

**TWISTED OAKS
POINTE**

**COMMUNITY DEVELOPMENT
DISTRICT**

July 8, 2024

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

**TWISTED OAKS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Twisted Oaks Pointe 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

July 1, 2024

ATTENDEES:

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

Board of Supervisors

Twisted Oaks Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Twisted Oaks Pointe Community Development District will hold Public Hearings and a Regular Meeting on July 8, 2024 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

- 6. Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
- 7. Ratification Item(s)
 - A. Hughes Brothers Construction Inc. Change Order(s)
 - I. No. 8: Twisted Oaks Pointe Project - Highfields Mass Grading
 - II. No. 11: Twisted Oaks Pointe Project - Phase 1 Infrastructure
- 8. Acceptance of Unaudited Financial Statements as of May 31, 2024
- 9. Approval of May 13, 2024 Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 12, 2024 at 10:00 AM

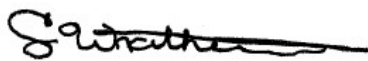
○ QUORUM CHECK

SEAT 1	BILL FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOHN CURTIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TROY SIMPSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GREG BELIVEAU	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

3A

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Twisted Oaks Pointe CDD
c/o 2300 Glades Road, Suite 410W
Boca Raton FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

06/13/2024, 06/20/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/20/2024

Legal Clerk

Keelyan Cloran

Notary, State of WI, County of Brown

Kaitlyn Felty

3-7-27

My commission expires

Publication Cost:	\$585.44	
Tax Amount:	\$0.00	
Payment Cost:	\$585.44	
Order No:	10253222	# of Copies:
Customer No:	811949	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Twisted Oaks Pointe Community Development District ("District") will hold the following two public hearings and a regular meeting on July 8, 2024, at 10:00 a.m., and at The Villages Public Library at Pinellas Plaza, 7375 Powell Road, Conference Room 162, Wildwood, Florida 34785.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager

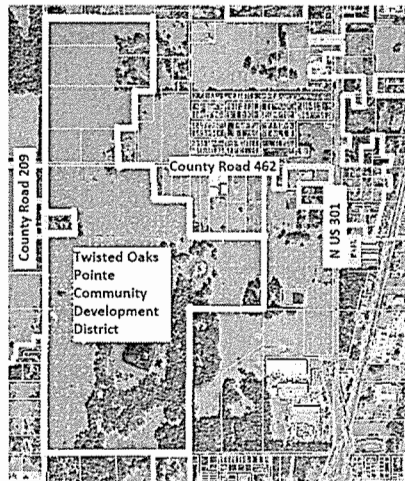
**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area One					
Townhome	120	\$ 199.83	\$ 929.96	\$ 1,129.79	\$ 929.96
SF 40'	69	247.79	1,153.15	1,400.94	1,153.15
SF 50'	110	309.73	1,441.43	1,751.17	1,441.43
SF 60'	36	371.68	1,729.73	2,101.40	1,729.73
Total	335				

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area Two					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	141	247.79	1,239.88	1,487.66	568.35
SF 50'	124	309.73	1,549.85	1,859.58	635.44
SF 60'	-	-	-	-	-
Total	265				

Dev Contributions (GF)					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Future Assessment Areas					
Townhome	128	Dev Contribution	\$ -	\$ -	n/a
SF 40'	295	Dev Contribution	-	-	n/a
SF 50'	297	Dev Contribution	-	-	n/a
SF 60'	56	Dev Contribution	-	-	n/a
Total	776				

*Boundary Amendment brings Total Units to 1,376



**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-09

[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Twisted Oaks Pointe Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Twisted Oaks Pointe Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JULY, 2024.

ATTEST:

**TWISTED OAKS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023 AA1	5
Amortization Schedule - Series 2023 AA1	6 - 7
Debt Service Fund Budget - Series 2023 AA2	8
Amortization Schedule - Series 2023 AA2	9 - 10
Assessment Summary	11

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue and Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 257,885
Landowner contribution	336,290	50,965	119,467	170,432	336,915
Total revenues	<u>336,290</u>	<u>50,965</u>	<u>119,467</u>	<u>170,432</u>	<u>594,800</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	861	1,600	2,461	4,000
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	5,143	19,857	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent**	1,000	495	505	1,000	1,000
Trustee***	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	48	452	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	464	6,036	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	18,177	-	18,177	5,500
Contingencies/bank charges	500	101	399	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Total professional & administrative	<u>102,290</u>	<u>46,670</u>	<u>70,758</u>	<u>117,428</u>	<u>106,290</u>
Field operations					
Management	25,000	-	12,500	12,500	12,960
Stomwater management					
Maintenance contract dry ponds	-	-	-	-	25,000
Streetlighting	-	-	-	-	10,000
Repair/maintenance/pressure washing	-	-	-	-	5,000
Electric/utilities	25,000	-	12,500	12,500	25,000
Maintenance contract	65,000	-	32,500	32,500	-
Landscape contingency	44,000	-	22,000	22,000	10,000
Landscape maintenance					100,000
Irrigation repairs	-	-	-	-	5,000
Aquatic maintenance***	-	-	-	-	-
Road maintenance***	-	-	-	-	-
General maintenance	75,000	-	37,500	37,500	7,500
Dog waste stations	-	-	-	-	4,000
Total field operations	<u>234,000</u>	<u>-</u>	<u>37,500</u>	<u>37,500</u>	<u>204,460</u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue and Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
Amenity center - Highfield					
Utilities					
Internet & cable	-	-	-	-	2,500
Electric	-	-	-	-	5,000
Water/irrigation	-	-	-	-	5,000
Potable water	-	-	-	-	10,000
Alarm monitoring	-	-	-	-	900
Monitoring	-	-	-	-	6,000
Access cards	-	-	-	-	400
Facility management	-	-	-	-	50,000
Landscape mainenance	-	-	-	-	40,000
Landscape contingency	-	-	-	-	3,000
Pool service	-	-	-	-	10,800
Janitorial services	-	-	-	-	6,000
Janitorial supplies	-	-	-	-	5,000
Fitness equipment lease	-	-	-	-	750
Pest control	-	-	-	-	500
Special events	-	-	-	-	5,000
Holiday decorations	-	-	-	-	-
Fitness center repairs/supplies	-	-	-	-	600
Insurance: property	-	-	-	-	35,000
Amenity center - Twisted					
Utilities					
Internet & cable	-	-	-	-	1,000
Electric	-	-	-	-	2,000
Water/irrigation	-	-	-	-	2,000
Potable water	-	-	-	-	4,000
Alarm monitoring	-	-	-	-	400
Monitoring	-	-	-	-	2,400
Access cards	-	-	-	-	200
Management contracts					
Facility management	-	-	-	-	20,000
Landscape mainenance	-	-	-	-	16,000
Landscape contingency	-	-	-	-	1,600
Pool service	-	-	-	-	5,000
Janitorial services	-	-	-	-	2,400
Janitorial supplies	-	-	-	-	2,000
Fitness equipment lease	-	-	-	-	200
Pest control	-	-	-	-	200
Special events	-	-	-	-	3,000
Fitness center repairs/supplies	-	-	-	-	200
Insurance: property	-	-	-	-	35,000
Total amenity center	-	-	-	-	284,050
Total expenditures	336,290	46,670	108,258	154,928	594,800
Net increase/(decrease) of fund balance	-	4,295	11,209	15,504	-
Fund balance - beginning (unaudited)	-	(15,504)	(11,209)	(15,504)	-
Fund balance - ending (projected)	\$ -	\$ (11,209)	\$ -	\$ -	\$ -

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***These items will be realized when the CDD takes ownership of the related assets.

