

TWIN CREEKS NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

May 23, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Twin Creeks North 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

May 16, 2023

Board of Supervisors
Twin Creeks North Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Twin Creeks North Community Development District will hold a Regular Meeting on May 23, 2023 at 1:15 p.m., or immediately following adjournment of the Creekside at Twin Creeks CDD Meeting, 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 Items
 - A. The Reef at Beachwalk HOA and CDD Reclaimed Water
 - B. Traffic Control on Albany Bay Blvd.
 - C. Miscellaneous Matters
4. Consideration of The Tree Amigos Outdoor Services, Inc., Second Amendment to Agreement for Landscape Maintenance Services
5. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
7. Consideration of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Adjustment to District Counsel Fee Structure
8. Consideration of Resolution 2023-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date

9. Ratification of Tree Amigos Outdoor Services, Inc., Invoice #200306 [CR210 Median Enhancements]
10. Acceptance of Resignation of John Stinson[Seat 2]
11. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Qualified Elector
12. Consideration of Resolution 2023-06, Designating Certain Officers of the District, and Providing for an Effective Date
13. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of April 30, 2023
 - B. Approval of February 7, 2023 Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Prosser, Inc.*
 - C. Field Operations Liaison
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,404 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: July 25, 2023 at 1:00 PM, *or immediately following the adjournment of the Creekside at Twin Creeks CDD Meeting, scheduled to commence 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	JOHN STINSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	NEAL SHACT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BRYAN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JARED BOUSKILA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
15. Board Members' Comments/Requests
16. Public Comments
17. 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 CODE: 528 064 2804

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

3A



The Reef at Beachwalk HOA

c/o President Jules Bohanon
 57 Clifton Bay Loop
 St Johns FL 32259

Email: President@ReefHOA.com

Website: www.ReefHOA.com

TO: Twin Creeks North CDD, c/o Daniel Rom
 FROM: Jules Bohanon, President of The Reef at Beachwalk HOA
 DATE: 5/10/2023
 SUBJECT: usage of HOA reclaimed water by CDD

Background:

Lennar turned over control of The Reef Homeowners Association ("the HOA") from itself to the current board of directors ("the Board") consisting of volunteer homeowners, on Dec. 7, 2022. When the new Board began scrutinizing our budget, the first thing we noticed was: irrigation costs seemed excessive. The Board soon learned that the HOA and CDD share the same reclaimed water supply, for which the HOA has been solely paying since February 2019. Even though it was a surprise to us, that the HOA was paying to irrigate CDD land, the Board understands it was long known by both the CDD and HOA's respective landscaping contractors, and by Lennar and Vesta, the current HOA management company hired by Lennar.

Requests to Lennar from both the HOA and the CDD, to mitigate this situation, have been met with denial of responsibility.

Usage data:

The Rain Bird irrigation controller has separate programs for HOA and CDD, so to estimate respective water usage, the Board shut off its HOA irrigation program for several weeks, from February to March 2023. Comparing daily usage during 14-day periods before and after, evidence suggests about two-thirds of the water is used by the CDD. All data will be provided upon request.

With Reef Program		Without Reef Program		Daily usage share		
Day	14-day avg	Day	14-day avg		Reef	HOA
Sun	15700	Sun	14250	Sun		
Mon	12950	Mon	2350	Mon	9%	91%
Tue	28250	Tue	16250	Tue	82%	18%
Wed	17100	Wed	18200	Wed	0%	100%
Thu	19400	Thu	17550	Thu	10%	90%
Fri	31600	Fri	16100	Fri	49%	51%
Sat	29450	Sat	18350	Sat	38%	62%
				% change	14-day average	
14-day total	308900	14-day total	206100	-33.28%	33%	67%

Proposal:

The Reef HOA is amenable to CDD continuing to access our water supply through a cost-sharing agreement, and seeks to be reimbursed by the CDD for past expenses. Our proposal:

- 1) CDD and HOA will irrigate on alternate days, and meter readings will be recorded for a one-week period, seasonally, to determine CDD vs. HOA usage. Each entity will pay for its own usage; details to be determined, but, e.g., each entity could be billed by JEA for one of the two meters, then reconcile quarterly or semi-annually. Landscaping contractors are to notify HOA and CDD whenever usage is adjusted seasonally.
 - a. Alternatively, CDD may install, at its own expense, a device to record actual water usage for each zone.
- 2) HOA's past irrigation repair and maintenance costs can't be quantified. Going forward, expenses will be divided. System-wide repair and maintenance can be split proportionately, with zone-specific repairs billed to the appropriate party.
- 3) CDD reimburses HOA \$40,000 for some of its past usage, and repair and maintenance. Total water cost from 1/14/2021-4/14/2023 was \$60,717.09. Since inception: \$88,570.10.
 - a. Instead of a lump sum, the HOA would accept the CDD assuming full payment of its JEA bill until such time CDD's past usage is repaid. Probably 2-3 years.
- 4) HOA reserves the right to analyze its electric usage and determine whether some of that expense, going forward, should be borne by the CDD. Our 4/14/2023 electric bill was about \$350.

Conclusion:

When the Board learned about this situation, we reached out to the CDD and began researching possible solutions. The Board looks forward to reaching an amicable agreement with the CDD that will best serve our shared constituency, the Reef at Beachwalk homeowners.

Meter	Date	Usage	Day name
106 Albany Bay	2/7/2023	11800	Tue
106 Albany Bay	2/6/2023	9100	Mon
106 Albany Bay	2/5/2023	9100	Sun
106 Albany Bay	2/4/2023	13300	Sat
106 Albany Bay	2/3/2023	19000	Fri
106 Albany Bay	2/2/2023	12400	Thu
106 Albany Bay	2/1/2023	9000	Wed
106 Albany Bay	1/31/2023	12100	Tue
106 Albany Bay	1/30/2023	9300	Mon
106 Albany Bay	1/29/2023	7500	Sun
106 Albany Bay	1/28/2023	13700	Sat
106 Albany Bay	1/27/2023	20000	Fri
106 Albany Bay	1/26/2023	11400	Thu
106 Albany Bay	1/25/2023	10900	Wed
106 Albany Bay	1/24/2023	10800	Tue
106 Albany Bay	1/23/2023	9600	Mon
106 Albany Bay	1/22/2023	8400	Sun
106 Albany Bay	1/21/2023	13500	Sat
106 Albany Bay	1/20/2023	17800	Fri
106 Albany Bay	1/19/2023	11400	Thu
106 Albany Bay	1/18/2023	12000	Wed
106 Albany Bay	1/17/2023	13900	Tue
106 Albany Bay	1/16/2023	900	Mon
106 Albany Bay	1/15/2023	8500	Sun
106 Albany Bay	1/14/2023	12000	Sat
106 Albany Bay	1/13/2023	18800	Fri
106 Albany Bay	1/12/2023	11900	Thu
106 Albany Bay	1/11/2023	10600	Wed
106 Albany Bay	1/10/2023	8500	Tue
106 Albany Bay	1/9/2023	20900	Mon
106 Albany Bay	1/8/2023	11500	Sun
106 Albany Bay	1/7/2023	2100	Sat
106 Albany Bay	1/6/2023	7800	Fri
106 Albany Bay	1/5/2023	11400	Thu
106 Albany Bay	1/4/2023	0	Wed
106 Albany Bay	1/3/2023	1300	Tue
106 Albany Bay	1/2/2023	18200	Mon
106 Albany Bay	1/1/2023	12500	Sun
106 Albany Bay	#####	1900	Sat
106 Albany Bay	#####	8600	Fri
106 Albany Bay	#####	12100	Thu
106 Albany Bay	#####	0	Wed
106 Albany Bay	#####	1300	Tue
106 Albany Bay	#####	8400	Mon
106 Albany Bay	#####	0	Sun
106 Albany Bay	#####	0	Sat

106 average with Reef program

Row Labels	Average of Usage
Sun	9000
Mon	9960
Tue	11420
Wed	10625
Thu	11775
Fri	18900
Sat	13125
Grand Total	11922.58065

106 Albany Bay ##### 0 Fri
106 Albany Bay ##### 0 Thu
106 Albany Bay ##### 0 Wed
106 Albany Bay ##### 1300 Tue
106 Albany Bay ##### 19400 Mon
106 Albany Bay ##### 10600 Sun
106 Albany Bay ##### 9800 Sat
106 Albany Bay ##### 0 Fri
106 Albany Bay ##### 11300 Thu
106 Albany Bay ##### 900 Wed
106 Albany Bay ##### 400 Tue
106 Albany Bay ##### 11100 Mon
106 Albany Bay ##### 13200 Sun
106 Albany Bay ##### 1300 Sat
106 Albany Bay 12/9/2022 7500 Fri
106 Albany Bay 12/8/2022 10600 Thu
106 Albany Bay 12/7/2022 0 Wed
106 Albany Bay 12/6/2022 1300 Tue
106 Albany Bay 12/5/2022 18300 Mon
106 Albany Bay 12/4/2022 11400 Sun
106 Albany Bay 12/3/2022 1400 Sat
106 Albany Bay 12/2/2022 7600 Fri
106 Albany Bay 12/1/2022 10300 Thu
106 Albany Bay ##### 0 Wed
106 Albany Bay ##### 1200 Tue
106 Albany Bay ##### 17100 Mon
106 Albany Bay ##### 10900 Sun
106 Albany Bay ##### 1700 Sat
106 Albany Bay ##### 8000 Fri
106 Albany Bay ##### 10800 Thu
106 Albany Bay ##### 200 Wed
106 Albany Bay ##### 9100 Tue
106 Albany Bay ##### 10700 Mon
106 Albany Bay ##### 9800 Sun
106 Albany Bay ##### 2100 Sat
106 Albany Bay ##### 7800 Fri
106 Albany Bay ##### 11300 Thu
106 Albany Bay ##### 12400 Wed
106 Albany Bay ##### 21900 Tue
106 Albany Bay ##### 20300 Mon
106 Albany Bay ##### 800 Sun
106 Albany Bay ##### 24300 Sat
106 Albany Bay ##### 21300 Fri
106 Albany Bay ##### 23300 Thu
106 Albany Bay 11/9/2022 18900 Wed
106 Albany Bay 11/8/2022 21800 Tue
106 Albany Bay 11/7/2022 20000 Mon

106 Albany Bay	11/6/2022	21600	Sun
106 Albany Bay	11/5/2022	20000	Sat
106 Albany Bay	11/4/2022	14800	Fri
106 Albany Bay	11/3/2022	20300	Thu
106 Albany Bay	11/2/2022	20300	Wed
106 Albany Bay	11/1/2022	13300	Tue
106 Albany Bay	#####	10500	Mon
106 Albany Bay	#####	10500	Sun
106 Albany Bay	#####	12400	Sat
106 Albany Bay	#####	10700	Fri
106 Albany Bay	#####	12800	Thu
106 Albany Bay	#####	13300	Wed
106 Albany Bay	#####	14700	Tue
106 Albany Bay	#####	22700	Mon
106 Albany Bay	#####	10500	Sun
106 Albany Bay	#####	13500	Sat
106 Albany Bay	#####	22800	Fri
106 Albany Bay	#####	15100	Thu
106 Albany Bay	#####	11300	Wed
106 Albany Bay	#####	5400	Tue
106 Albany Bay	#####	0	Mon
106 Albany Bay	#####	0	Sun
106 Albany Bay	#####	0	Sat
106 Albany Bay	#####	0	Fri
106 Albany Bay	#####	43400	Thu
106 Albany Bay	#####	13600	Tue
106 Albany Bay	#####	0	Mon
106 Albany Bay	10/9/2022	0	Sun
106 Albany Bay	10/8/2022	0	Sat
106 Albany Bay	10/7/2022	0	Fri
106 Albany Bay	10/6/2022	0	Thu
106 Albany Bay	10/5/2022	10800	Wed
106 Albany Bay	10/4/2022	12400	Tue
106 Albany Bay	10/3/2022	200	Mon
106 Albany Bay	10/2/2022	0	Sun
106 Albany Bay	10/1/2022	0	Sat
106 Albany Bay	9/30/2022	0	Fri
106 Albany Bay	9/29/2022	0	Thu
106 Albany Bay	9/28/2022	0	Wed
106 Albany Bay	9/27/2022	0	Tue
106 Albany Bay	9/26/2022	0	Mon
106 Albany Bay	9/25/2022	0	Sun
106 Albany Bay	9/24/2022	0	Sat
106 Albany Bay	9/23/2022	0	Fri
106 Albany Bay	9/22/2022	0	Thu
106 Albany Bay	9/21/2022	0	Wed
106 Albany Bay	9/20/2022	0	Tue

106 Albany Bay	9/19/2022	0	Mon
106 Albany Bay	9/18/2022	4200	Sun
106 Albany Bay	9/17/2022	12900	Sat
106 Albany Bay	9/16/2022	10800	Fri
106 Albany Bay	9/15/2022	12700	Thu
106 Albany Bay	9/14/2022	11200	Wed
106 Albany Bay	9/12/2022	11400	Mon
106 Albany Bay	9/11/2022	11500	Sun
106 Albany Bay	9/10/2022	13200	Sat
106 Albany Bay	9/9/2022	10900	Fri
106 Albany Bay	9/8/2022	12200	Thu
106 Albany Bay	9/7/2022	2600	Wed
106 Albany Bay	9/6/2022	0	Tue
106 Albany Bay	9/5/2022	0	Mon
106 Albany Bay	9/4/2022	0	Sun
106 Albany Bay	9/3/2022	0	Sat
106 Albany Bay	9/2/2022	0	Fri
106 Albany Bay	9/1/2022	0	Thu
106 Albany Bay	8/31/2022	0	Wed
106 Albany Bay	8/30/2022	0	Tue
106 Albany Bay	8/29/2022	10800	Mon
106 Albany Bay	8/28/2022	11100	Sun
106 Albany Bay	8/27/2022	13200	Sat
106 Albany Bay	8/26/2022	11800	Fri
106 Albany Bay	8/25/2022	12900	Thu
106 Albany Bay	8/24/2022	2600	Wed
106 Albany Bay	8/23/2022	0	Tue
106 Albany Bay	8/22/2022	0	Mon
106 Albany Bay	8/21/2022	10400	Sun
106 Albany Bay	8/20/2022	13200	Sat
106 Albany Bay	8/19/2022	12700	Fri
106 Albany Bay	8/18/2022	1700	Thu
106 Albany Bay	8/17/2022	0	Wed
106 Albany Bay	8/16/2022	0	Tue
106 Albany Bay	8/15/2022	0	Mon
106 Albany Bay	8/14/2022	0	Sun
106 Albany Bay	8/13/2022	9800	Sat
106 Albany Bay	8/12/2022	10800	Fri
106 Albany Bay	8/10/2022	9200	Wed
106 Albany Bay	8/9/2022	12200	Tue
106 Albany Bay	8/8/2022	10400	Mon
106 Albany Bay	8/7/2022	10400	Sun
106 Albany Bay	8/6/2022	12400	Sat
106 Albany Bay	8/5/2022	11200	Fri
106 Albany Bay	8/4/2022	13100	Thu
106 Albany Bay	8/3/2022	11400	Wed
106 Albany Bay	8/2/2022	11400	Tue

106 Albany Bay	8/1/2022	8900	Mon
106 Albany Bay	7/31/2022	8800	Sun
106 Albany Bay	7/30/2022	10900	Sat
106 Albany Bay	7/29/2022	10000	Fri
106 Albany Bay	7/28/2022	11500	Thu
106 Albany Bay	7/27/2022	9000	Wed
106 Albany Bay	7/26/2022	11200	Tue
106 Albany Bay	7/25/2022	9500	Mon
106 Albany Bay	7/24/2022	9300	Sun
106 Albany Bay	7/23/2022	10900	Sat
106 Albany Bay	7/22/2022	9500	Fri
106 Albany Bay	7/21/2022	11300	Thu
106 Albany Bay	7/20/2022	9600	Wed
106 Albany Bay	7/19/2022	11000	Tue
106 Albany Bay	7/18/2022	9300	Mon
106 Albany Bay	7/17/2022	9300	Sun
106 Albany Bay	7/16/2022	10700	Sat
106 Albany Bay	7/15/2022	9600	Fri
106 Albany Bay	7/14/2022	10500	Thu
106 Albany Bay	7/12/2022	2500	Tue
106 Albany Bay	7/11/2022	17500	Mon
106 Albany Bay	7/10/2022	17300	Sun
106 Albany Bay	7/9/2022	2500	Sat
106 Albany Bay	7/8/2022	12200	Fri
106 Albany Bay	7/7/2022	0	Thu
106 Albany Bay	7/6/2022	0	Wed
106 Albany Bay	7/5/2022	0	Tue
106 Albany Bay	7/4/2022	0	Mon
106 Albany Bay	7/3/2022	0	Sun
106 Albany Bay	7/2/2022	0	Sat
106 Albany Bay	7/1/2022	0	Fri
106 Albany Bay	6/30/2022	0	Thu
106 Albany Bay	6/29/2022	0	Wed
106 Albany Bay	6/28/2022	0	Tue
106 Albany Bay	6/27/2022	11900	Mon
106 Albany Bay	6/26/2022	16100	Sun
106 Albany Bay	6/25/2022	2400	Sat
106 Albany Bay	6/24/2022	16100	Fri
106 Albany Bay	6/23/2022	2400	Thu
106 Albany Bay	6/22/2022	11300	Wed
106 Albany Bay	6/21/2022	1200	Tue
106 Albany Bay	6/20/2022	15700	Mon
106 Albany Bay	6/19/2022	16700	Sun
106 Albany Bay	6/18/2022	2500	Sat
106 Albany Bay	6/17/2022	5800	Fri
106 Albany Bay	6/16/2022	0	Thu
106 Albany Bay	6/15/2022	0	Wed

106 Albany Bay	6/14/2022	0 Tue
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106 Albany Bay	6/9/2022	2500 Thu
106 Albany Bay	6/8/2022	16700 Wed
106 Albany Bay	6/7/2022	2500 Tue
106 Albany Bay	6/6/2022	18000 Mon
106 Albany Bay	6/5/2022	5500 Sun
106 Albany Bay	6/4/2022	23900 Sat
106 Albany Bay	6/3/2022	0 Fri
106 Albany Bay	6/2/2022	0 Thu
106 Albany Bay	6/1/2022	0 Wed
106 Albany Bay	5/31/2022	0 Tue
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106 Albany Bay	5/28/2022	0 Sat
106 Albany Bay	5/27/2022	0 Fri
106 Albany Bay	5/26/2022	0 Thu
106 Albany Bay	5/25/2022	20000 Wed
106 Albany Bay	5/24/2022	35100 Tue
106 Albany Bay	5/23/2022	200 Mon
106 Albany Bay	5/22/2022	300 Sun
106 Albany Bay	5/21/2022	299 Sat
106 Albany Bay	5/20/2022	300 Fri
106 Albany Bay	5/19/2022	22799 Thu
106 Albany Bay	5/18/2022	19500 Wed
106 Albany Bay	5/17/2022	300 Tue
106 Albany Bay	5/16/2022	500 Mon
106 Albany Bay	5/15/2022	599 Sun
106 Albany Bay	5/14/2022	600 Sat
106 Albany Bay	5/13/2022	1300 Fri
106 Albany Bay	5/11/2022	500 Wed
106 Albany Bay	5/10/2022	3500 Tue
106 Albany Bay	5/9/2022	500 Mon
106 Albany Bay	5/8/2022	500 Sun
106 Albany Bay	5/7/2022	500 Sat
106 Albany Bay	5/6/2022	4700 Fri
106 Albany Bay	5/5/2022	599 Thu
106 Albany Bay	5/4/2022	0 Wed
106 Albany Bay	5/3/2022	0 Tue
106 Albany Bay	5/2/2022	0 Mon
106 Albany Bay	5/1/2022	0 Sun
106 Albany Bay	4/30/2022	0 Sat
106 Albany Bay	4/29/2022	0 Fri
106 Albany Bay	4/28/2022	0 Thu
106 Albany Bay	4/27/2022	0 Wed

