

TWIN CREEKS NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

August 26, 2025

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

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 19, 2025

Board of Supervisors
Twin Creeks North Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Twin Creeks North Community Development District will hold a Public Hearing and Regular Meeting on August 26, 2025 at 1:45 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Discussion/Consideration
 - A. Discussion/Consideration: Holiday Lights
 - I. Bingle of Jacksonville
 - II. Humbug Holiday Lighting
 - III. NiteLites
 - IV. Twinkle Nights
 - B. Discussion/Consideration: Beachwalk Fountain
 - Pump Motor Repair
 - Multi-Port Valve Repair

- C. Discussion/Consideration: Beachwalk Fountains Complete Repair [\$64,128 per Fountain]
 - D. Discussion/Consideration: New Sewer Cave In – Parcel 4, Seaside Estates
 - E. Discussion/Consideration: Proposal for Fish Stocking in Ponds
 - F. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
6. Consent Agenda Items
- A. Acceptance of Unaudited Financial Statements as of July 31, 2025
 - B. Approval of July 22, 2025 Regular Meeting Minutes
7. Staff Reports
- A. District Counsel: *Kilinski / Van Wyk PLLC*
 - Update: Golfcart Multiuse Path Speed Limit Signs
 - B. District Engineer: *Prosser, Inc.*
 - C. Field Operations Liaison: *TPAM*
 - Enhancement Proposal (*provided under separate cover*)
 - D. Landscape Maintenance: *The Greenery, Inc.*
 - Maintenance Schedule
 - Controller Update
 - E. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - October 7, 2025 at 5:30 PM
 - October 28, 2025 at 1:45 PM
 - QUORUM CHECK

SEAT 1	GEOFF GUNDLACH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	DAVID MULLINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	NEAL SHACT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	BRYAN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	MARK KUPER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930 or Kristen Thomas at (561) 517-5111.

Sincerely,



Daniel Rom
District Manager

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

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

3

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

3A

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Twin Creeks North Cdd
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 St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/06/2025, 08/13/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/13/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$193.52
Tax Amount: \$0.00
Payment Cost: \$193.52
Order No: 11553241 # of Copies: 1
Customer No: 765286
PO #: Twin Crk FY26 Budget

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Twin Creeks North Community Development District ("District") will hold a public hearing on August 26, 2025, at 1:45 p.m. at Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Boca Raton, FL 33431 or by phone (561)571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.twincreeksnorthcd.net>.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days 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 assistance in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Wrathell Hunt & Associates, LLC
District Manager
Pub: 8/5/25 8/13/25 #11553241

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Twin Creeks North Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), 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 (2) 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 TWIN CREEKS NORTH 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 Twin Creeks North Community Development District for the Fiscal Year Ending September 30, 2026."
- 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 two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$3,697,186 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,798,228
DEBT SERVICE FUND - SERIES 2016	\$1,697,245
DEBT SERVICE FUND - SERIES 2018	\$201,713
TOTAL ALL FUNDS	\$3,697,186

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 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 five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
PROPOSED BUDGET**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
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**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 1,632,033				\$ 1,631,904
Allowable discounts (4%)	(65,281)				(65,276)
Assessment levy: net	1,566,752	\$ 1,507,662	\$ 59,090	\$ 1,566,752	1,566,628
Assessments off-roll	168,112	153,296	14,816	168,112	168,106
Interest and miscellaneous	-	1,500	-	1,500	-
Total revenues	1,734,864	1,662,458	73,906	1,736,364	1,734,734
EXPENDITURES					
Professional & administration					
Supervisors	6,000	2,800	3,200	6,000	8,000
FICA	459	214	245	459	612
District engineer	10,000	6,443	3,500	9,943	10,000
General counsel	24,000	13,695	15,000	28,695	50,000
District manager	52,530	26,265	26,265	52,530	53,581
Debt service fund accounting: 2016 master bonds	5,163	2,581	2,582	5,163	5,238
Debt service fund accounting: 2016 sub bonds	2,337	1,169	1,168	2,337	2,262
Debt service fund accounting: Lennar bonds	3,500	1,750	1,750	3,500	3,500
Arbitrage rebate calculation	1,000	1,000	-	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,500	7,000	3,500	10,500	10,500
Audit	6,450	-	6,450	6,450	6,450
Postage	750	467	283	750	750
Insurance - GL, POL	14,672	15,236	-	15,236	16,105
Legal advertising	1,200	157	1,043	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	750	-	750	750	1,250
Website					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Contingencies	500	415	85	500	500
Total professional & admin	144,501	80,367	69,336	149,703	\$175,638

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field operations					
Accounting	7,500	3,750	3,750	7,500	7,500
Property insurance	-	67,833	-	67,833	74,125
Field operations manager	9,600	10,833	20,016	30,849	28,800
Landscape and irrigation maintenance	727,886	242,628	288,778	531,406	511,826
Tree/plant/irrigation replacement	111,265	33,036	35,000	68,036	
Tree care	-	-	-	-	35,000
Tree replacement	-	-	-	-	30,000
Sod replacement	30,000	-	-	-	30,000
Annuals rotation	42,000	11,132	8,702	19,834	25,127
Landscape enhancement	30,000	25,587	6,000	31,587	71,000
Mulch	84,000	82,955	-	82,955	79,670
Irrigation repairs	-	6,662	63,000	69,662	15,500
Irrigation water	375,000	98,536	98,536	197,072	195,000
Albany Bay irrigation cost share	18,000	-	18,000	18,000	18,000
Back flow prevention	1,000	-	1,000	1,000	1,000
Animal nuisance control	-	-	-	-	2,500
Lake maintenance	22,200	9,250	12,950	22,200	22,200
Fountain service	105,000	42,915	62,085	105,000	105,000
Fountain maintenance	5,000	-	5,000	5,000	7,500
Monument maintenance	17,000	-	22,000	22,000	2,500
Monument lighting maintenance	8,670	-	8,670	8,670	-
Beachwalk channel letters	-	1,716	-	1,716	-
Median lighting maintenance	7,600	-	7,600	7,600	-
Road maintenance	15,000	-	15,000	15,000	3,500
Sidewalk repairs	10,000	-	-	-	5,000
Holiday lighting	15,000	9,973	-	9,973	22,000
Porter services	-	-	-	-	2,704
Consulting services	-	-	19,600	19,600	-
Contingencies	16,000	13,700	4,000	17,700	16,000
Capital outlay	121,000	-	-	-	-
Fountain repairs	75,000	14,890	22,500	37,390	78,500
Monument lighting repairs	-	-	-	-	85,000
Sidewalk & cart path striping	54,000	-	54,803	54,803	115,000
Total field operations	1,907,721	675,396	776,990	1,452,386	1,589,952
Other fees and charges					
Tax collector	32,641	30,087	2,554	32,641	32,638
Total other fees & charges	32,641	30,087	2,554	32,641	32,638
Total expenditures	2,084,863	785,850	848,880	1,634,730	\$1,798,228
Net increase/(decrease) of fund balance	(349,999)	876,608	(774,974)	101,634	(63,494)
Fund balance - beginning (unaudited)	896,011	808,302	1,684,910	808,302	909,936
Fund balance - ending (projected):					
Assigned:					
3 months working capital	406,224	406,224	406,224	406,224	406,224
Fountain repairs	-	-	-	-	100,000
Unassigned	139,788	1,278,686	503,712	503,712	340,218
Fund balance - ending (projected)	\$ 546,012	\$ 1,684,910	\$ 909,936	\$ 909,936	\$ 846,442

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

EXPENDITURES

Professional & administration

Supervisors	\$ 8,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800, per Supervisor, for each fiscal year.	
FICA	612
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	10,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	50,000
Kilinsky I Van Wyk will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	53,581
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Debt service fund accounting: 2016 master bonds	5,238
Wrathell, Hunt and Associates, LLC , will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Debt service fund accounting: 2016 sub bonds	2,262
Debt service fund accounting: Lennar bonds	3,500
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
Trustee	10,500
Annual fees paid for services provided as trustee, paying agent and registrar.	
Audit	6,450
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	16,105
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed. For future years, legal advertising could be reduced to \$1,500 to \$2,000 range.	
Mailed notices	1,600
Miscellaneous- bank charges	1,250
Bank charges, automated AP routing and other miscellaneous expenses	