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Field operations

Management	12,960
Stomwater management	
Maintenance contract dry ponds	25,000
Streetlighting	10,000
Repair/maintenace/pressure washing	5,000
Electrict/utilities	25,000
Landschap maintenance buffer main entries	
Landscape contingency	10,000
Landscape maintenance	100,000
Irrigation repairs	5,000
General maintenance	7,500
Dog waste stations	4,000

Amenity center - Highfield

Internet & cable	2,500
Electric	5,000
Water/irrigation	5,000
Potable water	10,000
Alarm monitoring	900
Monitoring	6,000
Access cards	400
Facility management	50,000
Landscape mainenance	40,000
Landscape contingency	3,000
Pool service	10,800
Janitorial services	6,000
Janatorial supplies	5,000
Fitness equipment lease	750
Pest control	500
Special events	5,000
Fitness center repairs/supplies	600
Insurance: property	35,000

Amenity center - Twisted

Internet & cable	1,000
Electric	2,000
Water/irrigation	2,000
Potable water	4,000
Alarm monitoring	400
Monitoring	2,400
Access cards	200
Facility management	20,000
Landscape mainenance	16,000
Landscape contingency	1,600
Pool service	5,000
Janitorial services	2,400
Janitorial supplies	2,000
Fitness equipment lease	200
Pest control	200
Special events	3,000
Fitness center repairs/supplies	200
Insurance: property	35,000
Total expenditures	<u><u>\$594,800</u></u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023 (AA1 PROJECT)
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue & Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
REVENUES					
Special assessment: off-roll	\$ 411,991	\$ -	\$ 411,991	\$ 411,991	\$ 411,991
Interest	-	10,234	-	10,234	-
Total revenues	<u>411,991</u>	<u>10,234</u>	<u>411,991</u>	<u>422,225</u>	<u>411,991</u>
EXPENDITURES					
Debt service					
Principal	85,000	-	85,000	85,000	90,000
Interest	310,830	148,186	162,644	310,830	321,463
Total debt service	<u>395,830</u>	<u>148,186</u>	<u>247,644</u>	<u>395,830</u>	<u>411,463</u>
Other fees & charges					
Transfer out	-	5,858	-	5,858	-
Total other fees & charges	<u>-</u>	<u>5,858</u>	<u>-</u>	<u>5,858</u>	<u>-</u>
Total expenditures	<u>395,830</u>	<u>154,044</u>	<u>247,644</u>	<u>401,688</u>	<u>411,463</u>
Excess/(deficiency) of revenues over/(under) expenditures	16,161	(143,810)	164,347	20,537	529
Fund balance:					
Beginning fund balance (unaudited)	560,177	575,034	431,224	575,034	595,571
Ending fund balance (projected)	<u>\$ 576,338</u>	<u>\$ 431,224</u>	<u>\$ 595,571</u>	<u>\$ 595,571</u>	<u>596,100</u>
Use of fund balance:					
Debt service reserve account balance (required)					(411,991)
Interest expense - November 1, 2025					(158,706)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 25,403</u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			160,731.25	160,731.25	5,935,000.00
05/01/25	90,000.00	4.500%	160,731.25	250,731.25	5,845,000.00
11/01/25			158,706.25	158,706.25	5,845,000.00
05/01/26	95,000.00	4.500%	158,706.25	253,706.25	5,750,000.00
11/01/26			156,568.75	156,568.75	5,750,000.00
05/01/27	100,000.00	4.500%	156,568.75	256,568.75	5,650,000.00
11/01/27			154,318.75	154,318.75	5,650,000.00
05/01/28	105,000.00	4.500%	154,318.75	259,318.75	5,545,000.00
11/01/28			151,956.25	151,956.25	5,545,000.00
05/01/29	110,000.00	4.500%	151,956.25	261,956.25	5,435,000.00
11/01/29			149,481.25	149,481.25	5,435,000.00
05/01/30	115,000.00	4.500%	149,481.25	264,481.25	5,320,000.00
11/01/30			146,893.75	146,893.75	5,320,000.00
05/01/31	120,000.00	5.375%	146,893.75	266,893.75	5,200,000.00
11/01/31			143,668.75	143,668.75	5,200,000.00
05/01/32	125,000.00	5.375%	143,668.75	268,668.75	5,075,000.00
11/01/32			140,309.38	140,309.38	5,075,000.00
05/01/33	135,000.00	5.375%	140,309.38	275,309.38	4,940,000.00
11/01/33			136,681.25	136,681.25	4,940,000.00
05/01/34	140,000.00	5.375%	136,681.25	276,681.25	4,800,000.00
11/01/34			132,918.75	132,918.75	4,800,000.00
05/01/35	145,000.00	5.375%	132,918.75	277,918.75	4,655,000.00
11/01/35			129,021.88	129,021.88	4,655,000.00
05/01/36	155,000.00	5.375%	129,021.88	284,021.88	4,500,000.00
11/01/36			124,856.25	124,856.25	4,500,000.00
05/01/37	165,000.00	5.375%	124,856.25	289,856.25	4,335,000.00
11/01/37			120,421.88	120,421.88	4,335,000.00
05/01/38	175,000.00	5.375%	120,421.88	295,421.88	4,160,000.00
11/01/38			115,718.75	115,718.75	4,160,000.00
05/01/39	185,000.00	5.375%	115,718.75	300,718.75	3,975,000.00
11/01/39			110,746.88	110,746.88	3,975,000.00
05/01/40	195,000.00	5.375%	110,746.88	305,746.88	3,780,000.00
11/01/40			105,506.25	105,506.25	3,780,000.00
05/01/41	205,000.00	5.375%	105,506.25	310,506.25	3,575,000.00
11/01/41			99,996.88	99,996.88	3,575,000.00
05/01/42	215,000.00	5.375%	99,996.88	314,996.88	3,360,000.00
11/01/42			94,218.75	94,218.75	3,360,000.00
05/01/43	225,000.00	5.375%	94,218.75	319,218.75	3,135,000.00
11/01/43			88,171.88	88,171.88	3,135,000.00
05/01/44	240,000.00	5.625%	88,171.88	328,171.88	2,895,000.00
11/01/44			81,421.88	81,421.88	2,895,000.00
05/01/45	255,000.00	5.625%	81,421.88	336,421.88	2,640,000.00
11/01/45			74,250.00	74,250.00	2,640,000.00
05/01/46	270,000.00	5.625%	74,250.00	344,250.00	2,370,000.00
11/01/46			66,656.25	66,656.25	2,370,000.00
05/01/47	285,000.00	5.625%	66,656.25	351,656.25	2,085,000.00

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			58,640.63	58,640.63	2,085,000.00
05/01/48	300,000.00	5.625%	58,640.63	358,640.63	1,785,000.00
11/01/48			50,203.13	50,203.13	1,785,000.00
05/01/49	320,000.00	5.625%	50,203.13	370,203.13	1,465,000.00
11/01/49			41,203.13	41,203.13	1,465,000.00
05/01/50	335,000.00	5.625%	41,203.13	376,203.13	1,130,000.00
11/01/50			31,781.25	31,781.25	1,130,000.00
05/01/51	355,000.00	5.625%	31,781.25	386,781.25	775,000.00
11/01/51			21,796.88	21,796.88	775,000.00
05/01/52	375,000.00	5.625%	21,796.88	396,796.88	400,000.00
11/01/52			11,250.00	11,250.00	400,000.00
05/01/53	400,000.00	5.625%	11,250.00	411,250.00	-
Total	5,935,000.00		6,116,193.75	12,051,193.75	