106 Albany Bay	4/26/2022	99 Tue
106 Albany Bay	4/25/2022	0 Mon
106 Albany Bay	4/24/2022	0 Sun
106 Albany Bay	4/23/2022	0 Sat
106 Albany Bay	4/22/2022	0 Fri
106 Albany Bay	4/21/2022	0 Thu
106 Albany Bay	4/20/2022	0 Wed
106 Albany Bay	4/19/2022	0 Tue
106 Albany Bay	4/18/2022	0 Mon
106 Albany Bay	4/17/2022	0 Sun
106 Albany Bay	4/16/2022	0 Sat
106 Albany Bay	4/15/2022	0 Fri
106 Albany Bay	4/14/2022	400 Thu
106 Albany Bay	4/12/2022	0 Tue
106 Albany Bay	4/11/2022	0 Mon
106 Albany Bay	4/10/2022	0 Sun
106 Albany Bay	4/9/2022	0 Sat
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106 Albany Bay	4/2/2022	0 Sat
106 Albany Bay	4/1/2022	0 Fri
106 Albany Bay	3/31/2022	0 Thu
106 Albany Bay	3/30/2022	0 Wed
106 Albany Bay	3/29/2022	0 Tue
106 Albany Bay	3/28/2022	0 Mon
106 Albany Bay	3/27/2022	0 Sun
106 Albany Bay	3/26/2022	0 Sat
106 Albany Bay	3/25/2022	0 Fri
106 Albany Bay	3/24/2022	0 Thu
106 Albany Bay	3/23/2022	0 Wed
106 Albany Bay	3/22/2022	0 Tue
106 Albany Bay	3/21/2022	0 Mon
106 Albany Bay	3/20/2022	0 Sun
106 Albany Bay	3/19/2022	0 Sat
106 Albany Bay	3/18/2022	0 Fri
106 Albany Bay	3/17/2022	0 Thu
106 Albany Bay	3/16/2022	400 Wed
106 Albany Bay	3/14/2022	0 Mon
106 Albany Bay	3/13/2022	0 Sun
106 Albany Bay	3/12/2022	0 Sat
106 Albany Bay	3/11/2022	0 Fri
106 Albany Bay	3/10/2022	0 Thu
106 Albany Bay	3/9/2022	0 Wed

106 Albany Bay	3/8/2022	0 Tue
106 Albany Bay	3/7/2022	0 Mon
106 Albany Bay	3/6/2022	0 Sun
106 Albany Bay	3/5/2022	0 Sat
106 Albany Bay	3/4/2022	0 Fri
106 Albany Bay	3/3/2022	0 Thu
106 Albany Bay	3/2/2022	0 Wed
106 Albany Bay	3/1/2022	0 Tue
106 Albany Bay	2/28/2022	0 Mon
106 Albany Bay	2/27/2022	0 Sun
106 Albany Bay	2/26/2022	0 Sat
106 Albany Bay	2/25/2022	0 Fri
106 Albany Bay	2/24/2022	0 Thu
106 Albany Bay	2/23/2022	0 Wed
106 Albany Bay	2/22/2022	0 Tue
106 Albany Bay	2/21/2022	0 Mon
106 Albany Bay	2/20/2022	0 Sun
106 Albany Bay	2/19/2022	0 Sat
106 Albany Bay	2/18/2022	600 Fri
106 Albany Bay	2/17/2022	399 Thu
106 Albany Bay	2/16/2022	0 Wed
106 Albany Bay	2/15/2022	0 Tue
106 Albany Bay	2/14/2022	400 Mon
106 Albany Bay	2/13/2022	899 Sun
106 Albany Bay	2/12/2022	4800 Sat
106 Albany Bay	2/11/2022	17799 Fri
106 Albany Bay	2/10/2022	100 Thu
106 Albany Bay	2/9/2022	0 Wed
106 Albany Bay	2/8/2022	0 Tue
106 Albany Bay	2/7/2022	0 Mon
106 Albany Bay	2/6/2022	0 Sun
106 Albany Bay	2/5/2022	4700 Sat
106 Albany Bay	2/4/2022	16700 Fri
106 Albany Bay	2/3/2022	100 Thu
106 Albany Bay	2/2/2022	1000 Wed
106 Albany Bay	2/1/2022	4400 Tue
106 Albany Bay	1/31/2022	16800 Mon
106 Albany Bay	1/30/2022	0 Sun
106 Albany Bay	1/29/2022	0 Sat
106 Albany Bay	1/28/2022	0 Fri
106 Albany Bay	1/27/2022	0 Thu
106 Albany Bay	1/26/2022	900 Wed
106 Albany Bay	1/25/2022	4500 Tue
106 Albany Bay	1/24/2022	16799 Mon
106 Albany Bay	1/23/2022	899 Sun
106 Albany Bay	1/22/2022	4600 Sat
106 Albany Bay	1/21/2022	16899 Fri

106 Albany Bay	1/20/2022	100	Thu
106 Albany Bay	1/19/2022	1000	Wed
106 Albany Bay	1/18/2022	1700	Tue
106 Albany Bay	1/17/2022	599	Mon
106 Albany Bay	1/16/2022	0	Sun
106 Albany Bay	1/15/2022	0	Sat
106 Albany Bay	1/14/2022	0	Fri
106 Albany Bay	1/13/2022	0	Thu
106 Albany Bay	1/12/2022	0	Wed
106 Albany Bay	1/11/2022	3299	Tue
106 Albany Bay	1/10/2022	16300	Mon
106 Albany Bay	1/9/2022	900	Sun
106 Albany Bay	1/8/2022	4299	Sat
106 Albany Bay	1/7/2022	17000	Fri
106 Albany Bay	1/6/2022	100	Thu
106 Albany Bay	1/5/2022	799	Wed
106 Albany Bay	1/4/2022	5200	Tue
106 Albany Bay	1/3/2022	15400	Mon
106 Albany Bay	1/2/2022	899	Sun
106 Albany Bay	1/1/2022	5000	Sat
106 Albany Bay	#####	15400	Fri
106 Albany Bay	#####	99	Thu
106 Albany Bay	#####	900	Wed
106 Albany Bay	#####	5000	Tue
106 Albany Bay	#####	15300	Mon
106 Albany Bay	#####	900	Sun
106 Albany Bay	#####	4700	Sat
106 Albany Bay	#####	15500	Fri
106 Albany Bay	#####	200	Thu
106 Albany Bay	#####	0	Wed
106 Albany Bay	#####	18600	Tue
106 Albany Bay	#####	0	Mon
106 Albany Bay	#####	900	Sun
106 Albany Bay	#####	4600	Sat
106 Albany Bay	#####	15900	Fri
106 Albany Bay	#####	100	Thu
106 Albany Bay	#####	900	Wed
106 Albany Bay	#####	5000	Tue
106 Albany Bay	#####	400	Mon
106 Albany Bay	#####	900	Sun
106 Albany Bay	#####	5300	Sat
106 Albany Bay	#####	15200	Fri
106 Albany Bay	12/9/2021	0	Thu
106 Albany Bay	12/8/2021	800	Wed
106 Albany Bay	12/7/2021	4600	Tue
106 Albany Bay	12/6/2021	15200	Mon
106 Albany Bay	12/5/2021	800	Sun

106 Albany Bay 12/4/2021 6300 Sat
106 Albany Bay 12/3/2021 14600 Fri
106 Albany Bay 12/2/2021 100 Thu
106 Albany Bay 12/1/2021 800 Wed
106 Albany Bay ##### 4900 Tue
106 Albany Bay ##### 15200 Mon
106 Albany Bay ##### 800 Sun
106 Albany Bay ##### 5500 Sat
106 Albany Bay ##### 15500 Fri
106 Albany Bay ##### 100 Thu
106 Albany Bay ##### 800 Wed
106 Albany Bay ##### 5900 Tue
106 Albany Bay ##### 14900 Mon
106 Albany Bay ##### 900 Sun
106 Albany Bay ##### 5900 Sat
106 Albany Bay ##### 15600 Fri
106 Albany Bay ##### (reset) Thu
106 Albany Bay ##### 800 Wed
106 Albany Bay ##### 5400 Tue
106 Albany Bay ##### 15600 Mon
106 Albany Bay ##### 900 Sun
106 Albany Bay ##### 5600 Sat
106 Albany Bay ##### 15100 Fri
106 Albany Bay ##### 900 Thu
106 Albany Bay ##### 1800 Wed
106 Albany Bay 11/9/2021 12600 Tue
106 Albany Bay 11/8/2021 4700 Mon
106 Albany Bay 11/7/2021 0 Sun
106 Albany Bay 11/6/2021 0 Sat
106 Albany Bay 11/5/2021 900 Fri
106 Albany Bay 11/4/2021 14300 Thu
106 Albany Bay 11/3/2021 22300 Wed
106 Albany Bay 11/2/2021 14400 Tue
106 Albany Bay 11/1/2021 22100 Mon
106 Albany Bay ##### 800 Sun
106 Albany Bay ##### 15200 Sat
106 Albany Bay ##### 22300 Fri
106 Albany Bay ##### 4000 Thu
106 Albany Bay ##### 22400 Wed
106 Albany Bay ##### 15000 Tue
106 Albany Bay ##### 21300 Mon
106 Albany Bay ##### 700 Sun
106 Albany Bay ##### 14500 Sat
106 Albany Bay ##### 22800 Fri
106 Albany Bay ##### 14900 Thu
106 Albany Bay ##### 22800 Wed
106 Albany Bay ##### 15000 Tue

106 Albany Bay	#####	22100	Mon
106 Albany Bay	#####	700	Sun
106 Albany Bay	#####	15200	Sat
106 Albany Bay	#####	23000	Fri
106 Albany Bay	#####	14100	Thu
106 Albany Bay	#####	23000	Wed
106 Albany Bay	#####	22700	Mon
106 Albany Bay	#####	900	Sun
106 Albany Bay	10/9/2021	10900	Sat
106 Albany Bay	10/8/2021	0	Fri
106 Albany Bay	10/7/2021	0	Thu
106 Albany Bay	10/6/2021	0	Wed
106 Albany Bay	10/5/2021	0	Tue
106 Albany Bay	10/4/2021	0	Mon
106 Albany Bay	10/3/2021	0	Sun
106 Albany Bay	10/2/2021	0	Sat
106 Albany Bay	10/1/2021	0	Fri
106 Albany Bay	9/30/2021	0	Thu
106 Albany Bay	9/29/2021	0	Wed
106 Albany Bay	9/28/2021	0	Tue
106 Albany Bay	9/27/2021	0	Mon
106 Albany Bay	9/26/2021	0	Sun
106 Albany Bay	9/25/2021	0	Sat
106 Albany Bay	9/24/2021	0	Fri
106 Albany Bay	9/23/2021	0	Thu
106 Albany Bay	9/22/2021	600	Wed
106 Albany Bay	9/21/2021	18900	Tue
106 Albany Bay	9/20/2021	23000	Mon
106 Albany Bay	9/19/2021	1500	Sun
106 Albany Bay	9/18/2021	21800	Sat
106 Albany Bay	9/17/2021	22400	Fri
106 Albany Bay	9/16/2021	9800	Thu
106 Albany Bay	9/15/2021	24600	Wed
106 Albany Bay	9/14/2021	22600	Tue
106 Albany Bay	9/12/2021	2000	Sun
106 Albany Bay	9/11/2021	23300	Sat
106 Albany Bay	9/10/2021	23700	Fri
106 Albany Bay	9/9/2021	12300	Thu
106 Albany Bay	9/8/2021	0	Wed
106 Albany Bay	9/7/2021	10800	Tue
106 Albany Bay	9/6/2021	22200	Mon
106 Albany Bay	9/5/2021	2000	Sun
106 Albany Bay	9/4/2021	23200	Sat
106 Albany Bay	9/3/2021	22700	Fri
106 Albany Bay	9/2/2021	11700	Thu
106 Albany Bay	9/1/2021	21300	Wed
106 Albany Bay	8/31/2021	23700	Tue

106 Albany Bay	8/30/2021	21600	Mon
106 Albany Bay	8/29/2021	2100	Sun
106 Albany Bay	8/28/2021	12300	Sat
106 Albany Bay	8/27/2021	5700	Fri
106 Albany Bay	8/26/2021	10600	Thu
106 Albany Bay	8/25/2021	23400	Wed
106 Albany Bay	8/24/2021	2800	Tue
106 Albany Bay	8/23/2021	700	Mon
106 Albany Bay	8/22/2021	2200	Sun
106 Albany Bay	8/21/2021	21100	Sat
106 Albany Bay	8/20/2021	21400	Fri
106 Albany Bay	8/19/2021	200	Thu
106 Albany Bay	8/18/2021	200	Wed
106 Albany Bay	8/17/2021	200	Tue
106 Albany Bay	8/16/2021	200	Mon
106 Albany Bay	8/15/2021	200	Sun
106 Albany Bay	8/14/2021	11700	Sat
106 Albany Bay	8/13/2021	23700	Fri
106 Albany Bay	8/12/2021	24200	Thu
106 Albany Bay	8/10/2021	22700	Tue
106 Albany Bay	8/9/2021	23200	Mon
106 Albany Bay	8/8/2021	2900	Sun
106 Albany Bay	8/7/2021	12700	Sat
106 Albany Bay	8/6/2021	2300	Fri
106 Albany Bay	8/5/2021	12400	Thu
106 Albany Bay	8/4/2021	200	Wed
106 Albany Bay	8/3/2021	5800	Tue
106 Albany Bay	8/2/2021	22900	Mon
106 Albany Bay	8/1/2021	2200	Sun
106 Albany Bay	7/31/2021	22400	Sat
106 Albany Bay	7/30/2021	25800	Fri
106 Albany Bay	7/29/2021	12200	Thu
106 Albany Bay	7/28/2021	10000	Wed
106 Albany Bay	7/27/2021	13500	Tue
106 Albany Bay	7/26/2021	200	Mon
106 Albany Bay	7/25/2021	2200	Sun
106 Albany Bay	7/24/2021	23900	Sat
106 Albany Bay	7/23/2021	22800	Fri
106 Albany Bay	7/22/2021	13300	Thu
106 Albany Bay	7/21/2021	22400	Wed
106 Albany Bay	7/20/2021	0	Tue
106 Albany Bay	7/19/2021	100	Mon
106 Albany Bay	7/18/2021	0	Sun
106 Albany Bay	7/17/2021	100	Sat
106 Albany Bay	7/16/2021	0	Fri
106 Albany Bay	7/15/2021	0	Thu
106 Albany Bay	7/14/2021	300	Wed

106 Albany Bay	7/12/2021	0 Mon
106 Albany Bay	7/11/2021	100 Sun
106 Albany Bay	7/10/2021	200 Sat
106 Albany Bay	7/9/2021	100 Fri
106 Albany Bay	7/8/2021	0 Thu
106 Albany Bay	7/7/2021	2000 Wed
106 Albany Bay	7/6/2021	23400 Tue
106 Albany Bay	7/5/2021	23400 Mon
106 Albany Bay	7/4/2021	2000 Sun
106 Albany Bay	7/3/2021	12100 Sat
106 Albany Bay	7/2/2021	100 Fri
106 Albany Bay	7/1/2021	0 Thu
106 Albany Bay	6/30/2021	0 Wed
106 Albany Bay	6/29/2021	100 Tue
106 Albany Bay	6/28/2021	0 Mon
106 Albany Bay	6/27/2021	0 Sun
106 Albany Bay	6/26/2021	100 Sat
106 Albany Bay	6/25/2021	0 Fri
106 Albany Bay	6/24/2021	100 Thu
106 Albany Bay	6/23/2021	0 Wed
106 Albany Bay	6/22/2021	100 Tue
106 Albany Bay	6/21/2021	0 Mon
106 Albany Bay	6/20/2021	100 Sun
106 Albany Bay	6/19/2021	600 Sat
106 Albany Bay	6/18/2021	1200 Fri
106 Albany Bay	6/17/2021	13000 Thu
106 Albany Bay	6/16/2021	34800 Wed
106 Albany Bay	6/15/2021	2600 Tue
106 Albany Bay	6/14/2021	100 Mon
106 Albany Bay	6/12/2021	21700 Sat
106 Albany Bay	6/11/2021	22200 Fri
106 Albany Bay	6/10/2021	19600 Thu
106 Albany Bay	6/9/2021	22100 Wed
106 Albany Bay	6/8/2021	14900 Tue
106 Albany Bay	6/7/2021	34000 Mon
106 Albany Bay	6/6/2021	21600 Sun
106 Albany Bay	6/5/2021	15500 Sat
106 Albany Bay	6/4/2021	23500 Fri
106 Albany Bay	6/3/2021	15000 Thu
106 Albany Bay	6/2/2021	21500 Wed
106 Albany Bay	6/1/2021	13300 Tue
106 Albany Bay	5/31/2021	30300 Mon
106 Albany Bay	5/30/2021	26600 Sun
106 Albany Bay	5/29/2021	5100 Sat
106 Albany Bay	5/28/2021	11800 Fri
106 Albany Bay	5/27/2021	14500 Thu
106 Albany Bay	5/26/2021	20300 Wed

106 Albany Bay	5/25/2021	14900	Tue
106 Albany Bay	5/24/2021	30700	Mon
106 Albany Bay	5/23/2021	25600	Sun
106 Albany Bay	5/22/2021	15900	Sat
106 Albany Bay	5/21/2021	21300	Fri
106 Albany Bay	5/20/2021	14300	Thu
106 Albany Bay	5/19/2021	21100	Wed
106 Albany Bay	5/18/2021	15800	Tue
106 Albany Bay	5/17/2021	31900	Mon
106 Albany Bay	5/16/2021	27200	Sun
106 Albany Bay	5/15/2021	15500	Sat
106 Albany Bay	5/14/2021	22500	Fri
106 Albany Bay	5/13/2021	16100	Thu
106 Albany Bay	5/11/2021	400	Tue
106 Albany Bay	5/10/2021	14600	Mon
106 Albany Bay	5/9/2021	26800	Sun
106 Albany Bay	5/8/2021	15800	Sat
106 Albany Bay	5/7/2021	22700	Fri
106 Albany Bay	5/6/2021	9700	Thu
106 Albany Bay	5/5/2021	21200	Wed
106 Albany Bay	5/4/2021	15600	Tue
106 Albany Bay	5/3/2021	22300	Mon
106 Albany Bay	5/2/2021	9800	Sun
106 Albany Bay	5/1/2021	15100	Sat
106 Albany Bay	4/30/2021	22100	Fri
106 Albany Bay	4/29/2021	16000	Thu
106 Albany Bay	4/28/2021	21800	Wed
106 Albany Bay	4/27/2021	17100	Tue
106 Albany Bay	4/26/2021	32700	Mon
106 Albany Bay	4/25/2021	23300	Sun
106 Albany Bay	4/24/2021	15600	Sat
106 Albany Bay	4/23/2021	23900	Fri
106 Albany Bay	4/22/2021	15100	Thu
106 Albany Bay	4/21/2021	22500	Wed
106 Albany Bay	4/20/2021	18200	Tue
106 Albany Bay	4/19/2021	19500	Mon
106 Albany Bay	4/18/2021	100	Sun
106 Albany Bay	4/17/2021	200	Sat
106 Albany Bay	4/16/2021	11600	Fri
106 Albany Bay	4/15/2021	15000	Thu
106 Albany Bay	4/14/2021	21200	Wed
106 Albany Bay	4/13/2021	16300	Tue
106 Albany Bay	4/11/2021	100	Sun
106 Albany Bay	4/10/2021	15300	Sat
106 Albany Bay	4/9/2021	20700	Fri
106 Albany Bay	4/8/2021	17600	Thu
106 Albany Bay	4/7/2021	43700	Wed

