Bonds (A1, A2 and B) due in annual principal installments through May 1, 2047. Interest at rates ranging from 4.5% to 6.0% is due May and November.</p>	\$ 6,090,000
<p>\$16,490,000 Series 2018 Special Assessment Bonds (A1 and A2) due in annual principal installments beginning May 2020 and maturing May 1, 2049. Interest at rates ranging from 4.25% to 5.60% is due May and November.</p>	8,550,000
<p>\$8,110,000 Series 2019 Special Assessment Bonds (A1 and A2) due in annual principal installments beginning May 2020 and maturing May 1, 2049. Interest at rates ranging from 5.2% to 5.8% is due May and November.</p>	3,505,000
<p>\$8,575,000 Series 2020 Special Assessment Bonds (A1, A2 and A3) due in annual principal installments beginning May 2022 and maturing May 1, 2051. Interest at rates ranging from 4.250% to 5.375% is due May and November.</p>	1,640,000
<p>\$12,755,000 Series 2021 Special Assessment Bonds (Phase 3B and Phase 4) due in annual principal installments beginning May 2023 and maturing May 1, 2052. Interest at rates ranging from 2.4% to 4.0% is due May and November.</p>	<u>12,755,000</u>
Total Bonds Payable	\$ 32,540,000
Bond discount, net	(41,367)
Bond premium, net	107,460
Bonds Payable, Net	<u>\$ 32,606,093</u>

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE G – LONG-TERM DEBT (CONTINUED)

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

Year Ending September 30,	Principal	Interest	Total
2023	\$ 620,000	\$ 1,509,916	\$ 2,129,916
2024	640,000	1,487,494	2,127,494
2025	670,000	1,464,394	2,134,394
2026	690,000	1,438,839	2,128,839
2027	715,000	1,412,439	2,127,439
2028-2032	4,095,000	6,584,819	10,679,819
2033-2037	5,130,000	5,577,344	10,707,344
2038-2042	6,460,000	4,263,729	10,723,729
2043-2047	8,305,000	2,492,498	10,797,498
2048-2052	5,215,000	577,643	5,792,643
Totals	\$ 32,540,000	\$ 26,809,115	\$ 59,349,115

Summary of Significant Bonds Resolution Terms and Covenants

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 2016A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2016A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
2. Reserve Fund – The 2018A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2018A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
3. Reserve Fund – The 2019A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2019A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
4. Reserve Fund – The 2020A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2020A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
5. Reserve Fund – The Phase 3B Debt Service Reserve Account is funded from the proceeds of the Series 2021 (Phase 3) Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2021 (Phase 3) Bonds until certain release conditions have been met. The reserve requirement reduces in 2 tiers once certain release conditions, as established in the Trust Indenture, have been met down to 25% and 10%,

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

respectively.

NOTE G – LONG-TERM DEBT (CONTINUED)

The following is a schedule for the reserve requirements:

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
	Series 2016A-1 Special Assessment Bonds	\$ 133,847
Series 2018A-1 Special Assessment Bonds	\$ 184,467	\$ 183,765
Series 2019A-1 Special Assessment Bonds	\$ 77,637	\$ 77,208
Series 2020A-1 Special Assessment Bonds	\$ 34,374	\$ 34,026
Series 2021 (P3B) Special Assessment Bonds	\$ 140,339	\$ 140,241
Series 2021 (P4) Special Assessment Bonds	\$ 211,869	\$ 211,869

Developer Advance

In a prior year, the Developer agreed to provide advance funding for the infrastructure project totaling \$4,580,339. During the current year, the District issued Series 2021 Special Assessment Bonds and utilized a portion of the proceeds to reimburse the Developer for all outstanding advanced amounts of \$4,580,339.

NOTE H – FINANCED PURCHASES

Governmental Activities

Municipal Asset Management, Inc. Fitness Equipment Lease

During the year ended September 30, 2019, the District entered into a financed purchase agreement for certain fitness equipment. The agreement has an end of finance title transfer to the District which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments.

The annual requirements to amortize the principal and interest of the financed purchases as of September 30, 2022 were as follows:

Year Ending September 30,	Amount
2023	\$ 9,230
Total minimum lease payments	9,230
Less: amount representing interest	(162)
Present value of minimum lease payments	\$ 9,068

NOTE I – 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. These risks are covered by

Meadow View at Twin Creeks Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J – SUBSEQUENT EVENT

Subsequent to year end, the District made prepayments totaling \$20,000 on the Series 2021 (Phase 3B) Special Assessment Bonds.



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
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Meadow View at Twin Creeks Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 24, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Meadow View 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 Meadow View at Twin Creeks Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Meadow View 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
Meadow View at Twin Creeks Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Meadow View 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

October 24, 2023



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
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Meadow View at Twin Creeks Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated October 24, 2023.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 24, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition

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 Meadow View 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 Meadow View at Twin Creeks Community Development District had not met one of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Meadow View at Twin Creeks Community Development District. It is management's responsibility to monitor the Meadow View 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 Meadow View 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: 27
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$2,485,658
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District spent \$7,610,642 on various construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$564 - \$846 and Debt Service Fund, \$1,233.86 - \$2,146.75.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$9,027,328.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: See Note G.

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance with Original Budget Positive (Negative)</u>
Revenues			
Special assessments	\$ 694,613	\$ 712,489	\$ 17,876
Developer contributions	857,161	748,777	(108,384)
Investment income	-	30	30
Miscellaneous revenues	10,000	38,271	28,271
Total Revenues	<u>1,561,774</u>	<u>1,499,567</u>	<u>(62,207)</u>
Expenditures			
Current			
General government	181,084	183,097	(2,013)
Physical environment	740,656	827,404	(86,748)
Culture and recreation	640,034	515,274	124,760
Debt Service			
Principal	-	25,709	(25,709)
Interest	-	1,982	(1,982)
Total Expenditures	<u>1,561,774</u>	<u>1,553,466</u>	<u>8,308</u>
Revenues over/(under) expenditures	<u>-</u>	<u>(53,899)</u>	<u>(53,899)</u>
Other Financing Sources/(Uses)			
Transfers in	<u>-</u>	<u>494</u>	<u>494</u>
Net changes in fund balance	<u>-</u>	<u>(53,405)</u>	<u>(53,405)</u>
Fund Balances - Beginning of year	<u>-</u>	<u>423,867</u>	<u>423,867</u>
Fund Balances - End of year	<u>\$ -</u>	<u>\$ 370,462</u>	<u>\$ 370,462</u>

Additional Matters

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



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District

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

October 24, 2023



**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
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Meadow View at Twin Creeks Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Meadow View 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 Meadow View 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 Meadow View at Twin Creeks Community Development District's compliance with the specified requirements.

In our opinion, Meadow View at Twin Creeks Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

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

October 24, 2023