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023 (AA2 PROJECT)
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue & Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 367,003
Interest	-	7,754	-	7,754	-
Total revenues	-	7,754	-	7,754	367,003
EXPENDITURES					
Debt service					
Principal	-	-	-	-	65,000
Interest	-	-	-	-	300,944
Total debt service	-	-	-	-	365,944
Other fees & charges					
Costs of issuance	-	30,250	-	30,250	-
Total other fees & charges	-	30,250	-	30,250	-
Total expenditures	-	30,250	-	30,250	365,944
Excess/(deficiency) of revenues over/(under) expenditures	-	(22,496)	-	(22,496)	1,059
Fund balance:					
Beginning fund balance (unaudited)	-	576,147	553,651	576,147	553,651
Ending fund balance (projected)	\$ -	\$ 553,651	\$ 553,651	\$ 553,651	554,710
Use of fund balance:					
Debt service reserve account balance (required)					(367,003)
Interest expense - November 1, 2025					(148,806)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 38,901</u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			150,471.88	150,471.88	5,055,000.00
05/01/25	65,000.00	5.125%	150,471.88	215,471.88	4,990,000.00
11/01/25			148,806.25	148,806.25	4,990,000.00
05/01/26	70,000.00	5.125%	148,806.25	218,806.25	4,920,000.00
11/01/26			147,012.50	147,012.50	4,920,000.00
05/01/27	70,000.00	5.125%	147,012.50	217,012.50	4,850,000.00
11/01/27			145,218.75	145,218.75	4,850,000.00
05/01/28	75,000.00	5.125%	145,218.75	220,218.75	4,775,000.00
11/01/28			143,296.88	143,296.88	4,775,000.00
05/01/29	80,000.00	5.125%	143,296.88	223,296.88	4,695,000.00
11/01/29			141,246.88	141,246.88	4,695,000.00
05/01/30	85,000.00	5.125%	141,246.88	226,246.88	4,610,000.00
11/01/30			139,068.75	139,068.75	4,610,000.00
05/01/31	90,000.00	5.875%	139,068.75	229,068.75	4,520,000.00
11/01/31			136,425.00	136,425.00	4,520,000.00
05/01/32	95,000.00	5.875%	136,425.00	231,425.00	4,425,000.00
11/01/32			133,634.38	133,634.38	4,425,000.00
05/01/33	100,000.00	5.875%	133,634.38	233,634.38	4,325,000.00
11/01/33			130,696.88	130,696.88	4,325,000.00
05/01/34	105,000.00	5.875%	130,696.88	235,696.88	4,220,000.00
11/01/34			127,612.50	127,612.50	4,220,000.00
05/01/35	115,000.00	5.875%	127,612.50	242,612.50	4,105,000.00
11/01/35			124,234.38	124,234.38	4,105,000.00
05/01/36	120,000.00	5.875%	124,234.38	244,234.38	3,985,000.00
11/01/36			120,709.38	120,709.38	3,985,000.00
05/01/37	125,000.00	5.875%	120,709.38	245,709.38	3,860,000.00
11/01/37			117,037.50	117,037.50	3,860,000.00
05/01/38	135,000.00	5.875%	117,037.50	252,037.50	3,725,000.00
11/01/38			113,071.88	113,071.88	3,725,000.00
05/01/39	145,000.00	5.875%	113,071.88	258,071.88	3,580,000.00
11/01/39			108,812.50	108,812.50	3,580,000.00
05/01/40	150,000.00	5.875%	108,812.50	258,812.50	3,430,000.00
11/01/40			104,406.25	104,406.25	3,430,000.00
05/01/41	160,000.00	5.875%	104,406.25	264,406.25	3,270,000.00
11/01/41			99,706.25	99,706.25	3,270,000.00
05/01/42	170,000.00	5.875%	99,706.25	269,706.25	3,100,000.00
11/01/42			94,712.50	94,712.50	3,100,000.00
05/01/43	180,000.00	5.875%	94,712.50	274,712.50	2,920,000.00
11/01/43			89,425.00	89,425.00	2,920,000.00
05/01/44	190,000.00	6.125%	89,425.00	279,425.00	2,730,000.00
11/01/44			83,606.25	83,606.25	2,730,000.00
05/01/45	205,000.00	6.125%	83,606.25	288,606.25	2,525,000.00
11/01/45			77,328.13	77,328.13	2,525,000.00
05/01/46	215,000.00	6.125%	77,328.13	292,328.13	2,310,000.00
11/01/46			70,743.75	70,743.75	2,310,000.00
05/01/47	230,000.00	6.125%	70,743.75	300,743.75	2,080,000.00

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			63,700.00	63,700.00	2,080,000.00
05/01/48	245,000.00	6.125%	63,700.00	308,700.00	1,835,000.00
11/01/48			56,196.88	56,196.88	1,835,000.00
05/01/49	260,000.00	6.125%	56,196.88	316,196.88	1,575,000.00
11/01/49			48,234.38	48,234.38	1,575,000.00
05/01/50	275,000.00	6.125%	48,234.38	323,234.38	1,300,000.00
11/01/50			39,812.50	39,812.50	1,300,000.00
05/01/51	295,000.00	6.125%	39,812.50	334,812.50	1,005,000.00
11/01/51			30,778.13	30,778.13	1,005,000.00
05/01/52	315,000.00	6.125%	30,778.13	345,778.13	690,000.00
11/01/52			21,131.25	21,131.25	690,000.00
05/01/53	335,000.00	6.125%	21,131.25	356,131.25	355,000.00
11/01/53			10,871.88	10,871.88	355,000.00
05/01/54	355,000.00	6.125%	10,871.88	365,871.88	-
11/01/54			-	-	-
Total	5,055,000.00		6,036,018.75	11,091,018.75	

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments					
<u>Product</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
Assessment Area One					
Townhome	120	\$ 318.35	\$ 929.96	\$ 1,248.32	\$ 929.96
SF 40'	69	394.76	1,153.15	1,547.91	1,153.15
SF 50'	110	493.44	1,441.43	1,934.88	1,441.43
SF 60'	36	592.14	1,729.73	2,321.86	1,729.73
Total	335				

Off-Roll Assessments					
<u>Product</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
Assessment Area Two					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	141	394.76	1,239.88	1,634.63	508.35
SF 50'	124	493.44	1,549.85	2,043.29	635.44
SF 60'	-	-	-	-	-
Total	265				

Dev Contributions (GF)					
<u>Product</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
Future Assessment Areas					
Townhome	128	Dev Contribution	\$ -	\$ -	n/a
SF 40'	295	Dev Contribution	-	-	n/a
SF 50'	297	Dev Contribution	-	-	n/a
SF 60'	56	Dev Contribution	-	-	n/a
Total	776				

*Boundary Amendment brings Total Units to 1,376

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

4A

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Twisted Oaks Pointe CDD
c/o 2300 Glades Road, Suite 410W
Boca Raton FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

06/13/2024, 06/20/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/20/2024

Legal Clerk Keegan Cloran

Kaitlyn Felty

Notary, State of WI, County of Brown
3-7-27

My commission expires

Publication Cost: \$585.44
Tax Amount: \$0.00
Payment Cost: \$585.44
Order No: 10253222 # of Copies:
Customer No: 811949 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Twisted Oaks Pointe Community Development District ("District") will hold the following two public hearings and a regular meeting on July 8, 2024, at 10:00 a.m., and at The Villages Public Library at Pinellas Plaza, 7375 Powell Road, Conference Room 162, Wildwood, Florida 34785.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager