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

EXPENDITURES (continued)

Website	
Hosting	705
ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies	500
Field operations	
Accounting	7,500
Property insurance	74,125
Landscape maintenance	
Field operations manager	28,800
Agreement with TPAM for field operations support	
Landscape and irrigation maintenance	511,826
Landscape and irrigation maintenance along Beachwalk Blvd, CR-210, Albany Bay Blvd and pond banks	
Tree care	35,000
Tree pruning of palms in excess of 10 feet	
Tree replacement	30,000
Replacement of trees around CDD property	
Sod replacement	30,000
Annuals rotation	25,127
Four rotations per year	
Mulch	79,670
One annual rotation	
Landscape enhancement	71,000
Misc. landscape improvement projects	
Irrigation repairs	15,500
Irrigation water	195,000
Albany Bay irrigation cost share	18,000
Water cost-share for CDD zones within Albany Bay/The Reef water meter	
Back flow prevention	1,000
Animal nuisance control	2,500
Lake maintenance	22,200
Lake Doctors Agreement for water treatment services of CDD-owned lakes	
Fountain service	105,000
FECC #1, LLC agreement for weekly servicing of chemicals and repair of fountains	
Fountain maintenance	7,500
Misc. fountain repairs outside of weekly maintenance agreement	
Monument maintenance	2,500
Beachwalk channel letters, basin lighting, tile repair, tile cleaning	
Road maintenance	3,500
Potholes and roadway striping	
Sidewalk repairs	5,000
ADA mats and tripping hazards	
Holiday lighting	22,000
Porter services	2,704
Four dog stations	
Contingencies	16,000
Capital outlay	
Fountain repairs	78,500
Monument lighting repairs	85,000
Sidewalk & cart path striping	115,000
Other fees and charges	
Tax collector	32,638
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$1,798,228</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: gross	\$ 1,675,832				\$ 1,675,832
Allowable discounts (4%)	(67,033)				(67,033)
Assessment levy: net	1,608,799	\$ 1,546,573	\$ 62,226	\$ 1,608,799	1,608,799
Assessments off-roll 2016A-1	88,446	-	88,446	88,446	88,446
Assessments prepayment	-	258,995	-	258,995	-
Interest 2016A-1	-	38,116	-	38,116	-
Interest 2016A-2	-	22,990	-	22,990	-
Total revenues	1,697,245	1,866,674	150,672	2,017,346	1,697,245
EXPENDITURES					
Debt service					
Principal 2016A-1	275,000	265,000	-	265,000	280,000
Principal 2016A-2	125,000	115,000	-	115,000	120,000
Principal prepayment 2016A-1	-	195,000	-	195,000	-
Principal prepayment 2016A-2	-	170,000	-	170,000	-
Interest 2016A-1	900,438	441,491	458,947	900,438	857,638
Interest 2016A-2	407,325	191,113	216,212	407,325	369,675
Total debt service	1,707,763	1,377,604	675,159	2,052,763	1,627,313
Other fees and charges					
Tax collector	33,517	30,863	2,654	33,517	33,517
Total other fees & charges	33,517	30,863	2,654	33,517	33,517
Total expenditures	1,741,280	1,408,467	677,813	2,086,280	1,660,830
Net increase/(decrease) of fund balance	(44,035)	458,207	(527,141)	(68,934)	36,415
Fund balance - beginning (unaudited)	3,424,711	3,347,199	3,805,406	3,347,199	3,278,265
Fund balance - ending (projected)	<u>\$ 3,380,676</u>	<u>\$ 3,805,406</u>	<u>\$ 3,278,265</u>	<u>\$ 3,278,265</u>	<u>3,314,680</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,416,526)
Principal and Interest expense 2016 A-1 - November 1, 2026					(724,794)
Principal and Interest expense 2016 A-2 - November 1, 2026					(313,038)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 860,322</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	280,000.00	5.750%	432,843.75	712,843.75	18,220,000.00
05/01/26			424,793.75	424,793.75	18,220,000.00
11/01/26	300,000.00	5.750%	424,793.75	724,793.75	17,920,000.00
05/01/27			416,168.75	416,168.75	17,920,000.00
11/01/27	315,000.00	5.750%	416,168.75	731,168.75	17,605,000.00
05/01/28			407,112.50	407,112.50	17,605,000.00
11/01/28	335,000.00	5.750%	407,112.50	742,112.50	17,270,000.00
05/01/29			397,481.25	397,481.25	17,270,000.00
11/01/29	355,000.00	6.375%	397,481.25	752,481.25	16,915,000.00
05/01/30			386,165.63	386,165.63	16,915,000.00
11/01/30	380,000.00	6.375%	386,165.63	766,165.63	16,535,000.00
05/01/31			374,053.13	374,053.13	16,535,000.00
11/01/31	400,000.00	6.375%	374,053.13	774,053.13	16,135,000.00
05/01/32			361,303.13	361,303.13	16,135,000.00
11/01/32	430,000.00	6.375%	361,303.13	791,303.13	15,705,000.00
05/01/33			347,596.88	347,596.88	15,705,000.00
11/01/33	455,000.00	6.375%	347,596.88	802,596.88	15,250,000.00
05/01/34			333,093.75	333,093.75	15,250,000.00
11/01/34	485,000.00	6.375%	333,093.75	818,093.75	14,765,000.00
05/01/35			317,634.38	317,634.38	14,765,000.00
11/01/35	515,000.00	6.375%	317,634.38	832,634.38	14,250,000.00
05/01/36			301,218.75	301,218.75	14,250,000.00
11/01/36	550,000.00	6.375%	301,218.75	851,218.75	13,700,000.00
05/01/37			283,687.50	283,687.50	13,700,000.00
11/01/37	585,000.00	6.375%	283,687.50	868,687.50	13,115,000.00
05/01/38			265,040.63	265,040.63	13,115,000.00
11/01/38	620,000.00	6.375%	265,040.63	885,040.63	12,495,000.00
05/01/39			245,278.13	245,278.13	12,495,000.00
11/01/39	660,000.00	6.375%	245,278.13	905,278.13	11,835,000.00
05/01/40			224,240.63	224,240.63	11,835,000.00
11/01/40	700,000.00	6.375%	224,240.63	924,240.63	11,135,000.00
05/01/41			201,928.13	201,928.13	11,135,000.00
11/01/41	745,000.00	6.375%	201,928.13	946,928.13	10,390,000.00
05/01/42			178,181.25	178,181.25	10,390,000.00
11/01/42	795,000.00	6.375%	178,181.25	973,181.25	9,595,000.00
05/01/43			152,840.63	152,840.63	9,595,000.00
11/01/43	845,000.00	6.375%	152,840.63	997,840.63	8,750,000.00
05/01/44			125,906.25	125,906.25	8,750,000.00
11/01/44	900,000.00	6.375%	125,906.25	1,025,906.25	7,850,000.00
05/01/45			97,218.75	97,218.75	7,850,000.00
11/01/45	955,000.00	6.375%	97,218.75	1,052,218.75	6,895,000.00
05/01/46			66,778.13	66,778.13	6,895,000.00
11/01/46	1,015,000.00	6.375%	66,778.13	1,081,778.13	5,880,000.00
05/01/47			34,425.00	34,425.00	5,880,000.00
11/01/47	1,080,000.00	6.375%	34,425.00	1,114,425.00	4,800,000.00
Total	13,700,000.00		12,317,137.61	26,017,137.61	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	120,000.00	6.000%	186,637.50	306,637.50	8,505,000.00
05/01/26	-		183,037.50	183,037.50	8,505,000.00
11/01/26	130,000.00	6.000%	183,037.50	313,037.50	8,375,000.00
05/01/27	-		179,137.50	179,137.50	8,375,000.00
11/01/27	135,000.00	6.000%	179,137.50	314,137.50	8,240,000.00
05/01/28	-		175,087.50	175,087.50	8,240,000.00
11/01/28	145,000.00	6.000%	175,087.50	320,087.50	8,095,000.00
05/01/29	-		170,737.50	170,737.50	8,095,000.00
11/01/29	155,000.00	6.000%	170,737.50	325,737.50	7,940,000.00
05/01/30	-		166,087.50	166,087.50	7,940,000.00
11/01/30	160,000.00	6.000%	166,087.50	326,087.50	7,780,000.00
05/01/31	-		161,287.50	161,287.50	7,780,000.00
11/01/31	170,000.00	6.000%	161,287.50	331,287.50	7,610,000.00
05/01/32	-		156,187.50	156,187.50	7,610,000.00
11/01/32	185,000.00	6.375%	156,187.50	341,187.50	7,425,000.00
05/01/33	-		150,290.63	150,290.63	7,425,000.00
11/01/33	195,000.00	6.375%	150,290.63	345,290.63	7,230,000.00
05/01/34	-		144,075.00	144,075.00	7,230,000.00
11/01/34	210,000.00	6.375%	144,075.00	354,075.00	7,020,000.00
05/01/35	-		137,381.25	137,381.25	7,020,000.00
11/01/35	225,000.00	6.375%	137,381.25	362,381.25	6,795,000.00
05/01/36	-		130,209.38	130,209.38	6,795,000.00
11/01/36	235,000.00	6.375%	130,209.38	365,209.38	6,560,000.00
05/01/37	-		122,718.75	122,718.75	6,560,000.00
11/01/37	250,000.00	6.375%	122,718.75	372,718.75	6,310,000.00
05/01/38	-		114,750.00	114,750.00	6,310,000.00
11/01/38	270,000.00	6.375%	114,750.00	384,750.00	6,040,000.00
05/01/39	-		106,143.75	106,143.75	6,040,000.00
11/01/39	285,000.00	6.375%	106,143.75	391,143.75	5,755,000.00
05/01/40	-		97,059.38	97,059.38	5,755,000.00
11/01/40	300,000.00	6.375%	97,059.38	397,059.38	5,455,000.00
05/01/41	-		87,496.88	87,496.88	5,455,000.00
11/01/41	320,000.00	6.375%	87,496.88	407,496.88	5,135,000.00
05/01/42	-		77,296.88	77,296.88	5,135,000.00
11/01/42	345,000.00	6.375%	77,296.88	422,296.88	4,790,000.00
05/01/43	-		66,300.00	66,300.00	4,790,000.00
11/01/43	365,000.00	6.375%	66,300.00	431,300.00	4,425,000.00
05/01/44	-		54,665.63	54,665.63	4,425,000.00
11/01/44	390,000.00	6.375%	54,665.63	444,665.63	4,035,000.00
05/01/45	-		42,234.38	42,234.38	4,035,000.00
11/01/45	415,000.00	6.375%	42,234.38	457,234.38	3,620,000.00
05/01/46	-		29,006.25	29,006.25	3,620,000.00
11/01/46	440,000.00	6.375%	29,006.25	469,006.25	3,180,000.00
05/01/47	-		14,981.25	14,981.25	3,180,000.00
11/01/47	470,000.00	6.375%	14,981.25	484,981.25	2,710,000.00
Total	5,915,000.00		5,318,981.32	11,233,981.32	