106 Albany Bay	4/6/2021	15900	Tue
106 Albany Bay	4/5/2021	9000	Mon
106 Albany Bay	4/4/2021	15300	Sun
106 Albany Bay	4/3/2021	15600	Sat
106 Albany Bay	4/2/2021	18500	Fri
106 Albany Bay	4/1/2021	17000	Thu
106 Albany Bay	3/31/2021	20500	Wed
106 Albany Bay	3/30/2021	15500	Tue
106 Albany Bay	3/29/2021	8400	Mon
106 Albany Bay	3/28/2021	14300	Sun
106 Albany Bay	3/27/2021	15300	Sat
106 Albany Bay	3/26/2021	17800	Fri
106 Albany Bay	3/25/2021	16800	Thu
106 Albany Bay	3/24/2021	21900	Wed
106 Albany Bay	3/23/2021	16400	Tue
106 Albany Bay	3/22/2021	7700	Mon
106 Albany Bay	3/21/2021	10900	Sun
106 Albany Bay	3/20/2021	16400	Sat
106 Albany Bay	3/19/2021	19100	Fri
106 Albany Bay	3/18/2021	20500	Thu
106 Albany Bay	3/17/2021	22100	Wed
106 Albany Bay	3/16/2021	17300	Tue
106 Albany Bay	3/15/2021	4800	Mon
106 Albany Bay	3/13/2021	13200	Sat
106 Albany Bay	3/12/2021	22600	Fri
106 Albany Bay	3/11/2021	14400	Thu
106 Albany Bay	3/10/2021	16000	Wed
106 Albany Bay	3/9/2021	14100	Tue
106 Albany Bay	3/8/2021	10000	Mon
106 Albany Bay	3/7/2021	4300	Sun
106 Albany Bay	3/6/2021	11700	Sat
106 Albany Bay	3/5/2021	14200	Fri
106 Albany Bay	3/4/2021	10100	Thu
106 Albany Bay	3/3/2021	16200	Wed
106 Albany Bay	3/2/2021	7900	Tue
106 Albany Bay	3/1/2021	100	Mon
106 Albany Bay	2/28/2021	200	Sun
106 Albany Bay	2/27/2021	100	Sat
106 Albany Bay	2/26/2021	100	Fri
106 Albany Bay	2/25/2021	200	Thu
106 Albany Bay	2/24/2021	200	Wed
106 Albany Bay	2/23/2021	100	Tue
106 Albany Bay	2/22/2021	200	Mon
106 Albany Bay	2/21/2021	100	Sun
106 Albany Bay	2/20/2021	100	Sat
106 Albany Bay	2/19/2021	100	Fri
106 Albany Bay	2/18/2021	200	Thu

106 Albany Bay	2/17/2021	100 Wed
106 Albany Bay	2/16/2021	100 Tue
106 Albany Bay	2/15/2021	200 Mon
106 Albany Bay	2/14/2021	100 Sun
106 Albany Bay	2/13/2021	100 Sat
106 Albany Bay	2/12/2021	200 Fri
106 Albany Bay	2/11/2021	900 Thu
106 Albany Bay	2/10/2021	0 Wed

106 average without Reef program

		Change	Reef %	HOA %
#####	11400 Wed	11000		
#####	11000 Thu	10250		
#####	11300 Fri	9200		
#####	12000 Sat	11100		
#####	8300 Sun	7350	1650	18% 82%
#####	2000 Mon	2200	7760	78% 22%
#####	11300 Tue	9700	1720	15% 85%
#####	10600 Wed	11000	-375	-4% 104%
#####	9500 Thu	10250	1525	13% 87%
#####	7100 Fri	9200	9700	51% 49%
#####	10200 Sat	11100	2025	15% 85%
#####	6400 Sun			
#####	2400 Mon			
#####	8100 Tue			

266 average without Reef program

#####	7900 Wed				
#####	8300 Thu				
#####	7600 Fri				266 average with Reef
#####	8200 Sat				Row Label: Average of
#####	7700 Sun	6900	740	10%	90% Sun 7640
#####	200 Mon	150	6770	98%	2% Mon 6920
#####	7000 Tue	6550	7690	54%	46% Tue 14240
#####	6500 Wed	7200	450	6%	94% Wed 7650
#####	6300 Thu	7300	325	4%	96% Thu 7625
#####	6200 Fri	6900	6425	48%	52% Fri 13325
#####	6300 Sat	7250	7050	49%	51% Sat 14300
#####	6100 Sun				Grand Total 10180.65
#####	100 Mon				
#####	6100 Tue				

Meter	Date	Usage	Day name	Total usage with Reef progr	
				Meter 106	Meter 266
266 Albany Bay	2/7/2023	19400	Tue		
266 Albany Bay	2/6/2023	1100	Mon	11800	19400
266 Albany Bay	2/5/2023	7600	Sun	9100	1100
266 Albany Bay	2/4/2023	18500	Sat	9100	7600
266 Albany Bay	2/3/2023	9700	Fri	13300	18500
266 Albany Bay	2/2/2023	7400	Thu	19000	9700
266 Albany Bay	2/1/2023	7300	Wed	12400	7400
266 Albany Bay	1/31/2023	13200	Tue	9000	7300
266 Albany Bay	1/30/2023	6400	Mon	12100	13200
266 Albany Bay	1/29/2023	7200	Sun	9300	6400
266 Albany Bay	1/28/2023	13400	Sat	7500	7200
266 Albany Bay	1/27/2023	14500	Fri	13700	13400
266 Albany Bay	1/26/2023	7600	Thu	20000	14500
266 Albany Bay	1/25/2023	7000	Wed	11400	7600
266 Albany Bay	1/24/2023	11800	Tue	10900	7000
266 Albany Bay	1/23/2023	7500	Mon		
266 Albany Bay	1/22/2023	7100	Sun		
266 Albany Bay	1/21/2023	12600	Sat		
266 Albany Bay	1/20/2023	13800	Fri		
266 Albany Bay	1/19/2023	7300	Thu		
266 Albany Bay	1/18/2023	8600	Wed		
266 Albany Bay	1/17/2023	15000	Tue		
266 Albany Bay	1/16/2023	900	Mon		
266 Albany Bay	1/15/2023	7600	Sun		
266 Albany Bay	1/14/2023	12700	Sat		
266 Albany Bay	1/13/2023	15300	Fri		
266 Albany Bay	1/12/2023	8200	Thu		
266 Albany Bay	1/11/2023	7700	Wed		
266 Albany Bay	1/10/2023	11800	Tue		
266 Albany Bay	1/9/2023	18700	Mon		
266 Albany Bay	1/8/2023	8700	Sun		
266 Albany Bay	1/7/2023	10700	Sat		
266 Albany Bay	1/6/2023	7800	Fri		
266 Albany Bay	1/5/2023	11000	Thu		
266 Albany Bay	1/4/2023	1100	Wed		
266 Albany Bay	1/3/2023	10600	Tue		
266 Albany Bay	1/2/2023	14600	Mon		
266 Albany Bay	1/1/2023	9300	Sun		
266 Albany Bay	#####	18500	Sat		
266 Albany Bay	#####	800	Fri		
266 Albany Bay	#####	10400	Thu		
266 Albany Bay	#####	600	Wed		
266 Albany Bay	#####	11400	Tue		
266 Albany Bay	#####	6500	Mon		
266 Albany Bay	#####	500	Sun		
266 Albany Bay	#####	200	Sat		

With Reef Program	
Day	14-day avg
Sun	15700
Mon	12950
Tue	28250
Wed	17100
Thu	19400
Fri	31600
Sat	29450
Grand Total	22064
14-day total	308900

266 Albany Bay	#####	300 Fri
266 Albany Bay	#####	100 Thu
266 Albany Bay	#####	300 Wed
266 Albany Bay	#####	12200 Tue
266 Albany Bay	#####	10000 Mon
266 Albany Bay	#####	7300 Sun
266 Albany Bay	#####	15900 Sat
266 Albany Bay	#####	0 Fri
266 Albany Bay	#####	10000 Thu
266 Albany Bay	#####	2500 Wed
266 Albany Bay	#####	800 Tue
266 Albany Bay	#####	7100 Mon
266 Albany Bay	#####	7500 Sun
266 Albany Bay	#####	11900 Sat
266 Albany Bay	12/9/2022	3500 Fri
266 Albany Bay	12/8/2022	9400 Thu
266 Albany Bay	12/7/2022	100 Wed
266 Albany Bay	12/6/2022	14400 Tue
266 Albany Bay	12/5/2022	7100 Mon
266 Albany Bay	12/4/2022	7800 Sun
266 Albany Bay	12/3/2022	15300 Sat
266 Albany Bay	12/2/2022	100 Fri
266 Albany Bay	12/1/2022	9700 Thu
266 Albany Bay	#####	300 Wed
266 Albany Bay	#####	8900 Tue
266 Albany Bay	#####	12600 Mon
266 Albany Bay	#####	6800 Sun
266 Albany Bay	#####	9000 Sat
266 Albany Bay	#####	7900 Fri
266 Albany Bay	#####	10400 Thu
266 Albany Bay	#####	800 Wed
266 Albany Bay	#####	9400 Tue
266 Albany Bay	#####	13700 Mon
266 Albany Bay	#####	7800 Sun
266 Albany Bay	#####	9900 Sat
266 Albany Bay	#####	5600 Fri
266 Albany Bay	#####	10000 Thu
266 Albany Bay	#####	12800 Wed
266 Albany Bay	#####	27600 Tue
266 Albany Bay	#####	8100 Mon
266 Albany Bay	#####	900 Sun
266 Albany Bay	#####	25900 Sat
266 Albany Bay	#####	26600 Fri
266 Albany Bay	#####	7800 Thu
266 Albany Bay	11/9/2022	7700 Wed
266 Albany Bay	11/8/2022	22200 Tue
266 Albany Bay	11/7/2022	8200 Mon

266 Albany Bay	11/6/2022	14800 Sun
266 Albany Bay	11/5/2022	17400 Sat
266 Albany Bay	11/4/2022	14400 Fri
266 Albany Bay	11/3/2022	20600 Thu
266 Albany Bay	11/2/2022	11500 Wed
266 Albany Bay	11/1/2022	21500 Tue
266 Albany Bay	#####	7300 Mon
266 Albany Bay	#####	6900 Sun
266 Albany Bay	#####	21800 Sat
266 Albany Bay	#####	7000 Fri
266 Albany Bay	#####	22200 Thu
266 Albany Bay	#####	6500 Wed
266 Albany Bay	#####	21900 Tue
266 Albany Bay	#####	14300 Mon
266 Albany Bay	#####	7100 Sun
266 Albany Bay	#####	21200 Sat
266 Albany Bay	#####	13800 Fri
266 Albany Bay	#####	28300 Thu
266 Albany Bay	#####	0 Wed
266 Albany Bay	#####	0 Tue
266 Albany Bay	#####	0 Mon
266 Albany Bay	#####	0 Sun
266 Albany Bay	#####	0 Sat
266 Albany Bay	#####	0 Fri
266 Albany Bay	#####	200 Thu
266 Albany Bay	#####	0 Tue
266 Albany Bay	#####	0 Mon
266 Albany Bay	10/9/2022	0 Sun
266 Albany Bay	10/8/2022	0 Sat
266 Albany Bay	10/7/2022	0 Fri
266 Albany Bay	10/6/2022	0 Thu
266 Albany Bay	10/5/2022	0 Wed
266 Albany Bay	10/4/2022	0 Tue
266 Albany Bay	10/3/2022	0 Mon
266 Albany Bay	10/2/2022	0 Sun
266 Albany Bay	10/1/2022	0 Sat
266 Albany Bay	9/30/2022	0 Fri
266 Albany Bay	9/29/2022	0 Thu
266 Albany Bay	9/28/2022	0 Wed
266 Albany Bay	9/27/2022	0 Tue
266 Albany Bay	9/26/2022	0 Mon
266 Albany Bay	9/25/2022	0 Sun
266 Albany Bay	9/24/2022	0 Sat
266 Albany Bay	9/23/2022	0 Fri
266 Albany Bay	9/22/2022	0 Thu
266 Albany Bay	9/21/2022	0 Wed
266 Albany Bay	9/20/2022	0 Tue

266 Albany Bay	9/19/2022	0 Mon
266 Albany Bay	9/18/2022	0 Sun
266 Albany Bay	9/17/2022	0 Sat
266 Albany Bay	9/16/2022	0 Fri
266 Albany Bay	9/15/2022	0 Thu
266 Albany Bay	9/14/2022	200 Wed
266 Albany Bay	9/12/2022	6500 Mon
266 Albany Bay	9/11/2022	13800 Sun
266 Albany Bay	9/10/2022	15400 Sat
266 Albany Bay	9/9/2022	11700 Fri
266 Albany Bay	9/8/2022	15000 Thu
266 Albany Bay	9/7/2022	0 Wed
266 Albany Bay	9/6/2022	0 Tue
266 Albany Bay	9/5/2022	0 Mon
266 Albany Bay	9/4/2022	0 Sun
266 Albany Bay	9/3/2022	0 Sat
266 Albany Bay	9/2/2022	0 Fri
266 Albany Bay	9/1/2022	0 Thu
266 Albany Bay	8/31/2022	0 Wed
266 Albany Bay	8/30/2022	0 Tue
266 Albany Bay	8/29/2022	5900 Mon
266 Albany Bay	8/28/2022	6300 Sun
266 Albany Bay	8/27/2022	20400 Sat
266 Albany Bay	8/26/2022	6300 Fri
266 Albany Bay	8/25/2022	21700 Thu
266 Albany Bay	8/24/2022	2400 Wed
266 Albany Bay	8/23/2022	0 Tue
266 Albany Bay	8/22/2022	0 Mon
266 Albany Bay	8/21/2022	3000 Sun
266 Albany Bay	8/20/2022	18200 Sat
266 Albany Bay	8/19/2022	3700 Fri
266 Albany Bay	8/18/2022	11600 Thu
266 Albany Bay	8/17/2022	0 Wed
266 Albany Bay	8/16/2022	0 Tue
266 Albany Bay	8/15/2022	0 Mon
266 Albany Bay	8/14/2022	0 Sun
266 Albany Bay	8/13/2022	3700 Sat
266 Albany Bay	8/12/2022	3600 Fri
266 Albany Bay	8/10/2022	3000 Wed
266 Albany Bay	8/9/2022	14000 Tue
266 Albany Bay	8/8/2022	3400 Mon
266 Albany Bay	8/7/2022	3200 Sun
266 Albany Bay	8/6/2022	14200 Sat
266 Albany Bay	8/5/2022	3400 Fri
266 Albany Bay	8/4/2022	14500 Thu
266 Albany Bay	8/3/2022	3800 Wed
266 Albany Bay	8/2/2022	14900 Tue

266 Albany Bay	8/1/2022	3100 Mon
266 Albany Bay	7/31/2022	3200 Sun
266 Albany Bay	7/30/2022	15700 Sat
266 Albany Bay	7/29/2022	16300 Fri
266 Albany Bay	7/28/2022	3500 Thu
266 Albany Bay	7/27/2022	3300 Wed
266 Albany Bay	7/26/2022	15700 Tue
266 Albany Bay	7/25/2022	3300 Mon
266 Albany Bay	7/24/2022	3700 Sun
266 Albany Bay	7/23/2022	16300 Sat
266 Albany Bay	7/22/2022	3400 Fri
266 Albany Bay	7/21/2022	15800 Thu
266 Albany Bay	7/20/2022	3600 Wed
266 Albany Bay	7/19/2022	16000 Tue
266 Albany Bay	7/18/2022	3400 Mon
266 Albany Bay	7/17/2022	3700 Sun
266 Albany Bay	7/16/2022	15600 Sat
266 Albany Bay	7/15/2022	3500 Fri
266 Albany Bay	7/14/2022	16700 Thu
266 Albany Bay	7/12/2022	5700 Tue
266 Albany Bay	7/11/2022	4500 Mon
266 Albany Bay	7/10/2022	12200 Sun
266 Albany Bay	7/9/2022	11900 Sat
266 Albany Bay	7/8/2022	4500 Fri
266 Albany Bay	7/7/2022	0 Thu
266 Albany Bay	7/6/2022	0 Wed
266 Albany Bay	7/5/2022	0 Tue
266 Albany Bay	7/4/2022	0 Mon
266 Albany Bay	7/3/2022	0 Sun
266 Albany Bay	7/2/2022	0 Sat
266 Albany Bay	7/1/2022	0 Fri
266 Albany Bay	6/30/2022	0 Thu
266 Albany Bay	6/29/2022	0 Wed
266 Albany Bay	6/28/2022	0 Tue
266 Albany Bay	6/27/2022	0 Mon
266 Albany Bay	6/26/2022	11600 Sun
266 Albany Bay	6/25/2022	12100 Sat
266 Albany Bay	6/24/2022	13600 Fri
266 Albany Bay	6/23/2022	10100 Thu
266 Albany Bay	6/22/2022	1300 Wed
266 Albany Bay	6/21/2022	600 Tue
266 Albany Bay	6/20/2022	4500 Mon
266 Albany Bay	6/19/2022	19400 Sun
266 Albany Bay	6/18/2022	9200 Sat
266 Albany Bay	6/17/2022	5800 Fri
266 Albany Bay	6/16/2022	0 Thu
266 Albany Bay	6/15/2022	0 Wed