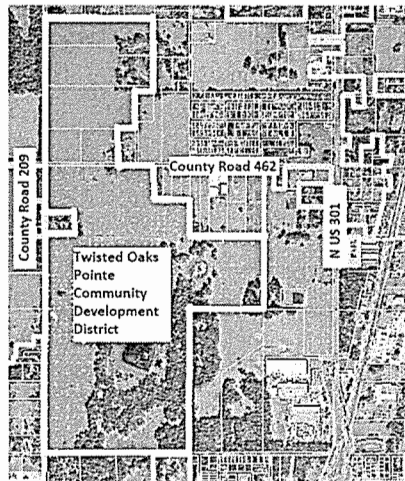
**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area One					
Townhome	120	\$ 199.83	\$ 929.96	\$ 1,129.79	\$ 929.96
SF 40'	69	247.79	1,153.15	1,400.94	1,153.15
SF 50'	110	309.73	1,441.43	1,751.17	1,441.43
SF 60'	36	371.68	1,729.73	2,101.40	1,729.73
Total	335				

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area Two					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	141	247.79	1,239.88	1,487.66	568.35
SF 50'	124	309.73	1,549.85	1,859.58	635.44
SF 60'	-	-	-	-	-
Total	265				

Dev Contributions (GF)					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Future Assessment Areas					
Townhome	128	Dev Contribution	\$ -	\$ -	n/a
SF 40'	295	Dev Contribution	-	-	n/a
SF 50'	297	Dev Contribution	-	-	n/a
SF 60'	56	Dev Contribution	-	-	n/a
Total	776				

*Boundary Amendment brings Total Units to 1,376



**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

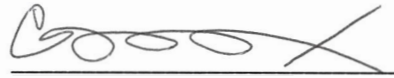
4B

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC and, in the course of that employment, serve as Financial Analyst for the **Twisted Oaks Pointe Community Development District**.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on June 4, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.



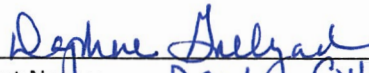
By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 4th day of June 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

- EXHIBIT A:** Copies of Forms of Mailed Notices
- EXHIBIT B:** List of Addressees

EXHIBIT A:

Twisted Oaks Pointe 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

THIS IS NOT A BILL – DO NOT PAY

June 4, 2024

VIA FIRST CLASS MAIL

DR HORTON INC
3300 SW 34th AVE STE 101
OCALA, FL 34474

PARCEL ID'S: D31A008, D31A009, D31A010, D31A011, D31A012, D31A013, D31A014, D31A015, D31A016, D31A017, D31A018, D31A019, D31A020, D31A021, D31A022, D31A024, D31A025, D31A026, D31A028, D31A029, D31A032, D31A033, D31A034, D31A035, D31A036, D31A037, D31A038, D31A039, D31A040, D31A041, D31A044, D31A045, D31A046, D31A047, D31A048, D31A051, D31A052, D31A053, D31A054, D31A055, D31A056, D31A057, D31A058, D31A059, D31A060, D31A061, D31A062, D31A063, D31A064, D31A065, D31A066, D31A067, D31A068, D31A071, D31A073, D31A074, D31A075, D31A076, D31A077, D31A078, D31A079, D31A080, D31A081, D31A082

RE: Twisted Oaks Pointe Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Twisted Oaks Pointe Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **July 8, 2024, at 10:00 a.m., and at The Villages Public Library at Pinellas Plaza, 7375 Powell Road, Conference Room 162, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment for your property is set forth in **Exhibit A**.

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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", is enclosed within a thin black rectangular border.

Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$594,800** in gross revenue. The O&M Assessments are allocated on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area One					
Townhome	120	\$ 318.35	\$ 929.96	\$ 1,248.32	\$ 929.96
SF 40'	69	394.76	1,153.15	1,547.91	1,153.15
SF 50'	110	493.44	1,441.43	1,934.88	1,441.43
SF 60'	36	592.14	1,729.73	2,321.88	1,729.73
Total	335				

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area Two					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	141	394.76	1,239.88	1,634.63	508.35
SF 50'	124	493.44	1,549.85	2,043.29	635.44
SF 60'	-	-	-	-	-
Total	265				

Dev Contributions (GF)					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Future Assessment Areas					
Townhome	128	Dev Contribution	\$ -	\$ -	n/a
SF 40'	295	Dev Contribution	-	-	n/a
SF 50'	297	Dev Contribution	-	-	n/a
SF 60'	56	Dev Contribution	-	-	n/a
Total	776				

*Boundary Amendment brings Total Units to 1,376

Twisted Oaks Pointe 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

THIS IS NOT A BILL – DO NOT PAY

June 4, 2024

VIA FIRST CLASS MAIL

KL TWISTED OAKS LLC
105 NE 1st ST
DELRAY BEACH, FL 33444

PARCEL ID'S: D31A001, D31A002, D31A003, D31A004, D31A005, D31A006, D31A007, D31A023, D31A027, D31A030, D31A031, D31A042, D31A043, D31A049, D31A050, D31A069, D31A070, D31A072, D31A083, D31A084, D31A085, D31A086, D31A087, D31A088, D31A089, D31A090, D31A091, D31A092, D31A093, D31A094, D31A095, D31A096, D31A097, D31A098, D31A099, D31A100, D31A101, D31A102, D31A103, D31A104, D31A105, D31A106, D31A107, D31A108, D31A109, D31A110, D31A111, D31A112, D31A113, D31A114, D31A115, D31A116, D31A117, D31A118, D31A119, D31A120, D31A121, D31A122, D31A123, D31A124, D31A125, D31A126, D31A127, D31A128, D31A129, D31A130, D31A131, D31A132, D31A133, D31A134, D31A135, D31A136, D31A137, D31A138, D31A139, D31A140, D31A141, D31A142, D31A143, D31A144, D31A145, D31A146, D31A147, D31A148, D31A149, D31A150, D31A151, D31A152, D31A153, D31A154, D31A155, D31A156, D31A157, D31A158, D31A159, D31A160, D31A161, D31A162, D31A163, D31A164, D31A165, D31A166, D31A167, D31A168, D31A169, D31A170, D31A171, D31A172, D31A173, D31A174, D31A175, D31A176, D31A177, D31A178, D31A179, D31A180, D31A181, D31A182, D31A183, D31A184, D31A185, D31A186, D31A187, D31A188, D31A189, D31A190, D31A191, D31A192, D31A193, D31A194, D31A195, D31A196, D31A197, D31A198, D31A199, D31A200, D31A201, D31A202, D31A203, D31A204, D31A205, D31A206, D31A207, D31A208, D31A209, D31A210, D31A211, D31A212, D31A213, D31A214, D31A215, D31A216, D31A217, D31A218

RE: Twisted Oaks Pointe Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

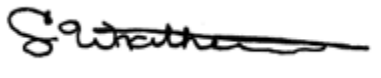
Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Twisted Oaks Pointe Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **July 8, 2024, at 10:00 a.m., and at The Villages Public Library at Pinellas Plaza, 7375 Powell Road, Conference Room 162, Wildwood, Florida 34785**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Manager’s Office**”). The public hearings and meeting may be

continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", enclosed within a thin black rectangular border.

Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$594,800** in gross revenue. The O&M Assessments are allocated on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area One					
Townhome	120	\$ 318.35	\$ 929.96	\$ 1,248.32	\$ 929.96
SF 40'	69	394.76	1,153.15	1,547.91	1,153.15
SF 50'	110	493.44	1,441.43	1,934.88	1,441.43
SF 60'	36	592.14	1,729.73	2,321.88	1,729.73
Total	335				

Off-Roll Assessments					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Assessment Area Two					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	141	394.76	1,239.88	1,634.63	508.35
SF 50'	124	493.44	1,549.85	2,043.29	635.44
SF 60'	-	-	-	-	-
Total	265				

Dev Contributions (GF)					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Future Assessment Areas					
Townhome	128	Dev Contribution	\$ -	\$ -	n/a
SF 40'	295	Dev Contribution	-	-	n/a
SF 50'	297	Dev Contribution	-	-	n/a
SF 60'	56	Dev Contribution	-	-	n/a
Total	776				

*Boundary Amendment brings Total Units to 1,376

EXHIBIT B:

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2024-10

[FY 2025 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Twisted Oaks Pointe Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT.** The District’s Board hereby authorizes a funding agreement for the operations and maintenance services set forth in the District’s Adopted Budget, as set forth in **Exhibit A**.
- b. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
 - ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the

District Manager, but no earlier than October 1st and no later than September 30th of FY 2025.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 8th day of July, 2024.