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 209,688				\$ 209,688
Allowable discounts (4%)	(8,388)				(8,388)
Assessment levy: net	201,300	\$ 193,709	\$ 7,591	\$ 201,300	201,300
Interest	-	5,604	-	5,604	-
Total revenues	201,300	199,313	7,591	206,904	201,300
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	65,000
Interest	135,444	67,722	67,722	135,444	132,519
Total debt service	200,444	67,722	132,722	200,444	197,519
Other fees and charges					
Tax collector	4,194	3,866	328	4,194	4,194
Total other fees & charges	4,194	3,866	328	4,194	4,194
Total expenditures	204,638	71,588	133,050	204,638	201,713
Net increase/(decrease) of fund balance	(3,338)	127,725	(125,459)	2,266	(413)
Fund balance - beginning (unaudited)	241,429	253,155	380,880	253,155	255,421
Fund balance - ending (projected)	<u>\$ 238,091</u>	<u>\$ 380,880</u>	<u>\$ 255,421</u>	<u>\$ 255,421</u>	<u>255,008</u>
Use of fund balance:					
Debt service reserve account balance (required)					(101,507)
Interest expense - December 15, 2026					(64,797)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 88,704</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/25			66,259.38	66,259.38	2,730,000.00
06/15/26	65,000.00	4.500%	66,259.38	131,259.38	2,665,000.00
12/15/26			64,796.88	64,796.88	2,665,000.00
06/15/27	70,000.00	4.500%	64,796.88	134,796.88	2,595,000.00
12/15/27			63,221.88	63,221.88	2,595,000.00
06/15/28	70,000.00	4.500%	63,221.88	133,221.88	2,525,000.00
12/15/28			61,646.88	61,646.88	2,525,000.00
06/15/29	75,000.00	4.500%	61,646.88	136,646.88	2,450,000.00
12/15/29			59,959.38	59,959.38	2,450,000.00
06/15/30	80,000.00	4.875%	59,959.38	139,959.38	2,370,000.00
12/15/30			58,009.38	58,009.38	2,370,000.00
06/15/31	85,000.00	4.875%	58,009.38	143,009.38	2,285,000.00
12/15/31			55,937.50	55,937.50	2,285,000.00
06/15/32	85,000.00	4.875%	55,937.50	140,937.50	2,200,000.00
12/15/32			53,865.63	53,865.63	2,200,000.00
06/15/33	90,000.00	4.875%	53,865.63	143,865.63	2,110,000.00
12/15/33			51,671.88	51,671.88	2,110,000.00
06/15/34	95,000.00	4.875%	51,671.88	146,671.88	2,015,000.00
12/15/34			49,356.25	49,356.25	2,015,000.00
06/15/35	100,000.00	4.875%	49,356.25	149,356.25	1,915,000.00
12/15/35			46,918.75	46,918.75	1,915,000.00
06/15/36	105,000.00	4.875%	46,918.75	151,918.75	1,810,000.00
12/15/36			44,359.38	44,359.38	1,810,000.00
06/15/37	110,000.00	4.875%	44,359.38	154,359.38	1,700,000.00
12/15/37			41,678.13	41,678.13	1,700,000.00
06/15/38	115,000.00	4.875%	41,678.13	156,678.13	1,585,000.00
12/15/38			38,875.00	38,875.00	1,585,000.00
06/15/39	120,000.00	5.000%	38,875.00	158,875.00	1,465,000.00
12/15/39			35,875.00	35,875.00	1,465,000.00
06/15/40	130,000.00	5.000%	35,875.00	165,875.00	1,335,000.00
12/15/40			32,625.00	32,625.00	1,335,000.00
06/15/41	135,000.00	5.000%	32,625.00	167,625.00	1,200,000.00
12/15/41			29,250.00	29,250.00	1,200,000.00
06/15/42	140,000.00	5.000%	29,250.00	169,250.00	1,060,000.00
12/15/42			25,750.00	25,750.00	1,060,000.00
06/15/43	150,000.00	5.000%	25,750.00	175,750.00	910,000.00
12/15/43			22,000.00	22,000.00	910,000.00
06/15/44	160,000.00	5.000%	22,000.00	182,000.00	750,000.00
12/15/44			18,000.00	18,000.00	750,000.00
06/15/45	165,000.00	5.000%	18,000.00	183,000.00	585,000.00
12/15/45			13,875.00	13,875.00	585,000.00
06/15/46	175,000.00	5.000%	13,875.00	188,875.00	410,000.00
12/15/46			9,500.00	9,500.00	410,000.00
06/15/47	185,000.00	5.000%	9,500.00	194,500.00	225,000.00
12/15/47			4,875.00	4,875.00	225,000.00
06/15/48	195,000.00	5.000%	4,875.00	199,875.00	30,000.00
Total	2,700,000.00		1,896,612.60	4,596,612.60	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments								
Parcel	Community Name	Product	Sq. Ft. /Units	FY 2026 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	FY 2026 vs. FY 2025 Total Assessment Change/Unit
<u>Non-Residential</u>								
Commercial Parcel 5	Lowe's	Retail	105,070	650.32	-	650.32	650.34	(0.02)
Commercial Parcel 5		Hotel	100	390.19	-	390.19	390.20	(0.01)
Commercial Parcel 6	BJ's	Retail	73,310	650.32	-	650.32	650.34	(0.02)
Commercial Parcel 7	Senior Living	Retail	100,000	650.32	386.21	1,036.53	1,036.55	(0.02)
Total			278,480					
<u>Residential</u>								
Residential Parcel 1	Grand Isles	TH 22.5'	206	1,300.63	1,088.02	2,388.65	2,388.69	(0.04)
Residential Parcel 2/3	The Reef	SF 40'	183	1,320.54	2,690.15	4,010.69	4,010.73	(0.04)
Residential Parcel 2/3- Prepaid	The Reef	SF 40'	4	1,320.54	-	1,320.54	1,320.58	(0.04)
Residential Parcel 4	Elysian	MF	348	390.19	-	390.19	390.20	(0.01)
Residential Parcel 5	Sentosa	MF	298	390.19	-	390.19	390.20	(0.01)
Residential Parcel 10/11	The Cove	SF 63'	46	1,305.50	3,104.13	4,409.63	4,409.83	(0.20)
Residential Parcel 10/11 - Reduced	The Cove	SF 63'	13	1,305.50	2,604.21	3,909.71	3,909.91	(0.20)
Residential Parcel 10/11 - Prepaid	The Cove	SF 63'	3	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 10/11	The Cove	Villa 37.5'	23	1,305.50	3,114.80	4,420.30	4,420.50	(0.20)
Residential Parcel 10/11- Reduced	The Cove	Villa 37.5'	2	1,305.50	2,719.05	4,024.55	4,024.75	(0.20)
Residential Parcel 10/11- Prepaid	The Cove	Villa 37.5'	7	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 12	Atlantica Isles	Villa 37.5'	24	1,305.50	3,114.80	4,420.30	4,420.50	(0.20)
Residential Parcel 12 - Reduced	Atlantica Isles	Villa 37.5'	16	1,305.50	2,719.05	4,024.55	4,024.75	(0.20)
Residential Parcel 12 - Prepaid	Atlantica Isles	Villa 37.5'	94	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 13	Dorado	SF 53'	83	1,305.50	3,227.14	4,532.64	4,532.84	(0.20)
Residential Parcel 13 - Reduced	Dorado	SF 53'	46	1,305.50	2,816.73	4,122.23	4,122.43	(0.20)
Residential Parcel 13 - Prepaid	Dorado	SF 53'	18	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 14	Seaside Estates	SF 73'	100	1,305.50	3,575.24	4,880.74	4,880.94	(0.20)
Residential Parcel 14 - Prepaid A-2	Seaside Estates	SF 73'	2	1,305.50	1,770.17	3,075.67	3,075.87	(0.20)
Residential Parcel 14 - Prepaid	Seaside Estates	SF 73'	17	1,305.50	-	1,305.50	1,305.70	(0.20)
Total			1,533					