266 Albany Bay	6/14/2022	700 Tue
266 Albany Bay	6/12/2022	0 Sun
266 Albany Bay	6/11/2022	0 Sat
266 Albany Bay	6/10/2022	12300 Fri
266 Albany Bay	6/9/2022	12900 Thu
266 Albany Bay	6/8/2022	15500 Wed
266 Albany Bay	6/7/2022	9300 Tue
266 Albany Bay	6/6/2022	5300 Mon
266 Albany Bay	6/5/2022	10000 Sun
266 Albany Bay	6/4/2022	16200 Sat
266 Albany Bay	6/3/2022	8800 Fri
266 Albany Bay	6/2/2022	10900 Thu
266 Albany Bay	6/1/2022	13900 Wed
266 Albany Bay	5/31/2022	11300 Tue
266 Albany Bay	5/30/2022	5200 Mon
266 Albany Bay	5/29/2022	16000 Sun
266 Albany Bay	5/28/2022	10500 Sat
266 Albany Bay	5/27/2022	16200 Fri
266 Albany Bay	5/26/2022	13100 Thu
266 Albany Bay	5/25/2022	22100 Wed
266 Albany Bay	5/24/2022	15000 Tue
266 Albany Bay	5/23/2022	0 Mon
266 Albany Bay	5/22/2022	0 Sun
266 Albany Bay	5/21/2022	0 Sat
266 Albany Bay	5/20/2022	0 Fri
266 Albany Bay	5/19/2022	0 Thu
266 Albany Bay	5/18/2022	0 Wed
266 Albany Bay	5/17/2022	0 Tue
266 Albany Bay	5/16/2022	0 Mon
266 Albany Bay	5/15/2022	0 Sun
266 Albany Bay	5/14/2022	0 Sat
266 Albany Bay	5/13/2022	200 Fri
266 Albany Bay	5/11/2022	0 Wed
266 Albany Bay	5/10/2022	0 Tue
266 Albany Bay	5/9/2022	0 Mon
266 Albany Bay	5/8/2022	0 Sun
266 Albany Bay	5/7/2022	0 Sat
266 Albany Bay	5/6/2022	0 Fri
266 Albany Bay	5/5/2022	0 Thu
266 Albany Bay	5/4/2022	0 Wed
266 Albany Bay	5/3/2022	0 Tue
266 Albany Bay	5/2/2022	0 Mon
266 Albany Bay	5/1/2022	0 Sun
266 Albany Bay	4/30/2022	0 Sat
266 Albany Bay	4/29/2022	0 Fri
266 Albany Bay	4/28/2022	0 Thu
266 Albany Bay	4/27/2022	0 Wed

266 Albany Bay	4/26/2022	0 Tue
266 Albany Bay	4/25/2022	0 Mon
266 Albany Bay	4/24/2022	0 Sun
266 Albany Bay	4/23/2022	0 Sat
266 Albany Bay	4/22/2022	0 Fri
266 Albany Bay	4/21/2022	0 Thu
266 Albany Bay	4/20/2022	0 Wed
266 Albany Bay	4/19/2022	0 Tue
266 Albany Bay	4/18/2022	0 Mon
266 Albany Bay	4/17/2022	0 Sun
266 Albany Bay	4/16/2022	0 Sat
266 Albany Bay	4/15/2022	0 Fri
266 Albany Bay	4/14/2022	200 Thu
266 Albany Bay	4/12/2022	0 Tue
266 Albany Bay	4/11/2022	0 Mon
266 Albany Bay	4/10/2022	0 Sun
266 Albany Bay	4/9/2022	0 Sat
266 Albany Bay	4/8/2022	0 Fri
266 Albany Bay	4/7/2022	0 Thu
266 Albany Bay	4/6/2022	0 Wed
266 Albany Bay	4/5/2022	0 Tue
266 Albany Bay	4/4/2022	0 Mon
266 Albany Bay	4/3/2022	0 Sun
266 Albany Bay	4/2/2022	0 Sat
266 Albany Bay	4/1/2022	0 Fri
266 Albany Bay	3/31/2022	0 Thu
266 Albany Bay	3/30/2022	0 Wed
266 Albany Bay	3/29/2022	0 Tue
266 Albany Bay	3/28/2022	0 Mon
266 Albany Bay	3/27/2022	0 Sun
266 Albany Bay	3/26/2022	0 Sat
266 Albany Bay	3/25/2022	0 Fri
266 Albany Bay	3/24/2022	0 Thu
266 Albany Bay	3/23/2022	0 Wed
266 Albany Bay	3/22/2022	0 Tue
266 Albany Bay	3/21/2022	0 Mon
266 Albany Bay	3/20/2022	0 Sun
266 Albany Bay	3/19/2022	0 Sat
266 Albany Bay	3/18/2022	0 Fri
266 Albany Bay	3/17/2022	0 Thu
266 Albany Bay	3/16/2022	200 Wed
266 Albany Bay	3/14/2022	0 Mon
266 Albany Bay	3/13/2022	0 Sun
266 Albany Bay	3/12/2022	0 Sat
266 Albany Bay	3/11/2022	0 Fri
266 Albany Bay	3/10/2022	0 Thu
266 Albany Bay	3/9/2022	0 Wed

266 Albany Bay	3/8/2022	0 Tue
266 Albany Bay	3/7/2022	0 Mon
266 Albany Bay	3/6/2022	0 Sun
266 Albany Bay	3/5/2022	0 Sat
266 Albany Bay	3/4/2022	0 Fri
266 Albany Bay	3/3/2022	0 Thu
266 Albany Bay	3/2/2022	0 Wed
266 Albany Bay	3/1/2022	0 Tue
266 Albany Bay	2/28/2022	0 Mon
266 Albany Bay	2/27/2022	0 Sun
266 Albany Bay	2/26/2022	0 Sat
266 Albany Bay	2/25/2022	0 Fri
266 Albany Bay	2/24/2022	0 Thu
266 Albany Bay	2/23/2022	0 Wed
266 Albany Bay	2/22/2022	0 Tue
266 Albany Bay	2/21/2022	0 Mon
266 Albany Bay	2/20/2022	0 Sun
266 Albany Bay	2/19/2022	0 Sat
266 Albany Bay	2/18/2022	0 Fri
266 Albany Bay	2/17/2022	0 Thu
266 Albany Bay	2/16/2022	0 Wed
266 Albany Bay	2/15/2022	0 Tue
266 Albany Bay	2/14/2022	200 Mon
266 Albany Bay	2/13/2022	0 Sun
266 Albany Bay	2/12/2022	5400 Sat
266 Albany Bay	2/11/2022	300 Fri
266 Albany Bay	2/10/2022	300 Thu
266 Albany Bay	2/9/2022	300 Wed
266 Albany Bay	2/8/2022	300 Tue
266 Albany Bay	2/7/2022	500 Mon
266 Albany Bay	2/6/2022	2600 Sun
266 Albany Bay	2/5/2022	19100 Sat
266 Albany Bay	2/4/2022	100 Fri
266 Albany Bay	2/3/2022	200 Thu
266 Albany Bay	2/2/2022	3700 Wed
266 Albany Bay	2/1/2022	18600 Tue
266 Albany Bay	1/31/2022	200 Mon
266 Albany Bay	1/30/2022	300 Sun
266 Albany Bay	1/29/2022	200 Sat
266 Albany Bay	1/28/2022	300 Fri
266 Albany Bay	1/27/2022	300 Thu
266 Albany Bay	1/26/2022	3500 Wed
266 Albany Bay	1/25/2022	19600 Tue
266 Albany Bay	1/24/2022	200 Mon
266 Albany Bay	1/23/2022	4400 Sun
266 Albany Bay	1/22/2022	18700 Sat
266 Albany Bay	1/21/2022	100 Fri

266 Albany Bay	1/20/2022	100 Thu
266 Albany Bay	1/19/2022	3400 Wed
266 Albany Bay	1/18/2022	14000 Tue
266 Albany Bay	1/17/2022	500 Mon
266 Albany Bay	1/16/2022	0 Sun
266 Albany Bay	1/15/2022	0 Sat
266 Albany Bay	1/14/2022	100 Fri
266 Albany Bay	1/13/2022	0 Thu
266 Albany Bay	1/12/2022	0 Wed
266 Albany Bay	1/11/2022	39600 Tue
266 Albany Bay	1/10/2022	100 Mon
266 Albany Bay	1/9/2022	3600 Sun
266 Albany Bay	1/8/2022	52200 Sat
266 Albany Bay	1/7/2022	100 Fri
266 Albany Bay	1/6/2022	0 Thu
266 Albany Bay	1/5/2022	4000 Wed
266 Albany Bay	1/4/2022	51800 Tue
266 Albany Bay	1/3/2022	0 Mon
266 Albany Bay	1/2/2022	3700 Sun
266 Albany Bay	1/1/2022	53300 Sat
266 Albany Bay	#####	0 Fri
266 Albany Bay	#####	100 Thu
266 Albany Bay	#####	4600 Wed
266 Albany Bay	#####	51900 Tue
266 Albany Bay	#####	100 Mon
266 Albany Bay	#####	3500 Sun
266 Albany Bay	#####	52900 Sat
266 Albany Bay	#####	0 Fri
266 Albany Bay	#####	100 Thu
266 Albany Bay	#####	0 Wed
266 Albany Bay	#####	800 Tue
266 Albany Bay	#####	0 Mon
266 Albany Bay	#####	4400 Sun
266 Albany Bay	#####	52500 Sat
266 Albany Bay	#####	100 Fri
266 Albany Bay	#####	0 Thu
266 Albany Bay	#####	3300 Wed
266 Albany Bay	#####	54400 Tue
266 Albany Bay	#####	200 Mon
266 Albany Bay	#####	3500 Sun
266 Albany Bay	#####	53500 Sat
266 Albany Bay	#####	100 Fri
266 Albany Bay	12/9/2021	100 Thu
266 Albany Bay	12/8/2021	3600 Wed
266 Albany Bay	12/7/2021	50100 Tue
266 Albany Bay	12/6/2021	0 Mon
266 Albany Bay	12/5/2021	4400 Sun

266 Albany Bay	12/4/2021	52600 Sat
266 Albany Bay	12/3/2021	100 Fri
266 Albany Bay	12/2/2021	0 Thu
266 Albany Bay	12/1/2021	4200 Wed
266 Albany Bay	#####	51800 Tue
266 Albany Bay	#####	0 Mon
266 Albany Bay	#####	3800 Sun
266 Albany Bay	#####	53000 Sat
266 Albany Bay	#####	0 Fri
266 Albany Bay	#####	100 Thu
266 Albany Bay	#####	3300 Wed
266 Albany Bay	#####	53400 Tue
266 Albany Bay	#####	0 Mon
266 Albany Bay	#####	4000 Sun
266 Albany Bay	#####	53200 Sat
266 Albany Bay	#####	1200 Fri
266 Albany Bay	#####	200 Thu
266 Albany Bay	#####	3000 Wed
266 Albany Bay	#####	53600 Tue
266 Albany Bay	#####	100 Mon
266 Albany Bay	#####	3100 Sun
266 Albany Bay	#####	53600 Sat
266 Albany Bay	#####	0 Fri
266 Albany Bay	#####	500 Thu
266 Albany Bay	#####	15000 Wed
266 Albany Bay	11/9/2021	66900 Tue
266 Albany Bay	11/8/2021	70600 Mon
266 Albany Bay	11/7/2021	0 Sun
266 Albany Bay	11/6/2021	0 Sat
266 Albany Bay	11/5/2021	8300 Fri
266 Albany Bay	11/4/2021	18100 Thu
266 Albany Bay	11/3/2021	8900 Wed
266 Albany Bay	11/2/2021	17700 Tue
266 Albany Bay	11/1/2021	1100 Mon
266 Albany Bay	#####	9000 Sun
266 Albany Bay	#####	18800 Sat
266 Albany Bay	#####	700 Fri
266 Albany Bay	#####	19200 Thu
266 Albany Bay	#####	8000 Wed
266 Albany Bay	#####	17700 Tue
266 Albany Bay	#####	2000 Mon
266 Albany Bay	#####	8000 Sun
266 Albany Bay	#####	16900 Sat
266 Albany Bay	#####	10500 Fri
266 Albany Bay	#####	17300 Thu
266 Albany Bay	#####	9400 Wed
266 Albany Bay	#####	19200 Tue

266 Albany Bay	#####	800 Mon
266 Albany Bay	#####	7500 Sun
266 Albany Bay	#####	18800 Sat
266 Albany Bay	#####	7900 Fri
266 Albany Bay	#####	17600 Thu
266 Albany Bay	#####	9700 Wed
266 Albany Bay	#####	1600 Mon
266 Albany Bay	#####	7600 Sun
266 Albany Bay	10/9/2021	0 Sat
266 Albany Bay	10/8/2021	0 Fri
266 Albany Bay	10/7/2021	0 Thu
266 Albany Bay	10/6/2021	0 Wed
266 Albany Bay	10/5/2021	100 Tue
266 Albany Bay	10/4/2021	0 Mon
266 Albany Bay	10/3/2021	0 Sun
266 Albany Bay	10/2/2021	0 Sat
266 Albany Bay	10/1/2021	0 Fri
266 Albany Bay	9/30/2021	0 Thu
266 Albany Bay	9/29/2021	0 Wed
266 Albany Bay	9/28/2021	100 Tue
266 Albany Bay	9/27/2021	0 Mon
266 Albany Bay	9/26/2021	0 Sun
266 Albany Bay	9/25/2021	0 Sat
266 Albany Bay	9/24/2021	0 Fri
266 Albany Bay	9/23/2021	0 Thu
266 Albany Bay	9/22/2021	7800 Wed
266 Albany Bay	9/21/2021	21300 Tue
266 Albany Bay	9/20/2021	0 Mon
266 Albany Bay	9/19/2021	9800 Sun
266 Albany Bay	9/18/2021	24800 Sat
266 Albany Bay	9/17/2021	500 Fri
266 Albany Bay	9/16/2021	24900 Thu
266 Albany Bay	9/15/2021	10300 Wed
266 Albany Bay	9/14/2021	25400 Tue
266 Albany Bay	9/12/2021	10400 Sun
266 Albany Bay	9/11/2021	25600 Sat
266 Albany Bay	9/10/2021	10200 Fri
266 Albany Bay	9/9/2021	0 Thu
266 Albany Bay	9/8/2021	100 Wed
266 Albany Bay	9/7/2021	25700 Tue
266 Albany Bay	9/6/2021	700 Mon
266 Albany Bay	9/5/2021	10400 Sun
266 Albany Bay	9/4/2021	25800 Sat
266 Albany Bay	9/3/2021	300 Fri
266 Albany Bay	9/2/2021	25500 Thu
266 Albany Bay	9/1/2021	9500 Wed
266 Albany Bay	8/31/2021	24300 Tue

266 Albany Bay	8/30/2021	0 Mon
266 Albany Bay	8/29/2021	9600 Sun
266 Albany Bay	8/28/2021	100 Sat
266 Albany Bay	8/27/2021	100 Fri
266 Albany Bay	8/26/2021	24800 Thu
266 Albany Bay	8/25/2021	100 Wed
266 Albany Bay	8/24/2021	1600 Tue
266 Albany Bay	8/23/2021	100 Mon
266 Albany Bay	8/22/2021	9700 Sun
266 Albany Bay	8/21/2021	18600 Sat
266 Albany Bay	8/20/2021	100 Fri
266 Albany Bay	8/19/2021	0 Thu
266 Albany Bay	8/18/2021	0 Wed
266 Albany Bay	8/17/2021	100 Tue
266 Albany Bay	8/16/2021	0 Mon
266 Albany Bay	8/15/2021	0 Sun
266 Albany Bay	8/14/2021	60800 Sat
266 Albany Bay	8/13/2021	9600 Fri
266 Albany Bay	8/12/2021	25600 Thu
266 Albany Bay	8/10/2021	26000 Tue
266 Albany Bay	8/9/2021	100 Mon
266 Albany Bay	8/8/2021	9700 Sun
266 Albany Bay	8/7/2021	600 Sat
266 Albany Bay	8/6/2021	10100 Fri
266 Albany Bay	8/5/2021	100 Thu
266 Albany Bay	8/4/2021	0 Wed
266 Albany Bay	8/3/2021	4200 Tue
266 Albany Bay	8/2/2021	100 Mon
266 Albany Bay	8/1/2021	9500 Sun
266 Albany Bay	7/31/2021	25300 Sat
266 Albany Bay	7/30/2021	9700 Fri
266 Albany Bay	7/29/2021	100 Thu
266 Albany Bay	7/28/2021	9800 Wed
266 Albany Bay	7/27/2021	900 Tue
266 Albany Bay	7/26/2021	100 Mon
266 Albany Bay	7/25/2021	7600 Sun
266 Albany Bay	7/24/2021	24000 Sat
266 Albany Bay	7/23/2021	100 Fri
266 Albany Bay	7/22/2021	23800 Thu
266 Albany Bay	7/21/2021	0 Wed
266 Albany Bay	7/20/2021	100 Tue
266 Albany Bay	7/19/2021	0 Mon
266 Albany Bay	7/18/2021	0 Sun
266 Albany Bay	7/17/2021	0 Sat
266 Albany Bay	7/16/2021	0 Fri
266 Albany Bay	7/15/2021	0 Thu
266 Albany Bay	7/14/2021	900 Wed

266 Albany Bay	7/12/2021	0 Mon
266 Albany Bay	7/11/2021	0 Sun
266 Albany Bay	7/10/2021	100 Sat
266 Albany Bay	7/9/2021	0 Fri
266 Albany Bay	7/8/2021	0 Thu
266 Albany Bay	7/7/2021	7400 Wed
266 Albany Bay	7/6/2021	24500 Tue
266 Albany Bay	7/5/2021	0 Mon
266 Albany Bay	7/4/2021	7400 Sun
266 Albany Bay	7/3/2021	0 Sat
266 Albany Bay	7/2/2021	0 Fri
266 Albany Bay	7/1/2021	0 Thu
266 Albany Bay	6/30/2021	0 Wed
266 Albany Bay	6/29/2021	0 Tue
266 Albany Bay	6/28/2021	0 Mon
266 Albany Bay	6/27/2021	0 Sun
266 Albany Bay	6/26/2021	0 Sat
266 Albany Bay	6/25/2021	0 Fri
266 Albany Bay	6/24/2021	0 Thu
266 Albany Bay	6/23/2021	100 Wed
266 Albany Bay	6/22/2021	0 Tue
266 Albany Bay	6/21/2021	0 Mon
266 Albany Bay	6/20/2021	0 Sun
266 Albany Bay	6/19/2021	7100 Sat
266 Albany Bay	6/18/2021	0 Fri
266 Albany Bay	6/17/2021	22000 Thu
266 Albany Bay	6/16/2021	7100 Wed
266 Albany Bay	6/15/2021	0 Tue
266 Albany Bay	6/14/2021	100 Mon
266 Albany Bay	6/12/2021	22400 Sat
266 Albany Bay	6/11/2021	0 Fri
266 Albany Bay	6/10/2021	10500 Thu
266 Albany Bay	6/9/2021	0 Wed
266 Albany Bay	6/8/2021	29300 Tue
266 Albany Bay	6/7/2021	22600 Mon
266 Albany Bay	6/6/2021	0 Sun
266 Albany Bay	6/5/2021	30000 Sat
266 Albany Bay	6/4/2021	0 Fri
266 Albany Bay	6/3/2021	28800 Thu
266 Albany Bay	6/2/2021	0 Wed
266 Albany Bay	6/1/2021	21500 Tue
266 Albany Bay	5/31/2021	21800 Mon
266 Albany Bay	5/30/2021	6900 Sun
266 Albany Bay	5/29/2021	6900 Sat
266 Albany Bay	5/28/2021	100 Fri
266 Albany Bay	5/27/2021	27500 Thu
266 Albany Bay	5/26/2021	0 Wed