ATTEST:

**TWISTED OAKS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

TWISTED OAKS POINTE

COMMUNITY DEVELOPMENT DISTRICT

5

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Twisted Oaks Pointe Community Development District
City of Wildwood, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Twisted Oaks Pointe Community Development District, City of Wildwood, Florida (the "District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 23, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Twisted Oaks Pointe Community Development District, City of Wildwood, Florida ("District") provides a narrative overview of the District's financial activities for the period ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 02022-57 of the City of Wildwood, Florida effective on July 25, 2022, and no audit was required for the prior period. As a result, the balances as of and for the period ended September 30, 2022, are for less than a twelve-month period and are unaudited.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,808,906.
- The change in the District's total net position was \$2,808,906, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$3,637,106, an increase of \$3,651,308. The total fund balance is restricted for debt service and capital projects.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

The District maintains three governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2023	(Unaudited) 2022
Current and other assets	\$ 8,623,149	\$ 20,202
Capital assets, net of depreciation	10,340,386	-
Total assets	<u>18,963,535</u>	<u>20,202</u>
Current liabilities	5,086,315	20,202
Long-term liabilities	11,068,314	-
Total liabilities	<u>16,154,629</u>	<u>20,202</u>
Net position		
Net investment in capital assets	1,740,739	-
Restricted	1,044,950	-
Unrestricted	23,217	-
Total net position	<u>\$ 2,808,906</u>	<u>\$ -</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase is attributed to Developer contributions to the District to fund the construction project.

Key elements of the change in net position are reflected in the following table:

		CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED	
		2023	(Unaudited) 2022*
Revenues:			
Program revenues			
Operating grants and contributions	\$ 92,882	\$ 14,202	
Capital grants and contributions	3,477,530	-	
Total revenues	<u>3,570,412</u>	<u>14,202</u>	
Expenses:			
General government	81,784	13,427	
Interest	123,489	-	
Cost of issuance	556,233	775	
Total expenses	<u>761,506</u>	<u>14,202</u>	
Change in net position	<u>2,808,906</u>	<u>-</u>	
Net position - beginning	-	-	
Net position - ending	<u>\$ 2,808,906</u>	<u>\$ -</u>	

*For the period from inception July 25, 2022 to September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$761,506. The costs of the District's activities were funded by program revenues, which are comprised primarily of Developer contributions and investment earnings. In total, expenses increased over the prior year. The majority of increase in expenses is attributed to bond issuance cost and interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$10,340,386 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$11,075,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates an increase in activity as the District is built out.

Subsequent to fiscal year end, the District issued \$9,600,000 of Series 2024 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2055 and fixed interest rates ranging from 4.8% to 6%. The Bonds were issued to finance the acquisition and construction of certain improvements associated with Assessment Area Three for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Twisted Oaks Pointe Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 9,924
Due from Developer	15,505
Restricted assets:	
Due from Developer	3,424,979
Investments	5,172,741
Capital assets:	
Nondepreciable	<u>10,340,386</u>
Total assets	<u>18,963,535</u>
 LIABILITIES	
Accounts payable	19,429
Contracts & retainage payable	4,937,397
Developer advance	6,000
Accrued interest payable	123,489
Non-current liabilities:	
Due within one year	85,000
Due in more than one year	<u>10,983,314</u>
Total liabilities	<u>16,154,629</u>
 NET POSITION	
Net investment in capital assets	1,740,739
Restricted for debt service	1,044,950
Restricted for capital project	
Unrestricted	<u>23,217</u>
Total net position	<u>\$ 2,808,906</u>

See notes to the financial statements

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 81,784	\$ 81,009	\$ 3,426,675	\$ 3,425,900
Interest on long-term debt	123,489	11,873	50,855	(60,761)
Cost of issuance	556,233	-	-	(556,233)
Total governmental activities	<u>761,506</u>	<u>92,882</u>	<u>3,477,530</u>	<u>2,808,906</u>
				2,808,906
				-
				<u>\$ 2,808,906</u>

See notes to the financial statements

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 9,924	\$ -	\$ -	\$ 9,924
Investments	-	1,168,439	4,004,302	5,172,741
Due from Developer	15,505	-	3,424,979	3,440,484
Total assets	<u>\$ 25,429</u>	<u>\$ 1,168,439</u>	<u>\$ 7,429,281</u>	<u>\$ 8,623,149</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 19,429	\$ -	\$ -	\$ 19,429
Contracts & retainage payable	-	-	4,937,397	4,937,397
Developer advance	6,000	-	-	6,000
Total liabilities	<u>25,429</u>	<u>-</u>	<u>4,937,397</u>	<u>4,962,826</u>
Deferred inflows of resources:				
Unavailable revenue - Developer	-	-	23,217	23,217
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>23,217</u>	<u>23,217</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,168,439	-	1,168,439
Capital projects	-	-	2,468,667	2,468,667
Total fund balances	<u>-</u>	<u>1,168,439</u>	<u>2,468,667</u>	<u>3,637,106</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 25,429</u>	<u>\$ 1,168,439</u>	<u>\$ 7,429,281</u>	<u>\$ 8,623,149</u>

See notes to the financial statements

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 3,637,106

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Capital assets, net	10,340,386	
Accumulated depreciation	-	10,340,386

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(123,489)	
Bonds payable	(11,068,314)	(11,191,803)

Net position of governmental activities		<u>\$ 2,785,689</u>
-----------------------------------------	--	---------------------

See notes to the financial statements

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 95,211	\$ 3,758	\$ 3,403,458	\$ 3,502,427
Interest	-	8,115	50,855	58,970
Total revenues	<u>95,211</u>	<u>11,873</u>	<u>3,454,313</u>	<u>3,561,397</u>
EXPENDITURES				
Current:				
General government	81,784	-	-	81,784
Debt service:				
Bond issuance costs	-	556,233	-	556,233
Capital outlay	-	-	10,340,386	10,340,386
Total expenditures	<u>81,784</u>	<u>556,233</u>	<u>10,340,386</u>	<u>10,978,403</u>
Excess (deficiency) of revenues over (under) expenditures	13,427	(544,360)	(6,886,073)	(7,417,006)
OTHER FINANCING SOURCES (USES)				
Original issue discount	-	(6,686)	-	(6,686)
Bond proceeds	-	1,720,260	9,354,740	11,075,000
Total other financing sources (uses)	<u>-</u>	<u>1,713,574</u>	<u>9,354,740</u>	<u>11,068,314</u>
Net change in fund balances	13,427	1,169,214	2,468,667	3,651,308
Fund balances - beginning	<u>(13,427)</u>	<u>(775)</u>	<u>-</u>	<u>(14,202)</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ 1,168,439</u>	<u>\$ 2,468,667</u>	<u>\$ 3,637,106</u>

See notes to the financial statements

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ 3,651,308
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	10,340,386
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(11,075,000)
Governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	6,686
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	23,217
Certain revenues were unavailable for the governmental fund financial statements in the prior period. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(14,202)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>(123,489)</u>
Change in net position of governmental activities	<u><u>\$ 2,808,906</u></u>

See notes to the financial statements

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Twisted Oaks Pointe Community Development District ("District") was established by Ordinance 02022-57 of the City Council of the City of Wildwood, Florida, effective July 25, 2022, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District's boundaries were amended to increase the size of the District by 100.113 acres by Ordinance 02023-38 by the City Commission of the City of Wildwood, Florida, effective July 25, 2023. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. All of the Board members are affiliated with KL Twisted Oaks, LLC (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

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

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
Goldman Sachs Financial Square Governmental Fund	<u>\$ 5,172,741</u>	S&P AAAM	Weighted average of the fund portfolio: 35 days
	<u>\$ 5,172,741</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 10,340,386	\$ -	\$ 10,340,386
Total capital assets, not being depreciated	-	10,340,386	-	10,340,386
Governmental activities capital assets, net	\$ -	\$ 10,340,386	\$ -	\$ 10,340,386

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$69.8 million and will be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year, the District reimbursed the Developer \$661,934 using proceeds from Series 2023 Assessment Area One Bonds. In addition, the Developer has provided the District with \$3,403,458 in funding during the current fiscal year, of which \$3,424,979 is a receivable and \$23,217 is unavailable as of September 30, 2023.