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2026 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	
<u>Non-Residential</u>							
Commercial Parcel 8	Retail	175,000	611.30	363.34	974.64	974.66	(0.02)
Office Parcel 9	Office	100,000	611.30	248.61	859.91	859.93	(0.02)
Total		275,000					

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2025 based on information received from the St. Johns County Property Appraiser's Office

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Twin Creeks North Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Twin Creeks North Community Development District.

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5A

To: Kristen Thomas <thomask@whhassociates.com>; Fieldops
<fieldopstwincreeksnorthcdd@gmail.com>

Subject: Twin Creeks North CDD Christmas Lights Proposals

Good Afternoon,

See attached for the requested Christmas Lights Proposals for all 4 Monuments and Medians. The scope was built to be consistent with the Clubhouse/Amenity Center's chosen theme of bright/cool White and Green.

The following scope was asked for:

- Two 60" lighted wreaths on both sides of "Beachwalk" channel letter signs at each monument with large red bows
- Five palm trunks lit in bright/cool white on tops of each monument nearest "Beachwalk" channel letter signs (20 palms total)
- Tops of each monument lit with string of C9 LED Bright/cool white
- Three large palm trunks lit in bright/cool white with green lighted fronds (each entrance median - 6 total)

Here is a summary of the proposal pricing for each vendor:

Humbug:

No Discount Options Chosen: \$22,996.12

With 10% Earl-Install Discount ONLY: \$20,905.56

With 3-Year/5% Discount Option ONLY: \$21,901.06

With BOTH 10%/Early Install AND 3-Year/5% Discount: \$19,910.05

With 5-year/7.5% Discount Option ONLY: \$21,391.73

With both 10%/Early Install AND 5-Year/7.5% Discount: \$19,447.03

Twinkle Lights:

1 Year Agreement

Subtotal \$24,740.00

Tax \$0.00

Total \$24,740.00/year

Deposit Amount \$12,370.00

A 3.95% card processing fee may apply.

3 Year Agreement

Subtotal \$20,772.00

Tax \$0.00

Total \$20,772.00/year

Deposit Amount \$10,386.00

A 3.95% card processing fee may apply.

5 Year Agreement

Subtotal \$18,360.00

Tax \$0.00

Total \$18,360.00/year

Deposit Amount \$9,180.00

A 3.95% card processing fee may apply.

Bling:

Total \$18,276.00

10% Discount if installed in October

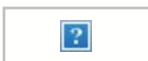
Total with Discount \$16448.40

Nite Lites:

(cost to purchase lights from vendor and have vendor install/store for following years)

Total \$67,203.30

Pricing for following years requested but not yet received



Art Minchew

Facilities Maintenance Director
Twin Creeks North Field Operations Assistant

904-506-4903

maintenance@clubbeachwalk.com

100 Beachwalk Club Dr. Saint Johns, FL 32259

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5A1



Bling! of Jacksonville
10221-3 Beach Boulevard
Jacksonville, FL 32246

Estimate 10009923
Estimate Date 8/3/2025

Billing Address
Twin Creeks North CDD
100 Beachwalk Club Dr
St Johns, FL 32259 USA

Job Address
Sammy Horton
100 Beachwalk Club Dr
St Johns, FL 32259 USA

Description of work

Decorate 4 monuments at 2 entrances. Place (2) 60" lit wreaths (pure white) with bows on each, line the top of wall with C9 cord in pure white bulbs, wrap 5 palms on each pure white (trunks only), wrap 5 palms in center median trunks (pure white) and fronds (green) at both entrances.

Service #	Description	Quantity	Your Price	Total
10% Discount	10% Discount if installed in October.	1.00	-\$1,827.60	-\$1,827.60
MNWPW-60TP	Mixed Noble Wreath 60" - Pure White - 2 Piece (bolt together)	8.00	\$375.00	\$3,000.00
BWNRG-30	30" Nylon Red Bow with Gold Trim	8.00	\$150.00	\$1,200.00
C9RLG1000-15	C9 Cord - Green (18 AWG) 15" socket spacing	456.00	\$6.00	\$2,736.00
BUC9PW	Pure White	570.00	\$0.00	\$0.00
LS5MM50PW-6XG	LED 50 Light 5MM BALLED Coaxial Connection - Pure White (wrap palm trunks along top of wall)	144.00	\$30.00	\$4,320.00
LS5MM50PW-6XG	LED 50 Light 5MM BALLED Coaxial Connection - Pure White (palm trunks center median x6).	72.00	\$30.00	\$2,160.00
LS5MM50GR-6XG	LED 50 Light 5MM BALLED Coaxial Connection - Green (palm fronds center median x6 palms)	162.00	\$30.00	\$4,860.00

Potential Savings \$1,827.60 - \$1,827.60		Sub-Total	\$16,448.40
		Tax	\$0.00
		Total Due	\$16,448.40
		Deposit/Downpayment	\$0.00

Thank you for choosing Bling!