266 Albany Bay	5/25/2021	28400 Tue
266 Albany Bay	5/24/2021	21900 Mon
266 Albany Bay	5/23/2021	6800 Sun
266 Albany Bay	5/22/2021	29200 Sat
266 Albany Bay	5/21/2021	0 Fri
266 Albany Bay	5/20/2021	29200 Thu
266 Albany Bay	5/19/2021	0 Wed
266 Albany Bay	5/18/2021	31000 Tue
266 Albany Bay	5/17/2021	24600 Mon
266 Albany Bay	5/16/2021	7200 Sun
266 Albany Bay	5/15/2021	32000 Sat
266 Albany Bay	5/14/2021	0 Fri
266 Albany Bay	5/13/2021	33500 Thu
266 Albany Bay	5/11/2021	800 Tue
266 Albany Bay	5/10/2021	25900 Mon
266 Albany Bay	5/9/2021	7200 Sun
266 Albany Bay	5/8/2021	33000 Sat
266 Albany Bay	5/7/2021	0 Fri
266 Albany Bay	5/6/2021	24000 Thu
266 Albany Bay	5/5/2021	0 Wed
266 Albany Bay	5/4/2021	34500 Tue
266 Albany Bay	5/3/2021	0 Mon
266 Albany Bay	5/2/2021	4800 Sun
266 Albany Bay	5/1/2021	32200 Sat
266 Albany Bay	4/30/2021	0 Fri
266 Albany Bay	4/29/2021	32500 Thu
266 Albany Bay	4/28/2021	0 Wed
266 Albany Bay	4/27/2021	33900 Tue
266 Albany Bay	4/26/2021	27000 Mon
266 Albany Bay	4/25/2021	4600 Sun
266 Albany Bay	4/24/2021	33600 Sat
266 Albany Bay	4/23/2021	0 Fri
266 Albany Bay	4/22/2021	32700 Thu
266 Albany Bay	4/21/2021	0 Wed
266 Albany Bay	4/20/2021	33500 Tue
266 Albany Bay	4/19/2021	0 Mon
266 Albany Bay	4/18/2021	0 Sun
266 Albany Bay	4/17/2021	0 Sat
266 Albany Bay	4/16/2021	100 Fri
266 Albany Bay	4/15/2021	30400 Thu
266 Albany Bay	4/14/2021	0 Wed
266 Albany Bay	4/13/2021	32400 Tue
266 Albany Bay	4/11/2021	0 Sun
266 Albany Bay	4/10/2021	29400 Sat
266 Albany Bay	4/9/2021	0 Fri
266 Albany Bay	4/8/2021	19500 Thu
266 Albany Bay	4/7/2021	16500 Wed

266 Albany Bay	4/6/2021	9000 Tue
266 Albany Bay	4/5/2021	10200 Mon
266 Albany Bay	4/4/2021	8700 Sun
266 Albany Bay	4/3/2021	8800 Sat
266 Albany Bay	4/2/2021	8800 Fri
266 Albany Bay	4/1/2021	17600 Thu
266 Albany Bay	3/31/2021	7100 Wed
266 Albany Bay	3/30/2021	8700 Tue
266 Albany Bay	3/29/2021	9800 Mon
266 Albany Bay	3/28/2021	7400 Sun
266 Albany Bay	3/27/2021	8400 Sat
266 Albany Bay	3/26/2021	7500 Fri
266 Albany Bay	3/25/2021	18400 Thu
266 Albany Bay	3/24/2021	7600 Wed
266 Albany Bay	3/23/2021	9000 Tue
266 Albany Bay	3/22/2021	100 Mon
266 Albany Bay	3/21/2021	7500 Sun
266 Albany Bay	3/20/2021	8500 Sat
266 Albany Bay	3/19/2021	8700 Fri
266 Albany Bay	3/18/2021	18700 Thu
266 Albany Bay	3/17/2021	7300 Wed
266 Albany Bay	3/16/2021	7700 Tue
266 Albany Bay	3/15/2021	12400 Mon
266 Albany Bay	3/13/2021	7500 Sat
266 Albany Bay	3/12/2021	10400 Fri
266 Albany Bay	3/11/2021	15600 Thu
266 Albany Bay	3/10/2021	8000 Wed
266 Albany Bay	3/9/2021	7800 Tue
266 Albany Bay	3/8/2021	12500 Mon
266 Albany Bay	3/7/2021	100 Sun
266 Albany Bay	3/6/2021	8200 Sat
266 Albany Bay	3/5/2021	7900 Fri
266 Albany Bay	3/4/2021	12400 Thu
266 Albany Bay	3/3/2021	8100 Wed
266 Albany Bay	3/2/2021	0 Tue
266 Albany Bay	3/1/2021	0 Mon
266 Albany Bay	2/28/2021	0 Sun
266 Albany Bay	2/27/2021	0 Sat
266 Albany Bay	2/26/2021	100 Fri
266 Albany Bay	2/25/2021	0 Thu
266 Albany Bay	2/24/2021	0 Wed
266 Albany Bay	2/23/2021	100 Tue
266 Albany Bay	2/22/2021	100 Mon
266 Albany Bay	2/21/2021	0 Sun
266 Albany Bay	2/20/2021	0 Sat
266 Albany Bay	2/19/2021	100 Fri
266 Albany Bay	2/18/2021	0 Thu

266 Albany Bay	2/17/2021	100 Wed
266 Albany Bay	2/16/2021	0 Tue
266 Albany Bay	2/15/2021	100 Mon
266 Albany Bay	2/14/2021	0 Sun
266 Albany Bay	2/13/2021	100 Sat
266 Albany Bay	2/12/2021	0 Fri
266 Albany Bay	2/11/2021	600 Thu
266 Albany Bay	2/10/2021	0 Wed

Day	Usage	Total usage without Reef Pro Day		Usage
		Meter 106	Meter 266	
Tue	31200	11400	7900	Wed 19300
Mon	10200	11000	8300	Thu 19300
Sun	16700	11300	7600	Fri 18900
Sat	31800	12000	8200	Sat 20200
Fri	28700	8300	7700	Sun 16000
Thu	19800	2000	200	Mon 2200
Wed	16300	11300	7000	Tue 18300
Tue	25300	10600	6500	Wed 17100
Mon	15700	9500	6300	Thu 15800
Sun	14700	7100	6200	Fri 13300
Sat	27100	10200	6300	Sat 16500
Fri	34500	6400	6100	Sun 12500
Thu	19000	2400	100	Mon 2500
Wed	17900	8100	6100	Tue 14200

Without Reef Program

Day	14-day avg
Sun	14250
Mon	2350
Tue	16250
Wed	18200
Thu	17550
Fri	16100
Sat	18350
Grand Total	14721

Daily usage share

Sun	Reef	HOA
Mon	9%	91%
Tue	82%	18%
Wed	0%	100%
Thu	10%	90%
Fri	49%	51%
Sat	38%	62%
14-day average	33%	67%

		% change
14-day total	206100	-33.28%

	meter one \$	one gal	two \$	two gal	total gallons	
Jan-Feb (CDD and HOA)	1567.39	339,000	1576.05	341,000	680,000	CDD and HOA
Feb-Mar (CDD only)	1151.71	243,000	852.94	174,000	417,000	CDD only
						-38.68% change

one year: 24219.14

one year: 29050.91

one year: 29095.58

date	one	two	one gal	two gal	
4/14/2023	835.62	545.51			1381.13
3/16/2023	1151.71	852.94			2004.65
2/14/2023	1567.39	1576.05			3143.44
1/17/2023	1186.35	1268.62			2454.97
#####	1195.01	1229.65			2424.66
#####	2221.22	1762.24			3983.46
#####	532.52	106.8	100,000	0	639.32
9/14/2022	939.54	831.29			1770.83
8/12/2022	1411.51	1195.01			2606.52
7/14/2022	848.61	723.04			1571.65
6/14/2022	913.56	1069.44			1983
5/16/2022	148.71	106.8	11000	0	255.51
4/15/2022	106.8	106.8	0	0	213.6
3/17/2022	110.61	106.8	1000	0	217.41
2/15/2022	619.12	606.13			1225.25
1/19/2022	848.61	1991.73			2840.34
#####	1008.82	2307.82			3316.64
#####	1757.91	1948.43			3706.34
#####	939.54	753.35			1692.89
9/14/2021	1857.5	1528.42			3385.92
8/13/2021	1394.19	844.28			2238.47
7/15/2021	601.8	424.27			1026.07
6/14/2021	2814.43	2143.28			4957.71
5/13/2021	2299.16	1931.11			4230.27
4/13/2021	2156.27	1324.91			3481.18
3/15/2021	848.61	562.83			1411.44
2/12/2021	1121.4	887.58			2008.98
1/14/2021	320.35	225.09			545.44 60717.09
#####	2753.81	1550.07			
#####	2827.42	1727.6			
#####	2701.85	1623.68			
9/14/2020	2723.5	1333.57			
8/13/2020	653.76	194.78			
7/16/2020	152.52	106.8	12,000	0	
6/12/2020	627.78	506.54			
5/13/2020	1268.62	896.24			
4/10/2020	965.52	1099.75			
3/12/2020	1134.39	883.25			
2/12/2020	1212.33	909.23			
	48778.37	39791.73	88570.1		

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

4

**SECOND AMENDMENT TO AGREEMENT FOR
LANDSCAPE MAINTENANCE SERVICES**

THIS SECOND AMENDMENT TO AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES, made and entered into this ____ day of _____, 2023 (the “Second Amendment”), by and between:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the St. Johns County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

THE TREE AMIGOS OUTDOOR SERVICES, INC., a Florida corporation, whose business address is 2105 Harbor Lake Drive, Fleming Island, Florida 32003 (the “Contractor”).

WITNESSETH:

WHEREAS, the District and the Contractor entered into an Agreement for Landscape Maintenance Services Agreement, dated June 1, 2022, as amended by the Amendment to Agreement for Landscape Maintenance Services, dated June 6, 2022 (collectively, the “Agreement”); and

WHEREAS, the District has the need to retain a landscape maintenance contractor to furnish certain landscape maintenance services to the area along County Road 210 (the “Additional Work”), which service area is identified in Exhibit A-2, attached hereto and made a part hereof and which Additional Work is more particularly described in the Contractor’s Addendum Landscape Management Proposal, dated April 2, 2023, attached hereto and made a part hereof as Exhibit B-2 (the “CR 210 Proposal”); and

WHEREAS, the District Board of Supervisors has determined, at a public meeting held on April 25, 2023, that it is in the best interests of the District to add such Additional Work to the scope of services under the Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

Section 2. Contractor represents that it is qualified to perform and will perform the Additional Work described in the CR 210 Proposal, for such compensation detailed therein and in Section 3 of this Second Amendment. Nothing herein or in the

Agreement shall be construed or interpreted to prohibit or limit District's right and ability to remove, at District's discretion and at anytime, the Additional Work from the Scope of Work under the Agreement.

Section 3. The Contractor agrees to perform the Additional Work starting on _____, 2023 for a fee of **\$8,051.93 per month (\$96,623.17 per year)** as more particularly described in the CR 210 Proposal attached as Exhibit B-2.

Section 4. In all other respects not specifically amended by this Second Amendment, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties execute this Second Amendment and further agree that it shall take effect as of the Effective Date.

Attest:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

Daniel Rom, Assistant Secretary

By: _____
John Kinsey, Chairman
Board of Supervisors

_____ day of _____, 2023

THE TREE AMIGOS OUTDOOR SERVICES, INC., a Florida corporation

Print name: _____

By: _____

Print name: _____

Title: _____

Print name: _____

_____ day of _____, 2023

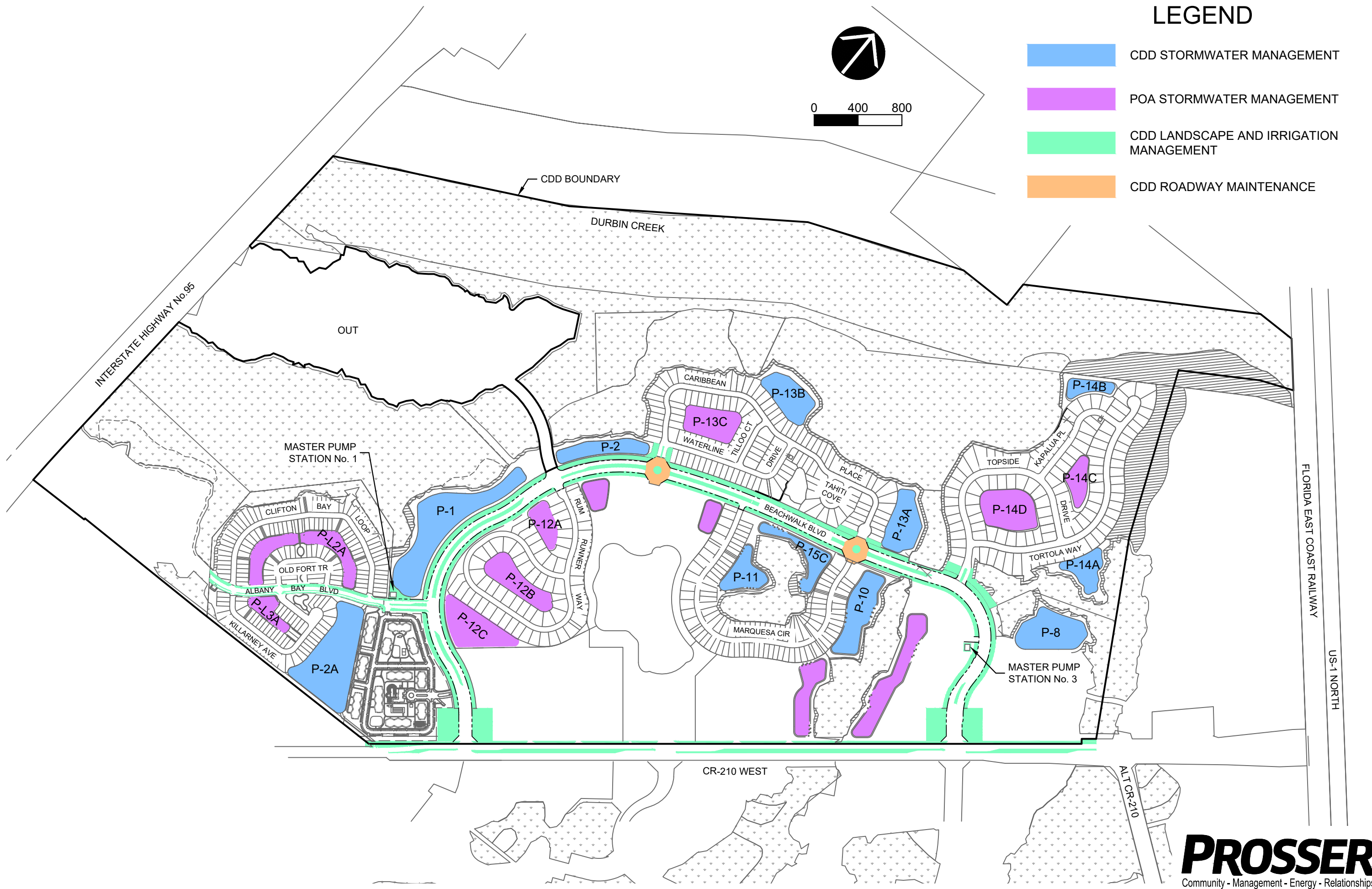
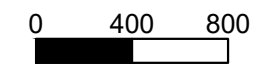
(CORPORATE SEAL)

Exhibit A-2

County Road 210 Additional Work Service Area

LEGEND

- CDD STORMWATER MANAGEMENT
- POA STORMWATER MANAGEMENT
- CDD LANDSCAPE AND IRRIGATION MANAGEMENT
- CDD ROADWAY MAINTENANCE



P:\1111013-34-TWIN CREEKS NORTH CDD\CADD\EXHIBITS\111013.34_Stormwater Irrigation Management.dwg [LANDSCAPE IRR] 7/1/2022 9:51:32 AM Kathy Weber

"Exhibit 2"



Exhibit B-2
CR 210 Proposal

Twin
Creeks
North CDD
Addendum
Landscape
Management
Proposal

From

 **The Tree Amigos**



The Tree Amigos

April 2, 2023

Twin Creeks North CDD CR 210
Addendum for CR210
2300 Glades Rd. Ste 410 W
Boca Raton, FL 33431

Thank you for allowing us to submit an addendum for the landscape management proposal for Twin Creeks North CDD 2300 Glades Rd. Ste 410 W Boca Raton FL 33431. Tree Amigos Outdoor Services Inc. is committed to offering the highest quality service and best overall horticultural expertise in the landscape industry. We are excited about this opportunity and look forward to a professional partnership with you, committed to excellence in growing and enhancing your property's outdoor assets.

LANDSCAPE MANAGEMENT PROPOSAL:

Total annual cost for landscape maintenance services: \$96,623.17

Total monthly billing: \$8,051.93

Above includes: Mowing, trimming, edging, blowing, detailing, monthly irrigation systems checks, and select palm tree trimming.

Not included in the proposal: Irrigation repair, annual color and mulch.

ADDITIONAL SERVICES

Irrigation repairs @ **\$85.00** per hour plus parts

St. Augustine Sod Replacement @ **.90** per sq ft

Mulch installation @ **\$58.00 per yard**

Pine Straw installation @ **\$7.00** per bale

Sincerely,

Jim Proctor



Tree Amigos

Outdoor Services

Contact Information:

Jim Proctor, Owner

904.545.7150 | jproctor@treeamigosoutdoor.com

Property Name: Twin Creeks North CDD Addendum
Property Address: C.R. 210 St. Augustine, Florida

Management Company: Twin Creeks North CDD
Address:
Primary Contact:
Proposal Date:

Notes / Comments

*We genuinely appreciate the opportunity to submit our comprehensive landscape management proposal for **Twin Creeks North CDD Addendum**. We are confident that you will not find a better value for overall services when comparing Tree Amigos to any competitor when the job is bid "apples to apples". We set forth a dedicated team who observed the property in detail and created your proposal based on calculated observation and exact measurements. We look forward to discussing our proposal in detail with you and demonstrating how a partnership with Tree Amigos Outdoor Services can benefit **Twin Creeks North CDD**.*

Proposal Summary

Scope of Work	Occurrences	Monthly	Yearly
Grounds Maintenance:	52	\$ 4,735.89	\$ 56,830.68
Lawn Care:	12	\$ 2,028.00	\$ 24,336.00
Tree & Shrub:	4	\$ 184.00	\$ 2,208.00
Irrigation Inspections:	12	\$ 609.04	\$ 7,308.49
Pine Straw Installation:	0	\$ -	\$ -
Mulch Installation:	0	\$ -	\$ -
Seasonal Flowers:	0	\$ -	\$ -
Palm Tree Trimming:	1	\$ 495.00	\$ 5,940.00
Lump Sum Proposal		\$ 8,051.93	\$ 96,623.17

Proposal Acceptance

Print Name

Authorized Signature

Title/Position

____/____/____
Date Signed



The Tree Amigos

Landscape Maintenance Specifications

Schedule "A"

General Services:

- A. Mowing of all St. Augustine turf areas will be performed approximately 42 times per year as follows, once per week during summer months of April thru October 15th, and once every other week during the months of October 16th thru March. Mowing of all Bahia turf to be performed 28 times per year in the growing season. Mowing will be accomplished by use of rotary type commercial machine set at an approximated height of three and one-half inches.
- B. Edging of all sidewalks, curbs, pathways and other paved surfaces will be performed approximately 42 times per year as follows, once per week during summer months of April thru October 15th, and once every other week during the months of October 16th thru March. Edging is to be defined as outlining and/or removing turf from the above-mentioned borders by use of a mechanical edger.
- C. Trimming around obstacles within finished turf areas will be completed during each mowing by use of a string trimmer, chemical, or other mechanical means.
- D. Detailing of all planted areas will be performed in a sectional method with the frequency of rotation being a minimum of once every three weeks for each individual area. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamentals and groundcover, removal of under story tree suckers as well as the defining of bed lines, tree saucer, and removal of unwanted vegetation (weeds).
- E. Detailing of high traffic areas (i.e., entranceways and curb areas) will be accomplished in the same manner as stated in "D", however the frequency will be accelerated to meet the area's level of importance to the appearance to the property.
- F. Selective trimming and pruning of trees up to eight feet will be performed annually to prevent disease, encourage good growth habits, and increase the infiltration of light. Any trimming or pruning in excess of eight feet will be covered under a separate work order.
- H. Walks, curbs, and other paved surfaces adjacent to the turf areas and/or other landscaping elements will be kept clean of unwanted debris by use of forced air or vacuum machinery as conditions dictate.
- J. All turf, shrub, ornamental, groundcover, and understory trees will be monitored for pests, disease and nutrient problems during each visit to the property. Positive findings will be reported to our designated contact person as a courtesy. The Tree Amigos will not be held responsible for any damages unless we have a broadened responsibility under turf care and/or tree and shrub care program. If we do have this service in force we will immediately take the necessary steps to remedy the problem. For more information on our fertilization/pest control program, please see schedule "B". In the event we do not have these program in force, we can upon request, propose an estimate based on the time and materials needed to effectively treat the areas infected.
- K. Clean-up and removal of major (tornado, severe winds etc.) storm damage debris, fallen trees, tree limbs or other excessive debris is not covered under this agreement, but can be accomplished under separate work order if it should become necessary.