NOTE 6 – LONG-TERM LIABILITIES

Series 2023 Assessment Area One

On May 17, 2023, the District issued \$6,020,000 of Special Assessment Bonds, Series 2023 Assessment Area One consisting of term bonds with due dates ranging from May 1, 2030 to May 1, 2053 and fixed interest rates ranging from 4.5% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements associated with Assessment Area One for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

The Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2023.

Series 2023 Assessment Area Two

On September 27, 2023, the District issued \$5,055,000 of Special Assessment Bonds, Series 2023 Assessment Area Two consisting of term bonds with due dates ranging from May 1, 2030 to May 1, 2054 and fixed interest rates ranging from 5.125% to 6.125%. The Bonds were issued to finance the acquisition and construction of certain improvements associated with Assessment Area Two for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025 through May 1, 2054.

The Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2023 Assessment Area 1	\$ -	\$ 6,020,000	\$ -	\$ 6,020,000	\$ 85,000
Less: original issue discount	-	(6,686)	-	(6,686)	-
Series 2023 Assessment Area 2	-	5,055,000	-	5,055,000	-
Total	\$ -	\$ 11,068,314	\$ -	\$ 11,068,314	\$ 85,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 85,000	\$ 489,725	\$ 574,725
2025	155,000	622,406	777,406
2026	165,000	615,025	780,025
2027	170,000	607,163	777,163
2028	180,000	599,075	779,075
2029-2033	1,055,000	2,851,963	3,906,963
2034-2038	1,380,000	2,528,381	3,908,381
2039-2043	1,830,000	2,093,794	3,923,794
2044-2048	2,435,000	1,507,888	3,942,888
2049-2053	3,265,000	704,775	3,969,775
2054	355,000	21,744	376,744
Total	<u>\$ 11,075,000</u>	<u>\$ 12,641,939</u>	<u>\$ 23,716,939</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operation of the District. In connection with that agreement, Developer contributions to the general fund were \$95,211 which includes a receivable of \$15,505 as of September 30, 2023. See Note 5 for additional Developer transactions related to the construction projects.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2023, the District had open contracts for various construction projects. The contracts totaled approximately \$27.4 million, of which approximately \$13.8 million was uncompleted at September 30, 2023. Approximately \$8 million of the open contracts pertain to the Assessment Area One project. The District has approximately \$300,000 of funds in the Series 2023 Assessment Area One construction account as of September 30, 2023, therefore the District anticipates that the Developer will fund the remaining amounts on these contracts.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

NOTE 12 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$9,600,000 of Series 2024 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2055 and fixed interest rates ranging from 4.8% to 6%. The Bonds were issued to finance the acquisition and construction of certain improvements associated with Assessment Area Three for the benefit of the District.

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Developer Contribution	\$ 102,290	\$ 95,211	\$ (7,079)
Total revenues	102,290	95,211	(7,079)
EXPENDITURES			
Current:			
General government	102,290	81,784	20,506
Total expenditures	102,290	81,784	20,506
Excess (deficiency) of revenues over (under) expenditures	\$ -	13,427	\$ 13,427
Fund balance - beginning		(13,427)	
Fund balance - ending		\$ -	

See notes to required supplementary information

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the year ended September 30, 2023.

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WILDWOOD, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	0
Independent contractor compensation	\$69,572
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Millage rate	Not applicable
Ad valorem taxes collected	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - N/A Debt service - N/A
Special assessments collected	
Outstanding Bonds:	see Note 6 for details



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

To the Board of Supervisors
Twisted Oaks Pointe Community Development District
City of Wildwood, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Twisted Oaks Pointe Community Development District, City of Wildwood, Florida (the "District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 23, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Bhav & Associates

June 23, 2024



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Twisted Oaks Pointe Community Development District
City of Wildwood, Florida

We have examined Twisted Oaks Pointe Community Development District, City of Wildwood, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

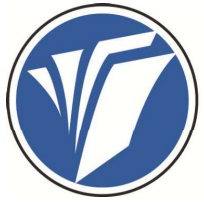
We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Twisted Oaks Pointe Community Development District, City of Wildwood, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 23, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Twisted Oaks Pointe Community Development District
City of Wildwood, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Twisted Oaks Pointe Community Development District, City of Wildwood, Florida ("District") as of and for the year ended September 30, 2023, and have issued our report thereon dated June 23, 2024.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Twisted Oaks Pointe Community Development District, City of Wildwood, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates
June 23, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A – first year audit

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A – first year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

TWISTED OAKS POINTE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

WHEREAS, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Annual Financial Report for Fiscal Year 2023;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Annual Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 8th day of July, 2024.

ATTEST:

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

7AI

CHANGE ORDER NO. 8

Date of issuance: June 20, 2024 Effective Date: _____

Project: Twisted Oaks Pointe	District: Twisted Oaks Pointe Community Development District	District's Contract No.:
Contract: Twisted Oaks Pointe Project – Highfields Mass Grading		Date of Contract: May 17, 2023 Assigned to District on August 24, 2023
Contractor: Hughes Brothers Construction Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **field grading tie-ins along CR 209 from CR 462 to Crenshaw Street entrance**

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$3,330,968.70

Increase/Decrease from prior Change Orders:

\$735,112.00

Contract Price prior to this Change Order:

\$4,066,080.92

Increase/Decrease of this Change Order:

\$19,978.50

Contract Price incorporating this Change Order:

\$4,086,059.42

CHANGE IN CONTRACT TIMES:

Original Contract Working days Calendar days
Times:

Substantial completion (days or date):
Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders
No. _____ to No. _____;

Substantial completion (days):
Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):
Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):
Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):
Ready for final payment (days or date):

RECOMMENDED BY:
MORRIS ENGINEERING & CONSULTING LLC

By: _____

Title: DISTRICT ENGINEER

Date: 6/25/24

ACCEPTED:
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

By: John M. Curtis, Jr.
John M. Curtis, Jr.
I am approving this document
-2024-06-26 05:47:59 -04'00'

Title: Vice-Chair

Date: 6/26/24

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.

By: _____

Title: President

Date: 6/20/24

Highfield Mass Grade
Change Order #8

PROJECT: Highfield Mass Grade
DATE: 5/14/2024
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



DIRECTED TO: Twisted Oaks Pointe Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	EARTHWORK				
New	D6 Dozers & Operators	1.00	LS	\$ 11,698.50	\$ 11,698.50
New	Soil	2400.00	SY	\$ 3.45	\$ 8,280.00
	SUBTOTAL EARTHWORK				\$ 19,978.50
	TOTAL CHANGE ORDER #8				\$ 19,978.50

Notes: This CO includes field grading tie-ins along CR 209 from CR 462 to Crenshaw Street entrance.