Company, Bling! Premier Lighting, proposes to perform the Work for a total sum of: (i) the estimated cost as outlined above; and (ii) any Additional Costs (defined in the Terms and Conditions) (collectively, the "Agreed Price"). The Agreed Price shall be payable to Bling! from Customer as follows: (i) Down Payment in the amount of 50% of the "Estimated Total Cost" due upon execution of this Agreement; (ii) Final Payment in the amount of 50% of the "Estimated Total Cost", plus any Additional Costs, due upon completion of the Work. Holiday Lighting Projects are to be paid in full upon execution of this agreement. Customer agrees to make all payments under this Agreement, including the Work and Additional Costs directly to Bling!. Customer's signature signifies acceptance of all Terms and Conditions of this Agreement, including the additional Terms and Conditions contained herein. By signing this Agreement you agree that you have also been provided notice of these rights to cancel orally in addition to the writing contained herein.

HOMEOWNER SERVICE AGREEMENT DESCRIPTION

Holiday Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the agreed upon project for the designated and agreed upon areas of the project. Throughout the duration of the project terms, if any lights or accessories malfunction or need adjusted, repaired or replaced, Blingle agrees to complete the necessary work in a timely matter. Once the new calendar year has begun, Blingle will reach out to schedule an agreed upon date and time to remove all lighting and accessories. If Blingle cannot reach the homeowner or responsible party, Blingle has the right to return and collect its lighting, materials, and accessories with a given 24 hour notice.

Landscape Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner or responsible party. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the project on the designated and agreed upon areas. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Event Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the venue on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Patio Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal for the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Permanent Lighting: Blingle will complete a design in person or via virtual designer. We will send a contract to be completed and signed by the homeowner. Once the contract is signed, we will schedule an agreed upon install time and date. Blingle will complete the design proposal on the designated and agreed upon areas of the home. A maintenance agreement is optional. If the homeowner or responsible party agrees to a maintenance plan, Blingle would be responsible for any adjustments or first right of refusal on repairs and labor. Blingle is not responsible or liable for any damages to or the malfunction of any product or accessories but will provide labor throughout the duration of maintenance program. The customer is always responsible for the terms of the product warranty through the manufacturer.

Residential Holiday Storage Verbiage

Your lights and accessories will be reserved for your property for next year's installation in our warehouse. We will hold the materials for your project per your contract or through the renewal period the following year. When your contract ends or if you do not renew, the materials for your project will no longer be designated to you under the agreed upon terms.

ADDITIONAL TERMS AND CONDITIONS

1. Company Work; Contractor. Customer hereby authorizes Company to perform the Work on Customer's property under this Agreement. Company agrees to perform the Work, for the Agreed Price. Customer acknowledges that Company is an independent contractor and may be entitled to certain compensation of overhead and profit, and other payments under this Agreement, as allowed by applicable state standards.

2. Agreed Price. The Agreed Price includes: (i) Estimated Total Cost (as set forth above); plus (ii) the following additional costs, fees, and expenses: (a) upgrades, improvements, materials, or labor outside the scope of Work, if requested by Customer; (b) any additional costs, expenses, or fees for repairs, materials, or labor, known or unknown at the time of the performance of Work, that are necessary to complete the Work as required by local building codes; and/or documented price increases of the Work, such as labor, materials, and products; pursuant to a change order for Work; or as incurred by Company in the event Work is stopped and/or resumed.

3. Labor; Materials; Equipment; Storage; Ownership. Company agrees to furnish all permits, labor, equipment, lighting products and other materials to complete the Work (except the lighting and decoration materials and products purchased [OR SUPPLIED] by Company, if any, to be installed by Company pursuant to this Agreement). All lighting products and other materials provided by Company will be standard stock products and materials, unless otherwise specified, subject to availability and substitution for substantially equivalent products and materials in the Company's sole discretion. Company agrees to use best efforts to match Customer's existing lighting products and other materials within reasonable tolerance as to color and design. All excess lighting products and other materials shall be the property of Company. The lighting products and other materials for Customer's project will be reserved for Customer's property for next year's installation in the Company's warehouse or other Company designated location. The Company will store the lighting products and other materials for Customer's project for the period of time set forth in the Agreement or through the agreed upon renewal period. When the Agreement terminates, and if Customer does not elect to renew the Agreement, the lighting products and other materials for Customer's project will no longer be designated for Customer's project and Company's obligation to store the lighting products and other materials for Customer's terminated project will expire. Customer acknowledges, understands, and agrees that all lighting products and other materials supplied by the Company in the performance of the Work

under this Agreement shall be the sole and exclusive property of Company and not Customer, unless purchased by the Customer as provided herein.

4. **Customer Property; Access.** Customer agrees to provide Company access to Customer's property during standard working hours and as required for completion of the Work. Customer agrees that Customer's telephone, electricity and water will be made available to Company's personnel during the course of the work. Customer will also furnish, at Customer's expense, single phase, 220-volt, 50-amp electrical service. Except as expressly provided herein, Company shall not be responsible or liable for the protection of, or damage to, Customer's property. Customer shall manage and be responsible for the protection of all Customer property, including automobiles, exposed to potential damage by Company's Work. Customer shall remove, store and/or protect all Customer property during Company's Work as reasonable or necessary for the performance of the Work. Customer acknowledges and agrees that the Work may require that heavy materials, trucks, or other equipment or supplies be placed on Customer's property, and that Customer shall be solely responsible for and agrees to hold Company harmless for any damage to Customer's property, including, but not limited to, driveways, walkways, or lawns, which may be caused thereby. Company shall not be responsible for damages of any kind to any area of Customer's property upon which Company's Work has not been completed, nor to any person, including Customer, for damages of any kind occurring after the Work is complete.

5. **Completion of Work; Delay.** Completion of Work shall be the date on which Company's Work is substantially complete (as distinguished from the date of Customer's acceptance thereof) or the date of Company's last item of Work at the property, whichever is earlier. Company shall not be responsible if any interruption of Company's work results from Customer's failure to provide reasonable access or due to the acts or negligence of others not under Company's direction. Company shall not be responsible for damages arising from delay due to inclement weather, strikes, fires, accidents, delays in shipments or delivery of materials, or any causes beyond Company's reasonable control.

6. **Past Due Amounts; Collection Costs.** Customer agrees to pay a service charge of eighteen percent (18%) per annum or the maximum amount allowed by law, whichever is less, on all balances thirty (30) days or more past due. Customer agrees to pay for all costs, fees, and expenses, including reasonable attorneys' fees, incurred by Company in the performance or enforcement of this Agreement, including collection of Customer's past due account. Returned checks will be assessed a \$25.00 processing fee. Credit cards on file will be processed after completion of the Work.

7. **Customer Failure to Authorize Work; LIQUIDATED DAMAGES.** If Customer fails to authorize and/or grant access to Company to commence such Work on the date of scheduled performance of the Work, then Customer shall pay Company twenty percent (20%) of the Final Payment (the "Liquidated Damages"). The parties hereby expressly agree that the actual harm caused by Customer's breach would be impossible or very difficult to estimate at the time of entering into this Agreement and that the Liquidated Damages represents the parties' reasonable estimation of damages, losses, and expenses, incurred by Company (which may include Company time, involvement, expertise, burden, and expense, in assisting Customer with the assessment and documentation of damage to Customer's property, and in the preparation, coordination, and engagement of the performance of Work under this Agreement. The parties expressly acknowledge and agree that the Liquidated Damages are established and agreed upon in advance as a fair and equitable amount reasonably estimated to cover damages, losses, or expenses incurred by Company for Customer's failure to authorize or grant access to Company to perform the Work, and not as a penalty.