The Tree Amigos

- L. The inspection, adjustment, cleaning or repairs of any irrigation components on the property is not a service provided by any part of schedule "A" unless the damage is caused by our negligence. Irrigation maintenance agreements are available through our irrigation division, we also accept call in service requests. Please see schedule "C" for more information about our irrigation inspection service. All -inclusive services are also available.
- M. The Tree Amigos will not be held responsible for any pre-existing conditions or damage caused by others, severe wind, freezes, frost, floods, drought or any other act of nature.
- N. Tree Amigos will visit property 42 times per year, at least, to insure top quality workmanship of project.

Turf and Shrub Care Specifications Schedule "B"

The Tree Amigos shall furnish all horticultural supervision, labor, material, equipment And transportation required for the following specifications.

LAWN CARE

Fertilization: There will be 4 custom fertilizer applications to the turf areas per year.

Weed & Insect Control: There will be insecticide application for the control of chinch bugs, mole crickets, sod webworms, armyworms. A minimum of 2 pre and post emergent herbicide application for broadleaf weeds, and periodic inspections for insect and diseases. In addition, and at no additional charge. When necessary spray applications will be applied for control of insects listed above, also additional fertilizations for misapplication or unhealthy turf due to low fertilization when necessary.

SHRUB CARE

Fertilization: Fertilize established plants with a soluble nitrate fertilizer. Application Depending upon size and age of plants. This includes surface applications for shrubs Not located in turf and groundcover areas. No less than 2 applications per year, one in The spring for growth and one in the fall for root production.

Insect control: The spraying of all bed areas as often as necessary for the effective control of shrub damaging insects.

SUMMARY

It is our goal to provide the highest quality lawn and shrub services available, because we



The Tree Amigos

face a multitude of situations on every property we must perform our duties with care. We only use the highest quality materials and equipment and our people are the best in the industry. Because we are dealing with the uncertainties of nature and because every area of turf or shrub planting, is susceptible, we must be aware that problems with infestation or disease will occur. It would be wrong to suggest otherwise. What we promise is to minimize the chances of a problem occurring and to promptly treat a problem until it is eliminated.

Additional Work Program Schedule "C"

Bedding Plants

Our bedding plant program is designed to accommodate each individual customer. We use top quality plants for all of our installations as well as a sulfur-coated fertilizer (osmocote 14-14-14). Which ensures vigorous growth and bloom development. Bedding soil is not included in our per plant price and is an additional charge. Occasionally, it is necessary to change soil out if the soil becomes infected with a fungus or disease that cannot be treated. The type of annual planted are at our discretion, however, we will try to accommodate any requests from the customer. Bedding plants and installation will be handled under a separate work order.

Irrigation Inspection

Our irrigation inspection is designed to proactively seek out problems or potential problems with the existing irrigation systems.

The inspection includes the following:

- A. Check for clogged heads or nozzles
- B. Check irrigation heads for proper height
- C. Check for leaks in pipes and heads
- D. Check for proper head rotation
- E. Check for missing or broken heads
- F. Check controller for proper watering schedule and rest if necessary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/29/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER ProvInsure, Inc. 4000 Destination Parkway Orlando FL 32819	CONTACT NAME: Jason Vega	PHONE (A/C, No, Ext): (407) 370-0776	FAX (A/C, No): (407) 370-0931
	E-MAIL ADDRESS: ediaz@provinsure.com		
INSURED Tree Amigos Outdoor Services, Inc. 5000 US Highway 17 #235 Fleming Island FL 32003	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: LUBA Casualty Insurance Company		12472
	INSURER B:		
	INSURER C:		
	INSURER D:		
INSURER E:			
INSURER F:			

COVERAGES **CERTIFICATE NUMBER:** Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC307-0124785-2022A	07/01/2022	07/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER For Information Purposes Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



License Certificate
PROCTOR, JAMES D III

This is to certify that

is the qualifying agent for

THE TREE AMIGOS OUTDOOR SERVICES, INC.

and had met all the requirements of law and this Board and is certified as a IRRIGATION CONTRACTOR contractor expires SEPTEMBER 30, 2023

No : 1 - 287

Date Issued : 8/20/2021

Ronald Andrews
CHAIRMAN

is certificate must be renewed by SEPTEMBER 30, 2023 to remain valid. An application for renewal must be filed with the Board by September 30th to obtain a new card. This certificate is void unless renewed and requested information is supplied on reverse side. This certificate must be carried on person at all times while working.

STATE OF FLORIDA
Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

Date: May 5, 2022 File No. JB185407 Expires April 30, 2023

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: April 30, 2023 AT

2105 HARBOR LAKE DR
 FLEMING ISLAND, FL 32003 **Lawn and Ornamental**

THE TREE AMIGOS OUTDOOR SERVICES INC
 5000-18 HIGHWAY 17 #235
 FLEMING ISLAND, FL 32003

Nicole Fried
 NICOLE "NIKKI" FRIED, COMMISSIONER

LICENSE CERTIFICATE

This is to certify that the following licensee has met all the requirements of law and this Board and therefore this License certificate is renewed as follows :

Q/A : PROCTOR JAMES D III

Name : THE TREE AMIGOS OUTDOOR SERVICES, INC.

Address : 5000-18 HIGHWAY 17 #235

FLEMING ISLAND FL 32003

Expiration Date SEPTEMBER 30, 2023



CITY OF JACKSONVILLE, FLORIDA
 CONSTRUCTION TRADES
 QUALIFYING BOARD

Type : I

No : 1 - 287

Date issued : 8/20/2021

License Year : 2021 / 2023

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Twin Creeks North Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: Beachwalk Clubhouse
100 Beachwalk Club Drive
St. Johns, Florida 32259

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2023.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: 2023/2024 Proposed Budget

Exhibit A: 2023/2024 Proposed Budget

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024
PROPOSED BUDGET**

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 1,042,689				\$ 1,488,825
Allowable discounts (4%)	(41,708)				(59,553)
Assessment levy: net	1,000,981	\$ 921,797	\$ 124,284	\$ 1,046,081	1,429,272
Assessments off-roll	251,270	64,253	142,857	207,110	153,293
Lot closings	-	883	-	883	-
Total revenues	1,252,251	986,933	267,141	1,254,074	1,582,565
EXPENDITURES					
Professional & administration					
Supervisors	6,000	1,000	4,000	5,000	6,000
FICA	459	77	306	383	459
District engineer	10,000	-	3,000	3,000	10,000
General counsel	24,000	3,806	3,000	6,806	24,000
District manager	51,500	25,750	25,750	51,500	51,500
Debt service fund accounting: 2016 master bonds	5,034	2,508	2,526	5,034	5,069
Debt service fund accounting: 2016 sub bonds	2,466	1,242	1,224	2,466	2,431
Debt service fund accounting: Lennar bonds	3,500	1,750	1,750	3,500	3,500
Arbitrage rebate calculation	750	1,000	-	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,500	10,500	-	10,500	10,500
Audit	6,220	-	6,220	6,220	6,438
Postage	750	447	303	750	750
Insurance - GL, POL	13,500	12,825	-	12,825	14,110
Legal advertising	1,200	494	706	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	750	-	750	750	750
Website					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Contingencies	500	-	500	500	500
Total professional & admin	141,819	62,574	53,550	116,124	\$142,897
Field Operations					
Accounting	7,500	3,750	3,750	7,500	7,500
Landscape maintenance					
Field operations manager	9,600	-	-	-	9,600
Landscape and irrigation maintenance	419,480	199,063	220,417	419,480	486,027
Pond bank maintenance	85,000	-	85,000	85,000	85,000
Tree/plant/irrigation replacement	-	-	-	-	69,000
Tree care	107,720	7,213	100,507	107,720	109,989
Sod replacement	-	19,923	10,000	29,923	-
Annuals rotation	23,500	32,680	9,400	42,080	42,000
Mulch	104,200	-	104,200	104,200	104,200

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Irrigation water	295,000	154,330	140,670	295,000	295,000
Albany Bay irrigation cost share	-	-	-	-	18,000
Back flow prevention	-	-	-	-	1,000
Aquatic maintenance	22,575	10,722	11,853	22,575	22,575
Monument maintenance	-	9,966	-	9,966	-
Road maintenance	15,000	-	15,000	15,000	15,000
Entry fountains	-	-	-	-	110,000
Beachwalk channel letters	-	-	-	-	12,000
Landscape lighting	-	-	-	-	20,000
General maintenance	-	2,743	-	2,743	-
Signage maintenance	-	1,250	-	1,250	3,000
Total field operations	<u>1,089,575</u>	<u>441,640</u>	<u>700,797</u>	<u>1,142,437</u>	<u>1,409,891</u>
Other fees and charges					
Tax collector	20,854	18,408	3,385	21,793	29,777
Total other fees & charges	<u>20,854</u>	<u>18,408</u>	<u>2,446</u>	<u>21,793</u>	<u>29,777</u>
Total expenditures	<u>1,252,248</u>	<u>522,622</u>	<u>756,793</u>	<u>1,280,354</u>	<u>1,582,565</u>
Net increase/(decrease) of fund balance	3	464,311	(489,652)	(26,280)	-
Fund balance - beginning (unaudited)	905,572	694,722	1,159,033	694,722	668,442
Fund balance - ending (projected):					
Assigned:					
3 months working capital	323,187	-	-	-	406,224
Lake bank erosion	-	-	-	-	10,000
Stormwater clean out	-	-	-	-	25,600
Unassigned	582,388	1,159,033	669,381	668,442	226,618
Fund balance - ending (projected)	<u>\$ 905,575</u>	<u>\$ 1,159,033</u>	<u>\$ 669,381</u>	<u>\$ 668,442</u>	<u>\$ 668,442</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	10,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	24,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications,	
District manager	51,500
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and	
Debt service fund accounting: 2016 master bonds	5,069
Wrathell, Hunt and Associates, LLC , will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Debt service fund accounting: 2016 sub bonds	2,431
Debt service fund accounting: Lennar bonds	3,500
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.	
Audit	6,438
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	14,110
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed. For future years, legal advertising could be reduced to \$1,500 to \$2,000 range.	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Mailed notices	1,600
Miscellaneous- bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses	
Website	
Hosting	705
ADA compliance	210
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Trustee	10,500
Annual fees paid for services provided as trustee, paying agent and	
Contingencies	
Meeting room rental, etc.	500
Field Operations	
Accounting	7,500
Landscape maintenance	
Field operations manager	9,600
Landscape and irrigation maintenance	486,027
Pond bank maintenance	85,000
Tree/plant/irrigation replacement	69,000
Tree care	109,989
Annuals rotation	42,000
4 rotations per year	
Mulch	104,200
Irrigation water	295,000
Albany Bay irrigation cost share	18,000
Back flow prevention	1,000
Aquatic maintenance	22,575
Road maintenance	15,000
Entry fountains	110,000
Beachwalk channel letters	12,000
Landscape lighting	20,000
Signage maintenance	3,000
Other fees and charges	
Tax collector	29,777
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 1,582,565</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: gross	\$ 1,820,776				\$ 1,960,714
Allowable discounts (4%)	(72,831)				(78,429)
Assessment levy: net	1,747,945	\$ 1,557,859	\$ 227,162	\$ 1,785,021	1,882,285
Assessments off-roll 2016A-1	224,070	118,690	69,076	187,766	88,446
Assessments prepayment	-	699,829	101,019	800,848	-
Lot closings	-	1,024	-	1,024	-
Interest	-	46,548	-	46,548	-
Total revenues	1,972,015	2,423,950	397,257	2,821,207	1,970,731
EXPENDITURES					
Debt service					
Principal BAN	-	5,000	-	5,000	-
Principal 2016A-1	270,000	270,000	-	270,000	275,000
Principal 2016A-2	135,000	135,000	-	135,000	120,000
Principal prepayment 2016A-1	-	270,000	360,000	630,000	-
Principal prepayment 2016A-2	-	75,000	385,000	460,000	-
Interest 2016A-1	1,007,550	506,832	500,718	1,007,550	952,075
Interest 2016A-2	493,900	248,434	245,466	493,900	456,863
Total debt service	1,906,450	1,510,266	1,491,184	3,001,450	1,803,938
Other fees and charges					
Tax collector	36,416	31,111	6,077	37,188	39,214
Total other fees & charges	36,416	31,111	6,077	37,188	39,214
Total expenditures	1,942,866	1,541,377	1,497,261	3,038,638	1,843,152
Net increase/(decrease) of fund balance	29,149	882,573	(1,100,004)	(217,431)	127,579
Fund balance - beginning (unaudited)	2,900,847	3,181,479	4,064,052	3,181,479	2,964,048
Fund balance - ending (projected)	\$ 2,929,996	\$ 4,064,052	\$ 2,964,048	\$ 2,964,048	3,091,627
Use of fund balance:					
Debt service reserve account balance (required)					(1,716,918)
Principal and Interest expense 2016 A-1 - November 1, 2024					(762,600)
Principal and Interest expense 2016 A-2 - November 1, 2024					(366,931)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 245,178

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	275,000.00	5.000%	479,475.00	754,475.00	18,755,000.00
05/01/24	-		472,600.00	472,600.00	18,755,000.00
11/01/24	290,000.00	5.750%	472,600.00	762,600.00	18,465,000.00
05/01/25	-		464,262.50	464,262.50	18,465,000.00
11/01/25	305,000.00	5.750%	464,262.50	769,262.50	18,160,000.00
05/01/26	-		455,493.75	455,493.75	18,160,000.00
11/01/26	320,000.00	5.750%	455,493.75	775,493.75	17,840,000.00
05/01/27	-		446,293.75	446,293.75	17,840,000.00
11/01/27	340,000.00	5.750%	446,293.75	786,293.75	17,500,000.00
05/01/28	-		436,518.75	436,518.75	17,500,000.00
11/01/28	360,000.00	5.750%	436,518.75	796,518.75	17,140,000.00
05/01/29	-		426,168.75	426,168.75	17,140,000.00
11/01/29	380,000.00	6.375%	426,168.75	806,168.75	16,760,000.00
05/01/30	-		414,056.25	414,056.25	16,760,000.00
11/01/30	405,000.00	6.375%	414,056.25	819,056.25	16,355,000.00
05/01/31	-		401,146.88	401,146.88	16,355,000.00
11/01/31	430,000.00	6.375%	401,146.88	831,146.88	15,925,000.00
05/01/32	-		387,440.63	387,440.63	15,925,000.00
11/01/32	460,000.00	6.375%	387,440.63	847,440.63	15,465,000.00
05/01/33	-		372,778.13	372,778.13	15,465,000.00
11/01/33	490,000.00	6.375%	372,778.13	862,778.13	14,975,000.00
05/01/34	-		357,159.38	357,159.38	14,975,000.00
11/01/34	520,000.00	6.375%	357,159.38	877,159.38	14,455,000.00
05/01/35	-		340,584.38	340,584.38	14,455,000.00
11/01/35	550,000.00	6.375%	340,584.38	890,584.38	13,905,000.00
05/01/36	-		323,053.13	323,053.13	13,905,000.00
11/01/36	590,000.00	6.375%	323,053.13	913,053.13	13,315,000.00
05/01/37	-		304,246.88	304,246.88	13,315,000.00
11/01/37	625,000.00	6.375%	304,246.88	929,246.88	12,690,000.00
05/01/38	-		284,325.00	284,325.00	12,690,000.00
11/01/38	665,000.00	6.375%	284,325.00	949,325.00	12,025,000.00
05/01/39	-		263,128.13	263,128.13	12,025,000.00
11/01/39	705,000.00	6.375%	263,128.13	968,128.13	11,320,000.00
05/01/40	-		240,656.25	240,656.25	11,320,000.00
11/01/40	755,000.00	6.375%	240,656.25	995,656.25	10,565,000.00
05/01/41	-		216,590.63	216,590.63	10,565,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	800,000.00	6.375%	216,590.63	1,016,590.63	9,765,000.00
05/01/42	-		191,090.63	191,090.63	9,765,000.00
11/01/42	850,000.00	6.375%	191,090.63	1,041,090.63	8,915,000.00
05/01/43	-		163,996.88	163,996.88	8,915,000.00
11/01/43	905,000.00	6.375%	163,996.88	1,068,996.88	8,010,000.00
05/01/44	-		135,150.00	135,150.00	8,010,000.00
11/01/44	965,000.00	6.375%	135,150.00	1,100,150.00	7,045,000.00
05/01/45	-		104,390.63	104,390.63	7,045,000.00
11/01/45	1,025,000.00	6.375%	104,390.63	1,129,390.63	6,020,000.00
05/01/46	-		71,718.75	71,718.75	6,020,000.00
11/01/46	1,090,000.00	6.375%	71,718.75	1,161,718.75	4,930,000.00
05/01/47	-		36,975.00	36,975.00	4,930,000.00
11/01/47	1,160,000.00	6.375%	36,975.00	1,196,975.00	3,770,000.00
Total	15,260,000.00		15,099,125.12	30,359,125.12	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	120,000.00	5.000%	229,931.25	349,931.25	8,750,000.00
05/01/24	-		226,931.25	226,931.25	8,750,000.00
11/01/24	140,000.00	6.000%	226,931.25	366,931.25	8,610,000.00
05/01/25	-		222,731.25	222,731.25	8,610,000.00
11/01/25	145,000.00	6.000%	222,731.25	367,731.25	8,465,000.00
05/01/26	-		218,381.25	218,381.25	8,465,000.00
11/01/26	155,000.00	6.000%	218,381.25	373,381.25	8,310,000.00
05/01/27	-		213,731.25	213,731.25	8,310,000.00
11/01/27	165,000.00	6.000%	213,731.25	378,731.25	8,145,000.00
05/01/28	-		208,781.25	208,781.25	8,145,000.00
11/01/28	175,000.00	6.000%	208,781.25	383,781.25	7,970,000.00
05/01/29	-		203,531.25	203,531.25	7,970,000.00
11/01/29	185,000.00	6.000%	203,531.25	388,531.25	7,785,000.00
05/01/30	-		197,981.25	197,981.25	7,785,000.00
11/01/30	195,000.00	6.000%	197,981.25	392,981.25	7,590,000.00
05/01/31	-		192,131.25	192,131.25	7,590,000.00
11/01/31	210,000.00	6.000%	192,131.25	402,131.25	7,380,000.00
05/01/32	-		185,831.25	185,831.25	7,380,000.00
11/01/32	220,000.00	6.375%	185,831.25	405,831.25	7,160,000.00
05/01/33	-		178,818.75	178,818.75	7,160,000.00
11/01/33	235,000.00	6.375%	178,818.75	413,818.75	6,925,000.00
05/01/34	-		171,328.13	171,328.13	6,925,000.00
11/01/34	250,000.00	6.375%	171,328.13	421,328.13	6,675,000.00
05/01/35	-		163,359.38	163,359.38	6,675,000.00
11/01/35	265,000.00	6.375%	163,359.38	428,359.38	6,410,000.00
05/01/36	-		154,912.50	154,912.50	6,410,000.00
11/01/36	280,000.00	6.375%	154,912.50	434,912.50	6,130,000.00
05/01/37	-		145,987.50	145,987.50	6,130,000.00
11/01/37	300,000.00	6.375%	145,987.50	445,987.50	5,830,000.00
05/01/38	-		136,425.00	136,425.00	5,830,000.00
11/01/38	320,000.00	6.375%	136,425.00	456,425.00	5,510,000.00
05/01/39	-		126,225.00	126,225.00	5,510,000.00
11/01/39	340,000.00	6.375%	126,225.00	466,225.00	5,170,000.00
05/01/40	-		115,387.50	115,387.50	5,170,000.00
11/01/40	360,000.00	6.375%	115,387.50	475,387.50	4,810,000.00
05/01/41	-		103,912.50	103,912.50	4,810,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	385,000.00	6.375%	103,912.50	488,912.50	4,425,000.00
05/01/42	-		91,640.63	91,640.63	4,425,000.00
11/01/42	410,000.00	6.375%	91,640.63	501,640.63	4,015,000.00
05/01/43	-		78,571.88	78,571.88	4,015,000.00
11/01/43	435,000.00	6.375%	78,571.88	513,571.88	3,580,000.00
05/01/44	-		64,706.25	64,706.25	3,580,000.00
11/01/44	460,000.00	6.375%	64,706.25	524,706.25	3,120,000.00
05/01/45	-		50,043.75	50,043.75	3,120,000.00
11/01/45	490,000.00	6.375%	50,043.75	540,043.75	2,630,000.00
05/01/46	-		34,425.00	34,425.00	2,630,000.00
11/01/46	525,000.00	6.375%	34,425.00	559,425.00	2,105,000.00
05/01/47	-		17,690.63	17,690.63	2,105,000.00
11/01/47	555,000.00	6.375%	17,690.63	572,690.63	1,550,000.00
Total	7,320,000.00		7,236,862.55	14,556,862.55	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: gross	\$ 210,833				\$ 210,833
Allowable discounts (4%)	(8,433)				(8,433)
Assessment levy: net	202,400	\$ 178,352	\$ 24,048	\$ 202,400	202,400
Interest	-	3,975	-	3,975	-
Total revenues	202,400	182,327	24,048	206,375	202,400
EXPENDITURES					
Debt service					
Principal	60,000	-	60,000	60,000	60,000
Interest	140,094	70,047	70,047	140,094	137,769
Total debt service	200,094	70,047	130,047	200,094	197,769
Other fees and charges					
Tax collector	4,217	3,563	654	4,217	4,217
Total other fees & charges	4,217	3,563	654	4,217	4,217
Total expenditures	204,311	73,610	130,701	204,311	201,986
Net increase/(decrease) of fund balance	(1,911)	108,717	(106,653)	2,064	414
Fund balance - beginning (unaudited)	202,653	223,017	331,734	223,017	225,081
Fund balance - ending (projected)	\$ 200,742	\$ 331,734	\$ 225,081	\$ 225,081	225,495
Use of fund balance:					
Debt service reserve account balance (required)					(101,507)
Interest expense - December 15, 2024					(67,722)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 56,266