APPROVED BY:

Owner's Representative

Printed Name

Date

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

7A11

CHANGE ORDER NO. 11

Date of Issuance: June 20, 2024 Effective Date: _____

Project: Twisted Oaks Pointe	District: Twisted Oaks Pointe Community Development District	District's Contract No.:
Contract: Twisted Oaks Pointe Project – Phase 1 Infrastructure	Date of Contract: April 27, 2023 Assigned to District on June 21, 2023	
Contractor: Hughes Brothers Construction Inc.	Architect's/Engineer's Project No.:	

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: seco/fiber rock pick up and regrading of the berm along Canopy Oaks Entrance

Attachments: See attached Exhibit A

CHANGE IN CONTRACT PRICE:

Original Contract Price:
\$9,602,520.95

Increase/Decrease from prior Change Orders:
\$1,082,097.78

Contract Price prior to this Change Order:
\$10,684,618.73

Increase/Decrease of this Change Order:
\$7,674.00

Contract Price incorporating this Change Order:
\$10,692,292.73

CHANGE IN CONTRACT TIMES:

Original Contract Working days Calendar days
Times:
Substantial completion (days or date):
Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders
No. _____ to No. _____:
Substantial completion (days):
Ready for final payment (days):


Contract Times prior to this Change Order:
Substantial completion (days or date):
Ready for final payment (days or date):

Increase/Decrease of this Change Order:
Substantial completion (days or date):
Ready for final payment (days or date):

Contract Times with all approved Change Orders:
Substantial completion (days or date):
Ready for final payment (days or date):

RECOMMENDED BY:
MORRIS ENGINEERING & CONSULTING LLC
By: 
Title: District Engineer
Date: 6/25/24

ACCEPTED:
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
By: 
Title: Vice-Chair
Date: 06/26/24

ACCEPTED:
HUGHES BROTHERS CONSTRUCTION INC.
By: 
Title: President
Date: 6/20/24

John M. Curtis, Jr.
I am approving this document
2024.06.26 05:51:46 -04'00'

Twisted Oaks PH1 Infrastructure
Change Order #11

PROJECT: Twisted Oaks PH1 Infrastructure
DATE: 5/14/2024
CONTRACTOR: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785
P: 352-399-6829
F: 352-399-6830



DIRECTED TO: Twisted Oaks Pointe Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

ATTN: John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	EARTHWORK				
New	SECO/FIBER Rock Pickup - Service Crew w/ Skid Steer & Loader	16.00	HR	\$ 264.80	\$ 4,236.80
New	Canopy Oaks Berm Re-Grading	1.00	LS	\$ 3,437.20	\$ 3,437.20
	SUBTOTAL EARTHWORK				\$ 7,674.00
	TOTAL CHANGE ORDER #11				\$ 7,674.00

Note: This CO includes seco/fiber rock pick up and regrading of the berm along Canopy Oaks Entrance.

APPROVED BY:

Owner's Representative

Printed Name

Date

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024**

	General Fund	Debt Service Fund Series 2023 AA1	Debt Service Fund Series 2023 AA2	Debt Service Fund Series 2024	Capital Projects Fund Series 2023 AA1	Capital Projects Fund Series 2023 AA2	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS								
Cash	\$ 4,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,373
Investments								
Revenue	-	263,233	3,177	-	-	-	-	266,410
Reserve	-	415,473	370,097	683,297	-	-	-	785,570
Capitalized interest	-	72	5,356	574,262	-	-	-	5,428
Construction	-	-	-	-	305,870	7,426	7,955,882	313,296
Cost of issuance	-	11,007	11,912	35,065	-	-	-	22,919
Sinking	-	23	-	-	-	-	-	23
Undeposited funds	-	-	3,177	-	-	-	-	3,177
Due from DS 2023 AA1	-	-	1,271	-	-	-	-	1,271
Due from Landowner	39,988	-	-	-	-	980	-	40,968
Due from capital projects fund	430	-	-	-	-	-	-	430
Total assets	<u>\$ 44,791</u>	<u>\$689,808</u>	<u>\$394,990</u>	<u>\$1,292,624</u>	<u>\$ 305,870</u>	<u>\$ 8,406</u>	<u>\$7,955,882</u>	<u>\$ 1,443,865</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ 38,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,488
Contracts payable	-	-	-	-	293,890	980	-	294,870
Retainage payable	-	-	-	-	338,360	162,049	-	500,409
Due to DS 2023 AA2	-	1,271	-	-	-	-	-	1,271
Due to Landowner	-	-	-	-	1,160	-	-	1,160
Due to general fund	-	-	-	-	430	-	-	430
Tax payable	62	-	-	-	-	-	-	62
Landowner advance	6,000	-	-	-	-	-	-	6,000
Total liabilities	<u>44,550</u>	<u>1,271</u>	<u>-</u>	<u>-</u>	<u>633,840</u>	<u>163,029</u>	<u>-</u>	<u>842,690</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	39,988	-	-	-	-	980	-	40,968
Total deferred inflows of resources	<u>39,988</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>980</u>	<u>-</u>	<u>40,968</u>
Fund balances:								
Restricted for:								
Debt service	-	688,537	394,990	1,292,624	-	-	-	1,083,527
Capital projects	-	-	-	-	(327,970)	(155,603)	7,955,882	(483,573)
Unassigned	(39,747)	-	-	-	-	-	-	(39,747)
Total fund balances	<u>(39,747)</u>	<u>688,537</u>	<u>394,990</u>	<u>1,292,624</u>	<u>(327,970)</u>	<u>(155,603)</u>	<u>7,955,882</u>	<u>560,207</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 44,791</u>	<u>\$689,808</u>	<u>\$394,990</u>	<u>\$1,292,624</u>	<u>\$ 305,870</u>	<u>\$ 8,406</u>	<u>\$7,955,882</u>	<u>\$ 1,443,865</u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 35,277	\$ 336,290	10%
Total revenues	<u>-</u>	<u>35,277</u>	<u>336,290</u>	10%
EXPENDITURES				
Professional & administrative				
Supervisors	400	1,876	-	N/A
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	-	10,848	25,000	43%
Engineering	-	-	2,000	0%
Audit	3,800	5,300	5,500	96%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent**	83	667	1,000	67%
Trustee***	-	3,750	5,500	68%
Telephone	16	133	200	67%
Postage	18	93	500	19%
Printing & binding	42	333	500	67%
Legal advertising	-	568	6,500	9%
Annual special district fee	-	175	175	100%
Insurance	-	18,177	5,500	330%
Contingencies/bank charges	4	189	500	38%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>8,363</u>	<u>75,024</u>	<u>102,290</u>	73%
Field operations				
Management	-	-	25,000	0%
Electricity/utilities	-	-	25,000	0%
Maintenance contract	-	-	65,000	0%
Landscape contingency	-	-	44,000	0%
General maintenance	-	-	75,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>234,000</u>	
Total expenditures	<u>8,363</u>	<u>75,024</u>	<u>336,290</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	(8,363)	(39,747)	-	
Fund balances - beginning	(31,384)	-	-	
Fund balances - ending	<u>\$ (39,747)</u>	<u>\$ (39,747)</u>	<u>\$ -</u>	

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023 AA1
FOR THE PERIOD ENDED MAY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ 102,998	\$ 505,685	\$ 411,991	123%
Interest	2,209	16,119	-	N/A
Total revenues	<u>105,207</u>	<u>521,804</u>	<u>411,991</u>	127%
EXPENDITURES				
Debt service				
Principal	85,000	85,000	85,000	100%
Interest	162,644	310,830	310,830	100%
Total debt service	<u>247,644</u>	<u>395,830</u>	<u>395,830</u>	100%
Other fees & charges				
Transfer out	-	16,229	-	N/A
Total other fees and charges	<u>-</u>	<u>16,229</u>	<u>-</u>	N/A
Total expenditures	<u>247,644</u>	<u>412,059</u>	<u>395,830</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	(142,437)	109,745	16,161	
Fund balances - beginning	830,974	578,792	560,177	
Fund balances - ending	<u>\$ 688,537</u>	<u>\$ 688,537</u>	<u>\$ 576,338</u>	