8. **Customer Payment; Failure to Pay.** Customer shall be obligated and responsible for all payments to Company under this Agreement. Customer's failure to make prompt payment of any kind when due shall entitle Company, upon forty-eight (48) hours written notice, to stop Work without penalty of any kind whatsoever. In the event Customer does not remit payment for any or all of the Work, any individual line item, or any trade, service, material, product, or other expense reasonable or necessary to perform the Work, Customer shall release Company of its obligations for the performance of that component of Work or acts associated with such expense.

9. **Insurance.** Customer acknowledges and understands that Company does not work for an insurance company, and that Customer may authorize Company to perform the Work under this Agreement in Customer's sole discretion. Company and its authorized representatives are not engaged in or hold themselves out as public adjusters. Company makes no representations or warranties regarding insurance, Customer's insurance coverage, or any insurance claim of Customer whatsoever related to the Work, this Agreement, or otherwise.

10. **Hazardous Materials; Mold.** Nothing contained in this Agreement shall be construed to require Company to determine the presence or absence of any hazardous materials, including any asbestos-containing materials or mold, affecting the property or Work, or to require Company to remove, transport, dispose of, clean, remediate, use, handle, or protect such materials, including, but not limited to mold abatement, removal, disposal, or cleaning. Customer agrees to pay, as an additional cost, all costs, fees, and expenses related to any abatement, removal, cleaning, remediation, disposal, transportation, or otherwise handling of any hazardous materials, including asbestos-containing materials and mold, by Company, if undertaken by the Company in its discretion. In the event that Company learns of the presence of any hazardous materials on Customer's property, Company reserves the right to immediately stop Work and, at Company's discretion, execute a change order with Customer for such additional repairs, labor, or materials as may be required to perform the original scope of Work. Customer hereby waives and disclaims any claims against Company arising out any loss, damage or injury resulting therefrom and acknowledges that Company shall have no liability or responsibility with respect to the same. CUSTOMER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS COMPANY, ITS OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES, AGAINST LIABILITY, LOSS, DAMAGE, OR EXPENSE BY REASON OF ANY CLAIMS, DEMANDS, SUITS OR JUDGMENTS ARISING OUT OF OR RELATED TO THE CONDITION OR ALLEGED CONDITION OF THE PROPERTY OR ANY EXISTING IMPROVEMENTS, FIXTURES OR APPURTENANCES THEREON, INCLUDING BUT NOT LIMITED TO THE PRESENCE OF ANY LATENT DEFECTS OR TOXIC OR HAZARDOUS MATERIALS.

11. **Concealed or Unknown Conditions.** Company shall not be responsible for any concealed or unknown conditions at the site of the Work, and Company shall be entitled to equitable compensation for any increased cost of performing the Work and an equitable extension of the time required to perform the Work arising out of or related to any such differing site conditions encountered, or any other cause beyond Company's reasonable control.

12. **Liability; Limitations; Indemnification.** Company shall not be liable for, and accepts no liability to indemnify or hold Customer harmless for, any claims or damages to persons or property, except: (i) as expressly provided herein; and (ii) to the extent that such damage occurs during performance of Company's Work and are the direct result of Company's error or omission. Company shall not be liable for damage or loss, of any

kind, caused in whole or in part by: (i) the acts, errors, or omissions of other parties, trades or contractors; (ii) any rework required to be performed by Company as a result of the acts, omissions, or errors of other parties, trades, or contractors; or (iii) lightning, winds, hailstorms, ice damage, ice dams (caused by thawing and freezing of ice, water or snow), hurricanes, tornados, floods, earthquakes or other unusual phenomena of the elements; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports or other parts of the building; stoppage of roof drains and gutters; insects; rodents or other animals; or fire. In no event shall Company be liable or responsible for damage or loss, of any kind; (i) for any electrical, cable, HVAC, mechanical, or plumbing lines or equipment on Customer's property; (ii) for the functionality of satellite dishes or solar panels; or (iii) for any slight scratching or denting of gutters; oil droplets in driveways; damage to flowers or landscaping, or minor broken branches on trees, plants or shrubbery; damage to sprinkler systems, driveways, walkways, lawns; or debris, such as nails or trash, on Customer's property. CUSTOMER'S MAXIMUM RECOURSE SHALL BE, AND COMPANY'S MAXIMUM LIABILITY UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT COMPANY BILLED TO CUSTOMER UNDER THIS AGREEMENT. CUSTOMER AGREES TO INDEMNIFY, DEFEND, AND HOLD COMPANY HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, CHARGES, OR DEMANDS, THAT RISE OUT OF, PERTAIN TO, OR RELATE TO COMPANY'S PERFORMANCE OF THIS AGREEMENT OR THE WORK. Customer acknowledges, understands, and agrees that Company shall not be liable for any modifications, alterations, additions, or otherwise actions or omissions of Customer or any third party, to or upon the Products, or otherwise related to the Work. Notwithstanding anything to the contrary contained elsewhere herein, neither party shall be liable to the other for any consequential, special, incidental, indirect or punitive damages of any kind or character, including, but not limited to, loss of use, loss of profit, loss of anticipated profit, loss of bargain, loss of revenue or loss of product or production, however arising under this Agreement or as a result of, relating to or in connection with the performance of Work under this Agreement and the parties' performance of the obligations hereunder, and no such claim shall be made by any party against the other regardless of whether such claim is based or claimed to be based on negligence (including sole, joint, active, passive, or concurrent negligence, but excluding gross negligence), fault, breach of warranty, breach of agreement, breach of contract, statute, strict liability or any other theory of liability whatsoever.

13. Warranties. Customer acknowledges and agrees with the warranty limitations set forth in this Agreement. Customer understands and acknowledges that Company does not warrant or guarantee previous workmanship or pre-existing materials, nor any materials, products, or labor not originally provided by Company. A written limited warranty is offered on workmanship and lighting products or other materials provided pursuant to this Agreement on the terms and conditions reflected in the written limited warranty materials provided or made available to Customer. Company shall not be liable for, and Customer agrees to hold Company harmless for, any latent defects in any products or materials supplied to Customer under this Agreement. Any warranty provided under this Agreement shall not include the cost to abate, remove, clean, remediate, dispose, transport, use, or handle any hazardous substance, including asbestos or mold, that may be found on Customer's property in the future. If Company is not paid in full in accordance with this Agreement, all such warranties shall immediately be null and void. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, COMPANY DISCLAIMS ALL WARRANTIES NOT SPECIFICALLY CONTAINED HEREIN, EXPRESS OR IMPLIED BY LAW, INCLUDING BUT NOT LIMITED TO THE WARRANTY FOR MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND CUSTOMER WAIVES ALL CLAIMS.

14. PRE-LIEN NOTICE. COMPANY HEREBY PROVIDES NOTICE THAT ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR SUCH CONTRIBUTIONS, LABOR OR MATERIALS. Upon default in payment, a lien will be placed on the property and charges will be added from the date of substantial completion at the maximum rate allowed by law.

15. Further Assurances. Customer and Company agree to execute and deliver such additional documents and to take such other actions and do such other things as may be necessary to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby.

16. Waiver of Subrogation. Customer and Company waive all rights against each other and any of their respective subcontractors, sub-subcontractors, agents and employees for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this agreement, or other property insurance applicable to the Property, except such rights as they have to the proceeds of such insurance held by the Customer as fiduciary.