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/23			68,884.38	68,884.38	2,855,000.00
06/15/24	60,000.00	3.875%	68,884.38	128,884.38	2,795,000.00
12/15/24			67,721.88	67,721.88	2,795,000.00
06/15/25	65,000.00	4.500%	67,721.88	132,721.88	2,730,000.00
12/15/25			66,259.38	66,259.38	2,730,000.00
06/15/26	65,000.00	4.500%	66,259.38	131,259.38	2,665,000.00
12/15/26			64,796.88	64,796.88	2,665,000.00
06/15/27	70,000.00	4.500%	64,796.88	134,796.88	2,595,000.00
12/15/27			63,221.88	63,221.88	2,595,000.00
06/15/28	70,000.00	4.500%	63,221.88	133,221.88	2,525,000.00
12/15/28			61,646.88	61,646.88	2,525,000.00
06/15/29	75,000.00	4.500%	61,646.88	136,646.88	2,450,000.00
12/15/29			59,959.38	59,959.38	2,450,000.00
06/15/30	80,000.00	4.875%	59,959.38	139,959.38	2,370,000.00
12/15/30			58,009.38	58,009.38	2,370,000.00
06/15/31	85,000.00	4.875%	58,009.38	143,009.38	2,285,000.00
12/15/31			55,937.50	55,937.50	2,285,000.00
06/15/32	85,000.00	4.875%	55,937.50	140,937.50	2,200,000.00
12/15/32			53,865.63	53,865.63	2,200,000.00
06/15/33	90,000.00	4.875%	53,865.63	143,865.63	2,110,000.00
12/15/33			51,671.88	51,671.88	2,110,000.00
06/15/34	95,000.00	4.875%	51,671.88	146,671.88	2,015,000.00
12/15/34			49,356.25	49,356.25	2,015,000.00
06/15/35	100,000.00	4.875%	49,356.25	149,356.25	1,915,000.00
12/15/35			46,918.75	46,918.75	1,915,000.00
06/15/36	105,000.00	4.875%	46,918.75	151,918.75	1,810,000.00
12/15/36			44,359.38	44,359.38	1,810,000.00
06/15/37	110,000.00	4.875%	44,359.38	154,359.38	1,700,000.00
12/15/37			41,678.13	41,678.13	1,700,000.00
06/15/38	115,000.00	4.875%	41,678.13	156,678.13	1,585,000.00
12/15/38			38,875.00	38,875.00	1,585,000.00
06/15/39	120,000.00	5.000%	38,875.00	158,875.00	1,465,000.00
12/15/39			35,875.00	35,875.00	1,465,000.00
06/15/40	130,000.00	5.000%	35,875.00	165,875.00	1,335,000.00
12/15/40			32,625.00	32,625.00	1,335,000.00
06/15/41	135,000.00	5.000%	32,625.00	167,625.00	1,200,000.00
12/15/41			29,250.00	29,250.00	1,200,000.00
06/15/42	140,000.00	5.000%	29,250.00	169,250.00	1,060,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/42			25,750.00	25,750.00	1,060,000.00
06/15/43	150,000.00	5.000%	25,750.00	175,750.00	910,000.00
12/15/43			22,000.00	22,000.00	910,000.00
06/15/44	160,000.00	5.000%	22,000.00	182,000.00	750,000.00
12/15/44			18,000.00	18,000.00	750,000.00
06/15/45	165,000.00	5.000%	18,000.00	183,000.00	585,000.00
12/15/45			13,875.00	13,875.00	585,000.00
06/15/46	175,000.00	5.000%	13,875.00	188,875.00	410,000.00
12/15/46			9,500.00	9,500.00	410,000.00
06/15/47	185,000.00	5.000%	9,500.00	194,500.00	225,000.00
12/15/47			4,875.00	4,875.00	225,000.00
06/15/48	195,000.00	5.000%	4,875.00	199,875.00	30,000.00
Total	2,825,000.00		2,169,825.12	4,994,825.12	

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

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2024 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2024 DS Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	593.01	-	593.01	469.79
Commercial Parcel 5	Hotel	100	355.81	-	355.81	281.87
Commercial Parcel 6	Retail	73,310	593.01	-	593.01	469.79
Commercial Parcel 7	Retail	100,000	593.01	386.21	979.22	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		278,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	206	1,186.02	1,088.02	2,274.04	2,027.59
Residential Parcel 2/3	SF 40'	184	1,205.93	2,690.15	3,896.08	3,649.64
Residential Parcel 2/3- Prepaid	SF 40'	3	1,205.93	-	1,205.93	959.49
Residential Parcel 4	MF	348	355.81	-	355.81	281.87
Residential Parcel 5	MF	298	355.81	-	355.81	281.87
Residential Parcel 10/11	SF 63'	47	1,191.26	3,104.13	4,295.39	4,049.02
Residential Parcel 10/11 - Reduced	SF 63'	13	1,191.26	2,604.21	3,795.47	3,549.10
Residential Parcel 10/11 - Prepaid	SF 63'	2	1,191.26	-	1,191.26	944.89
Residential Parcel 10/11	Villa 37.5'	30	1,191.26	3,114.80	4,306.06	4,059.69
Residential Parcel 10/11- Reduced	Villa 37.5'	2	1,191.26	2,719.05	3,910.31	3,663.94
Residential Parcel 12	Villa 37.5'	90	1,191.26	3,114.80	4,306.06	4,059.69
Residential Parcel 12 - Reduced	Villa 37.5'	21	1,191.26	2,719.05	3,910.31	3,663.94
Residential Parcel 12 - Prepaid	Villa 37.5'	23	1,191.26	-	1,191.26	944.89
Residential Parcel 13	SF 53'	84	1,191.26	3,227.14	4,418.40	4,172.03
Residential Parcel 13 - Reduced	SF 53'	48	1,191.26	2,816.73	4,007.99	3,761.62
Residential Parcel 13 - Prepaid	SF 53'	15	1,191.26	-	1,191.26	944.89
Residential Parcel 14	SF 73'	112	1,191.26	3,575.24	4,766.50	4,520.13
Residential Parcel 14 - Prepaid	SF 73'	7	1,191.26	-	1,191.26	944.89
Total		1,533				

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

Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2024 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2024 DS Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	-	557.43	363.34	920.77	804.94
Commercial Parcel 6	Retail	-	557.43	363.34	920.77	804.94
Commercial Parcel 7	Retail	-	557.43	363.34	920.77	804.94
Commercial Parcel 8	Retail	175,000	557.43	363.34	920.77	804.94
Office Parcel 9	Office	100,000	557.43	248.61	806.04	690.21
Total		275,000				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	-	-	-	-	1,906.81
Residential Parcel 2/3	SF 40'	-	-	-	-	-
Residential Parcel 2/3- Prepaid	SF 40'	-	-	-	-	-
Residential Parcel 4	MF	-	-	-	-	-
Residential Parcel 10/11	SF 63'	-	-	-	-	-
Residential Parcel 10/11 - Reduced	SF 63'	-	-	-	-	-
Residential Parcel 10/11	Villa 37.5'	-	-	-	-	-
Residential Parcel 12	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Reduced	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Prepaid	Villa 37.5'	-	-	-	-	-
Residential Parcel 13	SF 53'	-	-	-	-	-
Residential Parcel 13 - Reduced	SF 53'	-	-	-	-	-
Residential Parcel 13 - Prepaid	SF 53'	-	-	-	-	-
Residential Parcel 14	SF 73'	-	-	-	-	-
Total		-				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2023 based on information received from the St. Johns County Property Appraiser's Office

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2023-04

A RESOLUTION OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 23rd day of May, 2023.

Attest:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Beachwalk Clubhouse, 100 Beachwalk Club Dr, St Johns, FL, 32259</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 28, 2023	Regular Meeting	1:00 PM*
January 23, 2024	Regular Meeting	1:00 PM*
March 26, 2024	Regular Meeting	1:00 PM*
April 23, 2024	Regular Meeting	1:00 PM*
May 28, 2024	Regular Meeting	1:00 PM*
July 23, 2024	Regular Meeting	1:00 PM*
August 27, 2024	Regular Meeting	1:00 PM*
September 24, 2024	Regular Meeting	1:00 PM*
<i>*Meetings will convene immediately following adjournment of the Creekside at Twin Creeks CDD Meetings, scheduled to commence at 12:15 PM</i>		

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

7

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
SCOTT C. COCHRAN
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PALM BEACH GARDENS, FLORIDA 33418
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PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

February 15, 2023

VIA E-MAIL ONLY—romd@whhassociates.com

Mr. Daniel Rom
Wrathell Hunt & Associates
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**Re: Adjustment to District Counsel Fee Structure
Twin Creeks North Community Development District
Our File: 244.15450**

Dear Daniel:

This firm's current fee structure has been in place since 2016. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 24.4% increase since the year 2016 and we have not raised our fees during that time.

Mr. Daniel Rom
February 15, 2023
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Craig Wrathell, Wrathell, Hunt & Associates, LLC
Daphne Gillyard, Wrathell, Hunt & Associates, LLC

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on September 7, 2021, the Board of Supervisors (“Board”) of the Twin Creeks North Community Development District (“District”), adopted a Budget for Fiscal Year 2021/2022; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2021/2022.

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

Section 1. The Fiscal Year 2021/2022 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2022 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 23rd day of May, 2023.

ATTEST:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET GENERAL FUND
EFFECTIVE NOVEMBER 30, 2023**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET GENERAL FUND
FISCAL YEAR 2022**

	Actual through 09/30/22	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy: on-roll	\$ 914,090	\$ 815,118	\$ (98,972)	\$ 98,972	\$ 914,090
Assessment levy: off-roll	29,991	226,729	196,738	(196,738)	29,991
Interest and miscellaneous	305	-	(305)	305	305
Total revenues	<u>944,386</u>	<u>1,041,847</u>	<u>97,461</u>	<u>(97,461)</u>	<u>944,386</u>
EXPENDITURES					
Professional & administrative					
Supervisors	1,600	4,000	2,400	(2,400)	1,600
FICA	122	306	184	(184)	122
District engineer	2,823	5,000	2,177	(2,177)	2,823
General counsel	23,904	24,000	96	(96)	23,904
District manager	50,000	50,000	-	-	50,000
Debt service fund accounting: 2016 master bonds	5,017	5,017	-	-	5,017
Debt service fund accounting: 2016 sub bonds	2,483	2,483	-	-	2,483
Debt service fund accounting: Lennar bonds	3,500	3,500	-	-	3,500
Arbitrage rebate calculation	-	750	750	(750)	-
Audit	3,875	6,010	2,135	(2,135)	3,875
Postage	459	750	291	(291)	459
Insurance - GL, PL	11,930	13,175	1,245	(1,245)	11,930
Legal advertising	1,163	1,200	37	(37)	1,163
Mailed notices	-	1,600	1,600	(1,600)	-
Miscellaneous - bank charges	1,431	750	(681)	681	1,431
Website	705	705	-	-	705
ADA website compliance	210	210	-	-	210
Dissemination agent	2,000	2,000	-	-	2,000
Annual district filing fee	175	175	-	-	175
Trustee	10,500	10,500	-	-	10,500
Total professional & administrative	<u>121,897</u>	<u>132,131</u>	<u>10,234</u>	<u>(10,234)</u>	<u>121,897</u>
Field Operations					
Landscape maintenance					
Field operations manager	-	9,600	9,600	(9,600)	-
Beachwalk Blvd (inc. main entries)	600,500	350,000	(250,500)	250,500	600,500
CR 210 - median	-	30,000	30,000	(30,000)	-
Tree/plant replacement	56,558	50,000	(6,558)	6,558	56,558
Annuals rotation	16,301	18,000	1,699	(1,699)	16,301
Mulch	-	171,000	171,000	(171,000)	-
Irrigation repairs	23,645	12,000	(11,645)	11,645	23,645
Irrigation water	270,642	295,000	24,358	(24,358)	270,642
Aquatic maintenance	21,444	21,500	56	(56)	21,444
Monument maintenance	9,966	-	(9,966)	9,966	9,966
Road maintenance	-	15,000	15,000	(15,000)	-
Accounting	7,500	7,500	-	-	7,500
Contingency	-	-	-	50,000	50,000
Total field operations	<u>1,006,556</u>	<u>979,600</u>	<u>(26,956)</u>	<u>76,956</u>	<u>1,056,556</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET GENERAL FUND
FISCAL YEAR 2022**

	Actual through 09/30/22	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
Other fees & charges					
Tax collector	9,419	16,982	7,563	(7,563)	9,419
Total other fees & charges	9,419	16,982	7,563	(7,563)	9,419
Total expenditures	1,137,872	1,128,713	(9,159)	59,159	1,187,872
Excess/(deficiency) of revenues over/(under) expenditures	(193,486)	(86,866)	106,620	(156,620)	(243,486)
Fund balances - beginning	888,209	591,365	(296,844)	296,844	888,209
Fund balances - ending	<u>\$ 694,723</u>	<u>\$ 504,499</u>	<u>\$ (190,224)</u>	<u>\$ 140,224</u>	<u>\$ 644,723</u>

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

9



Tree Amigos

Outdoor Services

Invoice

Invoice#: 200306

Date: 05/05/2023

Billed To: Twin Creeks North CDD
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Project: Twin Creeks North CDD Enhancements
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Description	Quantity	Price	Ext Price
CR210 median			
Replanting and staking 5 Live Oak Trees	5.00	150.00	750.00
Equipment	1.00	400.00	400.00
Delivery	1.00	50.00	50.00

Notes: Trees blown down by recent windstorms

Invoice Total: \$1,200.00

Patrick Coomer

Patrick Coomer (May 8, 2023 11:31 EDT)