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023 AA2
FOR THE PERIOD ENDED MAY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Assessment levy: off-roll	\$ 3,177	\$ 4,448
Interest	5,489	17,919
Total revenues	<u>8,666</u>	<u>22,367</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	30,250
Interest	178,894	178,894
Total debt service	<u>178,894</u>	<u>209,144</u>
Other fees & charges		
Transfer out	-	7,880
Total other fees and charges	<u>-</u>	<u>7,880</u>
Total expenditures	<u>178,894</u>	<u>217,024</u>
Excess/(deficiency) of revenues over/(under) expenditures	(170,228)	(194,657)
Fund balances - beginning	565,218	589,647
Fund balances - ending	<u>\$ 394,990</u>	<u>\$ 394,990</u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2,280	\$ 2,280
Total revenues	2,280	2,280
EXPENDITURES		
Debt service		
Cost of issuance	-	154,500
Total expenditures	-	154,500
Excess/(deficiency) of revenues over/(under) expenditures	2,280	(152,220)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,658,131
Original issue discount	-	(21,287)
Underwriter's discount	-	(192,000)
Total other financing sources	-	1,444,844
Net change in fund balances	2,280	1,292,624
Fund balances - beginning	1,290,344	-
Fund balances - ending	\$ 1,292,624	\$ 1,292,624

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023 AA1
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 1,644,327	\$ 9,056,668
Interest	18	3,116
Total revenues	1,644,345	9,059,784
EXPENDITURES		
Cost of issuance	140	140
Construction Costs	17,785	8,754,777
Total expenditures	17,925	8,754,917
Excess/(deficiency) of revenues over/(under) expenditures	1,626,420	304,867
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	16,229
Total other financing sources/(uses)	-	16,229
Net change in fund balances	1,626,420	321,096
Fund balances - beginning	(1,954,390)	(649,066)
Fund balances - ending	\$ (327,970)	\$ (327,970)

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023 AA2
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 1,916,084	\$ 3,372,304
Interest	19	40,450
Total revenues	1,916,103	3,412,754
EXPENDITURES		
Construction Costs	7,681	6,680,914
Costs of issuance	(140)	13,056
Total expenditures	7,541	6,693,970
Excess/(deficiency) of revenues over/(under) expenditures	1,908,562	(3,281,216)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	7,880
Total other financing sources/(uses)	-	7,880
Fund balances - beginning	(2,064,165)	3,117,733
Fund balances - ending	\$ (155,603)	\$ (155,603)

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14,013	\$ 14,013
Total revenues	14,013	14,013
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	14,013	14,013
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	7,941,869
Total other financing sources/(uses)	-	7,941,869
Fund balances - beginning	7,941,869	-
Fund balances - ending	\$ 7,955,882	\$ 7,955,882

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Twisted Oaks Pointe Community Development District held a Regular Meeting on May 13, 2024 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785.

Present were:

Bill Fife	Chair
John Curtis	Vice Chair
Greg Beliveau	Assistant Secretary
Pete Williams	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:05 a.m. Supervisors Fife, Curtis, Williams and Beliveau were present. Supervisor Simpson was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Partial Acquisition
Progress Documents**

Mr. Earlywine described the partial acquisition process and presented the following:

A. Phase Three

I. Addendum to Contract

II. Acquisition Bill of Sale

III. Acquisition Certificate

B. CR462

- 39 I. Addendum to Contract
- 40 II. Acquisition Bill of Sale
- 41 III. Acquisition Certificate

42

43 **MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the**
 44 **Partial Acquisition Documents for Phase Three and CR462, as listed, were**
 45 **approved.**

46

47

48 **FOURTH ORDER OF BUSINESS** **Ratification Item(s)**

49

50 Mr. Torres presented the following:

- 51 **A. Hughes Brothers Construction Inc. Change Order(s)**
 - 52 **I. No. 5: Twisted Oaks Pointe Project - Highfields Phase 1**
 - 53 **II. No. 10: Twisted Oaks Pointe Project - Phase 1 Infrastructure**

54

55 **MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor,**
 56 **Hughes Brothers Construction Inc., Change Orders No. 5 and No. 10, were**
 57 **ratified.**

58

59

60 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 61 **Statements as of March 31, 2024**

62

63 **On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, the**
 64 **Unaudited Financial Statements as of March 31, 2024, were accepted.**

65

66

67 **SIXTH ORDER OF BUSINESS** **Approval of April 8, 2024 Regular Meeting**
 68 **Minutes**

69

70 **On MOTION by Mr. Curtis and seconded by Mr. Williams, with all in favor, the**
 71 **April 8, 2024 Regular Meeting Minutes, as presented, were approved.**

72

73

74 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

75

- 76 **A. District Counsel: Kutak Rock LLP**

77 Mr. Curtis stated that a special hearing will be held on May 20, 2024. Mr. Earlywine will
78 prepare the necessary documents and work with Mr. Curtis, as necessary.

79 Discussion ensued regarding bond financing for Phases 5 and 6.

80 Mr. Curtis provided a brief construction update. Amenities will be approved next month;
81 construction will begin in June.

82 **B. District Engineer: Morris Engineering and Consulting, LLC**

83 There was no update.

84 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- 85 • **0 Registered Voters in District as of April 15, 2024**

- 86 • **NEXT MEETING DATE: June 10, 2024 at 10:00 AM**

- 87 ○ **QUORUM CHECK**

88 Mr. Torres stated that the Budget Public Hearing will be held on July 8, 2024.

89 Mr. Curtis noted that, by July, Phase 1 of Highfield will have platted and recorded
90 townhomes and sales will be coming in. He suggested cancelling unnecessary meetings.

91 The June meeting will be canceled. Supervisors Curtis, Williams and Beliveau confirmed
92 their in-person attendance at the July 8, 2024 meeting.

93 Estoppel letters and assessment processes were discussed.

94

95 **EIGHTH ORDER OF BUSINESS**

Board Members' Comments/Requests

96

97 Mr. Curtis suggested that the Board Members drive through the site to view progress.

98

99 **NINTH ORDER OF BUSINESS**

Public Comments

100

101 No members of the public spoke.

102

103 **TENTH ORDER OF BUSINESS**

Adjournment

104

105 **On MOTION by Mr. Fife and seconded by Mr. Curtis, with all in favor, the**
106 **meeting adjourned at 10:25 a.m.**

107

108

109

110

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

111
112
113
114
115
116

Secretary/Assistant Secretary

Chair/Vice Chair

**TWISTED OAKS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE****LOCATION**

*The Villages Public Library at Pinellas Plaza
7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2023 CANCELED	Regular Meeting	12:00 PM
November 13, 2023	Regular Meeting	10:00 AM
December 11, 2023 CANCELED	Regular Meeting	10:00 AM
January 8, 2024	Regular Meeting	10:00 AM
February 12, 2024 CANCELED	Regular Meeting	10:00 AM
March 11, 2024 CANCELED	Regular Meeting	10:00 AM
March 22, 2024	Regular Meeting	2:00 PM
April 8, 2024	Regular Meeting	10:00 AM
May 13, 2024	Regular Meeting	10:00 AM
June 10, 2024 CANCELED	Regular Meeting	10:00 AM
July 8, 2024	FY2025 Budget & O&M Assessment Public Hearings & Regular Meeting	10:00 AM
August 12, 2024	Regular Meeting	10:00 AM
September 9, 2024	Regular Meeting	10:00 AM