17. Miscellaneous. This Agreement constitutes the entire agreement between the parties relating to all of the subject matter hereof, and supersedes all prior agreements, arrangements and understandings, written or oral between the parties concerning such subject matter. ANY REPRESENTATION, STATEMENTS, OR OTHER COMMUNICATIONS NOT WRITTEN IN THIS AGREEMENT, OR MADE IN ANY WRITING PURSUANT THERETO, ARE AGREED TO BE INVALID AND NOT RELIED ON BY EITHER PARTY AND SHALL NOT SURVIVE THE EXECUTION OF THIS AGREEMENT. Customer shall not assign this Agreement without the prior written consent of Company. Except as provided herein, this Agreement cannot be cancelled, terminated, or amended without written mutual consent of both parties. This Agreement shall be governed by the laws of the State in which performance of the Work takes place. All rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or pursuant to any other agreement between the parties. Company and Customer intend and agree that if a court of competent jurisdiction determines that the scope of any provision of this Agreement is too broad to be enforced as written, the court should reform such provision(s) to such narrower scope as it determines to be enforceable, or if such provision cannot be reformed by the court, such provision shall be deemed separate and severable from the Agreement and the unenforceability of any such provision shall not invalidate or render unenforceable any of the remaining provisions of the Agreement.

18. Optional Maintenance Plan. Company may provide a maintenance plan for the Work to Customer, if elected by Customer, as more fully set forth on Exhibit A, attached hereto.

19. Dispute Resolution

19.1. Mediation: All disputes or claims by and between Company and Customer arising out of or in connection with this Agreement shall be submitted to non-binding mediation, as a condition precedent, to the institution of arbitration. Mediation shall be initiated by making written demand on the other party to this Agreement. In the event the parties are unable to agree upon the selection of a mediator, the parties agree to submit and have the mediation administered by American Arbitration Association ("AAA"). The parties agree to share the cost and expense of mediation (including the mediator's fee) equally. The mediation shall be conducted in or near where the property is located unless otherwise

agreed to by the parties. Any settlement agreement entered by and between the parties in mediation shall be binding and enforceable against each party.

19.2. Arbitration: The parties irrevocably agree that any claim and/or dispute arising in connection with this Agreement shall be resolved by arbitration, the same to be administered by the AAA (Construction Industry Arbitration Rules). Judgment on the award rendered by the arbitrator(s) may be entered in any one or more courts having jurisdiction thereof, including, but not limited to, a court of appropriate jurisdiction located in the State and County where the Property is located, as well as a court of appropriate jurisdiction located in any State and County where the Client conducts business. The prevailing party in any dispute or controversy arising out of or in connection with this Service Agreement shall be entitled to recover its reasonable attorneys' fees and costs (including all taxable costs and expert witness fees). Notwithstanding anything contained herein, in addition to any remedies it may have, Company shall have the right to file for, establish and/or enforce a Mechanic's Lien at any time prior, during or after the conclusion of any arbitration proceedings and to stay the same during the pendency of the arbitration proceedings. The filing by Company to establish and enforce a Mechanic's Lien shall not be deemed to be a waiver of the right to arbitration. In addition to any other powers conferred pursuant to the rules, the arbitrator(s) shall have the power to determine the right to the establishment and enforcement of a Mechanic's Lien.

20. Execution and Authority: Customer represents and warrants to Company that Customer is not a party to any agreement that would prohibit Customer from entering into this Agreement. Customer hereby certifies that Customer is the owner of, or authorized by the owner of, the Property set forth above, and has all requisite power and authority to enter into this Agreement and authorize the performance of the Work herein and to bind the Customer and owner of the Property.

21. Right to Cancel. To the extent required by applicable laws, notice is hereby given that Customer has three days after the date of this Agreement to cancel this transaction by giving written notice to the Company. Customer acknowledges that the foregoing Agreement involves real property and therefore the cancellation pursuant to the Federal Trade Commission does not apply.

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5A11

Re: Proposal Question

From Humbug Holiday Lighting 1 <h1@humbugholidaylighting.com>

Date Thu 8/14/2025 4:14 PM

To Beachwalk Maintenance <maintenance@clubbeachwalk.com>

Cc Robert Mayben <robbyhhljax@gmail.com>

Hi Art, that is correct, the quantities are no listed and there are 2 for each monument.

Thanks and have a great day,

Josh — Owner

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns
(904) 999-0110

H1@humbugholidaylighting.com

Check out our install photos on Facebook: [Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns](#)

A 5-star review would make our little elves happy:

[jacksonvilleloveshumbug.com](https://www.jacksonvilleloveshumbug.com)

From: Beachwalk Maintenance <maintenance@clubbeachwalk.com>

Sent: Thursday, August 14, 2025 3:43 PM

To: Humbug Holiday Lighting 1 <h1@humbugholidaylighting.com>

Subject: Proposal Question

Hey Robbie,

I just noticed on this proposal that it appears there is only one wreath per monument listed, but you've included two in the picture. I'm guessing the quantity is simply not listed. Could you please confirm this includes 2 60" wreaths and 2 bows per monument?

Also, can you change the billing address to:

Twin Creeks North CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431



Art Minchew

Facilities Maintenance Director
Twin Creeks North Field Operations Assistant

904-506-4903

maintenance@clubbeachwalk.com

100 Beachwalk Club Dr. Saint Johns, FL 32259



P R O P O S A L

Humbug Holiday Lighting of Jacksonville-St Augustine-St
Johns
101 Marketside Avenue
Unit 404, #181
Ponte Vedra Beach, FL 32081
(904) 999-0110



<https://humbugholidaylighting.com/staugustine-fl/>

Billing Address

Twin Creeks North CDD
POC: Art Minchew and Tom Rowand JR
2300 Glades Rd. Suite 410W
Boca Raton, FL 33431
(904) 962-2449 (Office)
fieldopstwincreeksnorthcdd@gmail.com

Service Address

Twin Creeks North CDD
POC: Art Minchew and
Tom Rowand JR
752 County Rd 210
St. Augustine, FL 32095
(904) 962-2449 (Office)

Date	July 30, 2025
Total	\$19,504.76

This proposal expires on 10/28/2025

Prepared by Robby Mayben (robbymhjax@gmail.com)

N O T E S

Our holiday lights service provides you with professional grade, custom cut, energy efficient LED lights that last twice as long as standard lights. This estimate includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown.

We offer a **10% Early Install Discount** to customers who accept their proposal, pay the 50% deposit and install lights before Nov 1st. Lights can be turned on at a later time, if desired. **Many of our HOAs take advantage of this offer in order to get more lighting for their budget.**

In addition to our Early Install Discount, we also offer a **3-year and 5-year agreement discount**. If you would like to take advantage of our 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

3-year Contract: 5% each year

5-year Contract: 7.5% each year

Breakdown of Pricing Discount Options for Whole Monument:

1. No Discount Options Chosen: \$19,504.76
2. With 10% Earl-Install Discount ONLY: \$17,731.60
3. With 3-Year/5% Discount Option ONLY: \$18,575.96
4. With BOTH 10%/Early Install AND 3-Year/5% Discount: \$17,146.97
5. With 5-year/7.5% Discount Option ONLY: \$18,143.96
6. With both 10%/Early Install AND 5-Year/7.5% Discount: \$16,494.51

Breakdown of Pricing Discount Options for Part of Monumnet 1.No Discount Options Chosen: \$ 2. With 10% Earl-Install Discount ONLY: \$ 3. With 3-Year/5% Discount Option ONLY: \$ 4. With BOTH 10%/Early Install AND 3-Year/5% Discount: \$ 5. With 5-year/7.5% Discount Option ONLY: \$ 6. With both 10%/Early Install AND 5-Year/7.5% Discount: \$

We've added some graphics that illustrate the differences in quality and look between the various bows on the market, differences in wreaths some installers use, as well as the C7 versus the C9 bulb. Often, bows, wreaths and C7 bulbs are where installers cut corners on quality to increase profits. We do not. We use the larger C9 bulb. ***There is no price difference to the customer if we use C7 or C9 bulbs.*** We use Commercial realistic bows that do not look fake, like most Oregon fir bows. Lastly, we use canvas bows instead of the cheaper Nylon or Velvet bows. As the premier professional Holiday Light Installer in Northeast Florida, we do not cut corners. ***We go out of our way to hide wires, find issues before notified of issues, and ensure our quality, reliability, and responsiveness outperforms everyone else.....and we are proud to say that!***

One last thing: We've also added some photos of previous work to help you better visualize what the lighting looks like and to show you are quality of work for many HOAs/CDDs around here.