Daniel Rom 5.15.2023
District Manager

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

12

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom _____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 23rd day of May, 2023.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT
AGENDA**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 1,283,944	\$ -	\$ -	\$ -	\$ -	\$ 1,283,944
Investments						
Revenue 2016A-1	-	675,859	-	-	-	675,859
Revenue 2016A-2	-	499,943	-	-	-	499,943
Revenue 2018	-	-	226,358	-	-	226,358
Reserve 2016 A-1	-	972,208	-	-	-	972,208
Reserve 2016 A-2	-	568,100	-	-	-	568,100
Reserve 2018	-	-	104,116	-	-	104,116
Prepayment 2016A-1	-	358,607	-	-	-	358,607
Prepayment 2016A-2	-	383,096	-	-	-	383,096
Prepayment 2018	-	-	2,518	-	-	2,518
Construction 2016 BAN	-	-	-	4,834	-	4,834
Construction 2016 A-1	-	-	-	16	-	16
Construction 2016 A-2	-	-	-	13,206	-	13,206
Construction 2018	-	-	-	-	313	313
Cost of issuance 2016 BAN	-	947	-	-	-	947
Cost of issuance 2016 A-1	-	5,273	-	-	-	5,273
Cost of issuance 2016 A-2	-	5,273	-	-	-	5,273
Interest 2016A-1	-	490,856	-	-	-	490,856
Interest 2016A-2	-	241,963	-	-	-	241,963
Interest 2018	-	-	70	-	-	70
Sinking 2018	-	-	2	-	-	2
Redemption 2016 BAN	-	663	-	-	-	663
Redemption 2016 A-1	-	260	-	-	-	260
Interest receivable	-	13,761	1,286	70	1	15,118
Due from Lennar	76,420	-	-	-	-	76,420
Due from Twin Creeks Spe LL	39,847	36,334	-	-	-	76,181
Due from Sentosa Beachwalk II	11,122	-	-	-	-	11,122
Due from Beachwalk Retail	33,421	-	-	-	-	33,421
Due from 789 Development	9,192	-	-	-	-	9,192
Total assets	<u>\$ 1,453,946</u>	<u>\$ 4,253,143</u>	<u>\$ 334,350</u>	<u>\$ 18,126</u>	<u>\$ 314</u>	<u>\$ 6,059,879</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to Developer	2,999	-	-	-	-	2,999
Developer advance	2,500	-	-	-	-	2,500
Total liabilities	<u>5,499</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,499</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	170,002	50,096	1,286	70	1	221,455
Total deferred inflows of resources	<u>170,002</u>	<u>50,096</u>	<u>1,286</u>	<u>70</u>	<u>1</u>	<u>221,455</u>
Fund balances:						
Restricted for:						
Debt service	-	4,203,047	333,064	-	-	4,536,111
Capital projects	-	-	-	18,056	313	18,369
Unassigned	1,278,445	-	-	-	-	1,278,445
Total fund balances	<u>1,278,445</u>	<u>4,203,047</u>	<u>333,064</u>	<u>18,056</u>	<u>313</u>	<u>5,832,925</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,453,946</u>	<u>\$ 4,253,143</u>	<u>\$ 334,350</u>	<u>\$ 18,126</u>	<u>\$ 314</u>	<u>\$ 6,059,879</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 791	\$ 922,588	\$ 1,000,981	92%
Assessment levy: off-roll	200,659	264,912	251,270	105%
Lot closings- Lennar	-	883	-	N/A
Total revenues	<u>201,450</u>	<u>1,188,383</u>	<u>1,252,251</u>	95%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,000	6,000	17%
FICA	-	77	459	17%
District engineer	-	-	10,000	0%
General counsel	2,813	6,619	24,000	28%
District manager	4,292	30,042	51,500	58%
Debt service fund accounting: 2016 master bonds	418	2,927	5,034	58%
Debt service fund accounting: 2016 sub bonds	207	1,448	2,466	59%
Debt service fund accounting: Lennar bonds	292	2,042	3,500	58%
Arbitrage rebate calculation	-	1,000	750	133%
Audit	-	-	6,220	0%
Postage	32	479	750	64%
Insurance - GL, PL	-	12,825	13,500	95%
Legal advertising	-	494	1,200	41%
Mailed notices	-	-	1,600	0%
Miscellaneous - bank charges	-	-	750	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Dissemination agent	167	1,167	2,000	58%
Annual distict filing fee	-	175	175	100%
Trustee	-	10,500	10,500	100%
Contingencies	232	232	500	46%
Total professional & administrative	<u>8,453</u>	<u>71,027</u>	<u>141,819</u>	50%
Field Operations				
Landscape maintenance				
Field operations manager	-	-	9,600	0%
Landscape and irrigation maintenance	45,136	244,199	419,480	58%
Pond bank maintenance	-	-	85,000	0%
Tree care	-	7,213	107,720	7%
Sod Replacement	-	19,922	-	N/A
Annuals rotation	-	32,680	23,500	139%
Mulch	-	-	104,200	0%
Irrigation water	24,937	179,267	295,000	61%
Aquatic maintenance	1,787	12,509	22,575	55%
Monument maintenance	-	9,966	-	N/A
Road maintenance	-	-	15,000	0%
Accounting	625	4,375	7,500	58%
Unbudgeted Expense - general maintenance	-	2,744	-	N/A
Unbudgeted Expense - signange maintenance	-	1,250	-	N/A
Unbudgeted Expense - Irrigation repair	1,100	1,100	-	N/A
Total field operations	<u>73,585</u>	<u>515,225</u>	<u>1,089,575</u>	47%

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Tax collector	-	18,408	20,854	88%
Total other fees & charges	-	18,408	20,854	88%
Total expenditures	82,038	604,660	1,252,248	48%
Excess/(deficiency) of revenues over/(under) expenditures	119,412	583,723	3	
Fund balances - beginning	1,159,033	694,722	905,572	
Fund balances - ending	<u>\$ 1,278,445</u>	<u>\$ 1,278,445</u>	<u>\$ 905,575</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 1,336	\$ 1,559,195	\$ 1,747,945	89%
Assessment levy: off-roll 2016A-1	22,111	140,802	224,070	63%
Assessment prepayments	101,019	800,848	-	N/A
Lot closing-Lennar	-	1,024	-	N/A
Interest 2016 BAN	6	45	-	N/A
Interest 2016 A-1	8,680	36,833	-	N/A
Interest 2016 A-2	5,842	24,199	-	N/A
Total revenues	<u>138,994</u>	<u>2,562,946</u>	<u>1,972,015</u>	130%
EXPENDITURES				
Principal BAN	-	5,000	-	N/A
Principal 2016A-1	-	270,000	270,000	100%
Principal 2016A-2	-	135,000	135,000	100%
Principal prepayment 2016A-1	-	270,000	-	N/A
Principal prepayment 2016A-2	-	75,000	-	N/A
Interest 2016A-1	-	506,832	1,007,550	50%
Interest 2016A-2	-	248,435	493,900	50%
Total debt service	<u>-</u>	<u>1,510,267</u>	<u>1,906,450</u>	79%
Other fees & charges				
Tax collector	-	31,111	36,416	85%
Total other fees and charges	<u>-</u>	<u>31,111</u>	<u>36,416</u>	85%
Total expenditures	<u>-</u>	<u>1,541,378</u>	<u>1,942,866</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	138,994	1,021,568	29,149	
Net change in fund balances	138,994	1,021,568	29,149	
Fund balances - beginning	4,064,053	3,181,479	2,900,847	
Fund balances - ending	<u>\$ 4,203,047</u>	<u>\$ 4,203,047</u>	<u>\$ 2,929,996</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 153	\$ 178,505	\$ 202,400	88%
Interest	1,176	5,151	-	N/A
Total revenues	<u>1,329</u>	<u>183,656</u>	<u>202,400</u>	91%
EXPENDITURES				
Principal	-	-	60,000	0%
Interest	-	70,047	140,094	50%
Total debt service	<u>-</u>	<u>70,047</u>	<u>200,094</u>	35%
Other fees & charges				
Tax collector	-	3,562	4,217	84%
Total other fees and charges	<u>-</u>	<u>3,562</u>	<u>4,217</u>	84%
Total expenditures	<u>-</u>	<u>73,609</u>	<u>204,311</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	1,329	110,047	(1,911)	
Fund balances - beginning	331,735	223,017	202,653	
Fund balances - ending	<u>\$ 333,064</u>	<u>\$ 333,064</u>	<u>\$ 200,742</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016 BANS & 2016 BONDS
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest 2016 BAN	\$ 18	\$ 101
Interest 2016 A-2	51	277
Total revenues	69	378
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	69	378
Fund balances - beginning	17,987	17,678
Fund balances - ending	\$ 18,056	\$ 18,056

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 6
Total revenues	1	6
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	6
Fund balances - beginning	312	307
Fund balances - ending	\$ 313	\$ 313

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Twin Creeks North Community Development District held a Regular Meeting on February 7, 2023 at the later of 1:00 p.m., or immediately following adjournment of the Creekside at Twin Creeks CDD Meeting, at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present at the meeting, were:

John Kinsey	Chair
Bryan Kinsey	Vice Chair
Neal Shact	Assistant Secretary
Jared Bouskila (via telephone)	Assistant Secretary
John Stinson	Assistant Secretary

Also present:

Daniel Rom	District Manager
Sue Delegal	District Counsel
John Cargill	Public

Residents present:

Pat Connor	David Mullins	Beverly "Bev" Jennings
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:15 p.m. Supervisors John Kinsey, Bryan Kinsey, Shact and Stinson were present. Supervisor Bouskila attended via telephone.

Mr. Rom stated that he administered the Oath of Office to Mr. Stinson and Mr. Bryan Kinsey prior to the meeting. Mr. Bouskila's notarized Oath of Office is on record.

SECOND ORDER OF BUSINESS

Public Comments

38 Mr. John Kinsey noted confusion because he answered non-CDD questions at the last
39 CDD meeting. Going forward, the Developers will address non-CDD related questions after the
40 CDD meeting. He asked if any attendees have questions pertaining to CDD matters, such as
41 roads or landscaping.

42 Ms. Bev Jennings asked for clarification of the CDD, HOA and Developer responsibilities.

43 Resident David Mullins asked Mr. Rom about an email he received. He also wants to
44 know the difference between the entities. Mr. Rom stated there was confusion about an email
45 purportedly sent in his name but he is unsure of its origin.

46

47 **THIRD ORDER OF BUSINESS**

Administration of Oath of Office to Elected Supervisors, John M Stinson [Seat 2], Neal Shact [Seat 3] and Bryan Kinsey [Seat 4] (the following will be provided in a separate package)

48

49

50

51

52

53 This item was addressed during the First Order of Business. Mr. Bouskila is already
54 familiar with the following items. The following items were explained to Mr. Stinson and Mr.
55 Shact before the meeting:

56 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

57 **B. Membership, Obligations and Responsibilities**

58 **C. Financial Disclosure Forms**

59 **I. Form 1: Statement of Financial Interests**

60 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

61 **III. Form 1F: Final Statement of Financial Interest**

62 **D. Form 8B – Memorandum of Voting Conflict**

63

64 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

65

66

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71 Mr. Rom presented Resolution 2023-01 and recapped the Landowners' Election results
72 as follows:

73 Seat 4 Bryan Kinsey 327 votes 4-Year Term
74

75 **On MOTION by Mr. John Kinsey and seconded by Mr. Stinson, with all in favor,**
76 **Resolution 2023-01, Canvassing and Certifying the Results of the Landowners'**
77 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes,**
78 **and Providing for an Effective Date, was adopted.**

79
80

81 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2023-02,
Designating Certain Officers of the District,
and Providing for an Effective Date

82
83
84

85 Mr. Rom presented Resolution 2023-02. Mr. John Kinsey nominated the following slate:

- 86 Chair John Kinsey
- 87 Vice Chair Bryan Kinsey
- 88 Assistant Secretary Neal Shact
- 89 Assistant Secretary John Stinson
- 90 Assistant Secretary Jared Bouskila
- 91 Assistant Secretary Daniel Rom

92 No other nominations were made.

93 Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer
94 remain unaffected by this Resolution.

95

96 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
97 **favor, Resolution 2023-02, Designating Certain Officers of the District, as**
98 **nominated, and Providing for an Effective Date, was adopted.**

99
100

101 **SIXTH ORDER OF BUSINESS**

Discussion Items

102
103

A. Process for Reporting Resident On-Site Issues

104 Mr. Rom discussed the need for a streamlined process whereby residents can report on-
105 site CDD-related issues, such as flooding or broken sprinkler heads on CDD property. A Board

106 Member suggested adding links to The Club’s website for HOA inquiries and for CDD inquiries.
107 Mr. Rom stated another option is for the CDD to contract with an on-site property management
108 company. Mr. John Kinsey stated that is not an option as there is no master HOA at this time.
109 Although one management company manages several HOAs, it does not manage all of them, so
110 there is no master property management company. The only two entities common to all
111 communities are the CDD and The Club, which has a website that owners mistakenly believe is
112 the source of information. He suggested the management company might serve as a point of
113 contact, on a trial basis, and, in the future, it might be discussed with The Club’s Board of
114 Directors.

115 Mr. Shact, who is also Chair of the Board of The Club, stated The Club does not have
116 control of the website yet and, while one or more links can be added, which entity will address
117 the issues must still be determined.

118 Mr. Shact stated he had issues over six weeks, including fountain issues and irrigation
119 leaks. Tree Amigos was contacted to address an irrigation leak on a Friday night and responded
120 first thing Saturday morning.

121 Mr. Stinson stated one of the primary complaints is that residents do not receive
122 feedback.

123 The Board directed Mr. Rom to work with The Beachwalk Club to add links and email
124 addresses to the website, as appropriate.

125 **B. Miscellaneous Matters**

126 Mr. Rom stated, in January, The Reef’s HOA identified some zones in which they pay for
127 water usage on CDD property. Tree Amigos determined that was the case; landscape plans
128 were provided from the original installation by Lennar. The HOA believes a significant portion of
129 its monthly bill of \$2,500 to \$4,000 per month is allocable to CDD property. Tree Amigos can
130 provide additional information.

131 Mr. John Kinsey stated this will be deferred to Lennar and noted that it might be most
132 expedient for the CDD to reimburse the cost based on a square footage calculation. The Board
133 directed Mr. Rom to work with the District Engineer and Lennar; Lennar might fix the issue or
134 reimburse costs, as appropriate.

135 This item will be discussed at the next meeting.

136 Mr. Stinson stated some residents complained about uplighting on palm trees above the
137 waterfalls. In his opinion, Tree Amigos did a great job improving landscaping but the dead grass
138 at the east entrance needs attention.

139 Mr. John Kinsey stated he will address the next phase of work on Beachwalk Boulevard
140 with Tree Amigos; work might commence on April 1, 2023, due to cold temperatures. The east
141 entrance will likely be completed last due to sitework to be done , in approximately one year.

142 Discussion ensued regarding whether Beachwalk Boulevard will be expanded with extra
143 lanes. Mr. Rom stated a transcription error will be addressed and the minutes will be amended.

144

145 **SEVENTH ORDER OF BUSINESS**

Consent Agenda Items

146

147 **A. Acceptance of Unaudited Financial Statements as of December 31, 2022**

148 **B. Approval of August 23, 2022 Public Hearing and Regular Meeting Minutes**

149 Mr. Rom stated 30 to 50 residents attended this meeting and, while Mr. John Kinsey was
150 kind enough to respond to non-CDD matters during public comments, this will be avoided going
151 forward to prevent confusion.

152 The following changes were made:

153 Line 315: Change "Beachwalk Boulevard" to "CR 310"

154 Line 315: Change "the CDD" to "Twin Creeks Development Associates (TCDA)"

155 Line 317 and 318: Change "the CDD" to "TCDA"

156 Line 26 and throughout: Change "Zocque" to "Laroque"

157

158 **On MOTION by Mr. Stinson and seconded by Mr. Bryan Kinsey, with all in**
159 **favor, Consent Agenda Item B, the August 23, 2022 Public Hearing and Regular**
160 **Meeting Minutes, as amended, were approved.**

161

162

163 **C. Approval of November 15, 2022 Landowners' Meeting Minutes**

164

165 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
166 **favor, Consent Agenda Items 7A and 7C, were accepted and approved.**

167

168

169 **EIGHTH ORDER OF BUSINESS**

Staff Reports

170

171 **A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

172 There was no report.

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

174 There was no report.

175 **C. Field Operations Liaison**

176 There was no report.

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

- 178 • **NEXT MEETING DATE: March 28, 2023 at the later of 1:00 p.m., or immediately**
- 179 ***following adjournment of the Creekside at Twin Creeks CDD Meeting***

- 180 ○ **QUORUM CHECK**

181 The next meeting will be on March 28, 2023, unless cancelled.

182

183 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

184

185 A Board Member asked the District Manager to contact the Board Members three
186 weeks in advance to determine if a meeting might be canceled.

187

188 **TENTH ORDER OF BUSINESS**

Public Comments

189

190 Resident David Mullins asked if a certain individual is a CDD Board Member. Mr. Rom
191 stated he is not; he is a member of the Development Team.

192 Resident Pat Connor felt there was vast improvement to landscaping and asked what
193 future expansion is planned. A Board Member stated Tree Amigos handles landscaping for
194 Beachwalk and then a proposal was approved for the first phase of landscaping replacement
195 and some enhancement on Beachwalk Boulevard for a designated area. Given positive results
196 and the level of improvement, another meeting will be held to review a proposal for the next
197 phase, which might begin April 1, 2023. The east entrance will be completed last, due to
198 sitework to be done in the area.

199 Questions about the following non-CDD matters will be addressed after the CDD
200 meeting, as they are Developer-related questions and not CDD matters:

201 ➤ Information about widening CR-210.

202 ➤ Entity responsible for algae on the wall.

203 A resident discussed ornamental grass issues to be addressed by Tree Amigos. A Board
204 Member noted the need for input during his meeting with Tree Amigos.

205 Mr. Rom noted that only one Board Member can meet with Tree Amigos unless a
206 meeting is advertised; information can be emailed to Mr. Rom for circulation to the Board.

207 Ms. Delegal cautioned that, while CDD Board Members serving on both the CDD and the
208 HOA can meet to discuss HOA matters, any communication between CDD Board Members
209 regarding CDD matters can only occur at an advertised, public CDD meeting.

210 ➤ Irrigation issue, in which initial construction provided for the first half of units
211 constructed to be tied into the same clocks and new units being required to have separate
212 clocks.

213

214 **ELEVENTH ORDER OF BUSINESS**

Adjournment

215

216

**On MOTION by Mr. John Kinsey and seconded by Mr. Stinson, with all in favor,
the meeting adjourned at 1:52 p.m.**

219

220

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223

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

224
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Secretary/Assistant Secretary

Chair/Vice Chair

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

April 17, 2023

Twin Creeks North Community Development District
Attn: Daphne Gillyard, Director of Admin.
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Ste. 410W
Boca Raton, FL 33431

Dear Ms. Gillyard:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Twin Creeks North CDD

1404 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2023.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/db

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 15, 2022	Landowners' Meeting	2:00 PM
November 15, 2022 CANCELED	Regular Meeting	2:00 PM
January 17, 2023 <i>rescheduled to January 24, 2023</i>	Regular Meeting	1:00 PM*
January 24, 2023 <i>rescheduled to February 7, 2023</i>	Regular Meeting	1:00 PM*
February 7, 2023	Regular Meeting	1:00 PM*
March 21, 2023 <i>rescheduled to March 28, 2023</i>	Regular Meeting	1:00 PM*
March 28, 2023 CANCELED	Regular Meeting	1:00 PM*
April 18, 2023 <i>rescheduled to April 25, 2023</i>	Regular Meeting	1:00 PM*
April 25, 2023 CANCELED	Regular Meeting	1:00 PM*
May 16, 2023 <i>rescheduled to May 23, 2023</i>	Regular Meeting	1:00 PM*
May 23, 2023	Regular Meeting	1:00 PM*
July 18, 2023 <i>rescheduled to July 25, 2023</i>	Regular Meeting	1:00 PM
July 25, 2023	Regular Meeting	1:00 PM
August 15, 2023 <i>rescheduled to August 22, 2023</i>	Regular Meeting	1:00 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 22, 2023	Regular Meeting	1:00 PM*
September 19, 2023 <i>rescheduled to September 26, 2023</i>	Regular Meeting	1:00 PM*
September 26, 2023	Regular Meeting	1:00 PM*
<p><i>*Meetings to commence at later of 1:00 p.m., or immediately following adjournment of Creekside at Twin Creeks CDD Meetings</i></p>		