HOA/CDD References:

1. Rich Gray, Director of Field Operations North Florida, Rgray@rmsnf.com
2. Yani Ramos, HOA Board Member-The Colony at Twenty-Mile, tchoabodmember2022@gmail.com
3. Danelle DeMarco, Property Manager-Bartram Springs, ddemarco@gmsnf.com
4. Christian Birol, Property Manager-Beacon Lake, cbirol@rmsnf.com
5. Michael Resetar, Property Manager-Barrington Cove & Franklin Square, MResetar@maymgt.com

[NOTE: Some of the features portrayed on this design are NOT TO SCALE but are used to give an idea of what the finished product could look like.]

Please review and select one proposal from the bundle before accepting:

2025 Christmas ...

Holiday Lighting

2025 Christmas ...

Holiday Lighting for HOA/CDD

\$19,504.76**\$14,974.76**

Select

Select

This proposal contains 16 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
HOA/CDD	Holiday Lighting	
<input type="checkbox"/> Front Monument #1 Greenery		\$1,389.44
60" Pre-Lit LED Wreath, Pure White	60" Pre-Lit LED Wreath, Pure White	
30" Red Bow-Commercial Grade	30" Red Bow	
<input type="checkbox"/> Front Monument #1		\$2,010.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Pure White Bulbs	C9 Pure White Bulbs	
<input type="checkbox"/> Front Monument #1 Palms (5)		\$990.00
PW, 5mm Coaxial Mini, 70Lt, 4in spacing	PW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Front Monument #2 Greenery		\$1,389.44
60" Pre-Lit LED Wreath, Pure White	60" Pre-Lit LED Wreath, Pure White	
30" Red Bow-Commercial Grade	30" Red Bow	
<input type="checkbox"/> Front Monument #2		\$2,010.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Pure White Bulbs	C9 Pure White Bulbs	

■ Front Monument #2 Palm Trees (5)		\$990.00
PW, 5mm Coaxial Mini, 70Lt, 4in spacing	PW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Median Palms #1 Trunk (3)		\$594.00
PW, 5mm Coaxial Mini, 70Lt, 4in spacing	PW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Median Palms #1 Canopy (3)		\$396.00
GRN, 5mm Coaxial Mini, 70Lt, 4in spacing	GRN, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Front Monument #3 Greenery		\$1,389.44
60" Pre-Lit LED Wreath, Pure White	60" Pre-Lit LED Wreath, Pure White	
30" Red Bow-Commercial Grade	30" Red Bow	
■ Front Monument #3		\$2,010.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Pure White Bulbs	C9 Pure White Bulbs	
■ Front Monument #3 Palm Trees (5)		\$990.00
PW, 5mm Coaxial Mini, 70Lt, 4in spacing	PW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Front Monument #4 Greenery		\$1,389.44
60" Pre-Lit LED Wreath, Pure White	60" Pre-Lit LED Wreath, Pure White	
30" Red Bow-Commercial Grade	30" Red Bow	
■ Front Monument #4		\$2,010.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Pure White Bulbs	C9 Pure White Bulbs	
■ Front Monument #4 Palms (5)		\$990.00

PW, 5mm Coaxial Mini, 70Lt, 4in spacing	PW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Median Palms #2 Trunk (3)		\$561.00
PW, 5mm Coaxial Mini, 70Lt, 4in spacing	PW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Median Palms #2 Canopy (3)		\$396.00
GRN, 5mm Coaxial Mini, 70Lt, 4in spacing	GRN, 5mm Coaxial Mini, 70Lt, 4in spacing	
	Front Monument #1 Greenery	\$1,389.44
	Front Monument #1	\$2,010.00
	Front Monument #2 Greenery	\$1,389.44
	Front Monument #2	\$2,010.00
	Front Monument #3 Greenery	\$1,389.44
	Front Monument #3	\$2,010.00
	Front Monument #4 Greenery	\$1,389.44
	Front Monument #4	\$2,010.00
	Median Palms #1 Trunk (3)	\$594.00
	Median Palms #1 Canopy (3)	\$396.00
	Median Palms #2 Trunk (3)	\$561.00
	Median Palms #2 Canopy (3)	\$396.00
	Front Monument #1 Palms (5)	\$990.00
	Front Monument #2 Palm Trees (5)	\$990.00
	Front Monument #3 Palm Trees (5)	\$990.00
	Front Monument #4 Palms (5)	\$990.00

Subtotal	\$19,504.76
Tax	\$0.00
Total	\$19,504.76

FINANCING

Split the cost into easy monthly payments with  **wisetack**

From \$423.11/month at 10.90% APR for 60 months, totaling \$25386.52*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

Click [here](#) to see monthly payment options

**All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See <http://www.wisetack.com/lenders>. See additional terms at <http://www.wisetack.com/faqs>.*

PICTURES



Beach Walk Beach-Walk-2025-2025-aug-01-1503.jpeg



Beach Walk Beach-Walk-2025-2025-aug-01-1503121.jpeg



IMG_4645 Bartram Entrance.jpg



IMG_4667 Bartram Entrance.jpg



IMG_4694 Cordova HOA.jpg



IMG_6339.jpg

TERMS AND CONDITIONS

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns is a trade name/DBA of *Last Man Out Enterprises, LLC* (the "Company" or **Humbug Holiday Lighting**). The Company is an independently owned and operated franchisee of the **Humbug Holiday Lighting** brand. By accepting this proposal, the person/company listed on the first page ("Customer") agrees to the terms of this document, including entering into a contract with **Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns** and no other individual or entity. Customer represents that they have the full authority to enter into this agreement and authorize the lights, decorations and services described in this document. The terms of the Holiday Lighting agreement are as follows:

1. Typical Project Invoicing & Payments

- Our packages start at \$900 and increase from there. All projects must meet the \$900 minimum, unless otherwise approved by **Humbug Holiday Lighting**.
- Upon acceptance of project – 50% of the total is due.

- All deposits are non-refundable.
- If for some reason, full payment for all products, items, and services is not received within 30 days of install, a 5% monthly late fee will apply to the unpaid balance until payment is received in full and credited to the purchaser's account.
- Payments are applied to late fees first, then to remaining balance.
- If payments are not made as required, **Humbug Holiday Lighting** will consider the account in default and the customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law.
- **Humbug Holiday Lighting** reserves the right to decline or refund services at its discretion.

2. Lighting, Displays, & Decorations Maintenance

- If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact us at 904-999-0110 and someone will be there to help ASAP. However, restrictions do apply:
- Humbug Holiday Lighting will only repair lights and decorations that were provided by, and installed by **Humbug Holiday Lighting**. No items installed or provided by the client will be the responsibility of **Humbug Holiday Lighting**.
- Additionally, no customer-owned lighting or other electrical items are allowed to be plugged/tapped into the wiring and lights provided by **Humbug Holiday Lighting**.
- After December 24, a service fee will apply for maintenance requests.
- All agreements are contingent upon circumstances beyond our control, including but not limited to weather emergencies, national emergencies, acts of vandalism, theft, terrorism, changes in trade legislation, and labor disruption.
- Repair or replacement for damage to decorations and/or lighting not caused by "Acts of God" is billed hourly at a rate of \$85/hour, with a minimum of 2 hours. Any materials that need to be replaced will be billed accordingly. (Ex. Damage to driveway stakes/lights due to someone driving a car over them when exiting driveway). (Ex. Weed eater/edger cuts an electrical line.)
- We aim to complete service within 24–48 hours, based on weather and workload.
- **The customer is responsible for ensuring proper electrical supply availability of outdoor 120v plug electrical outlets.** Our installation requires functional 120v plug

outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the install will be delayed until a hired electrician installs the necessary plugs required for install. The customer may be responsible for arranging the licensed electrician to install the necessary 120v plug outlets.

3. Installation Dates

- **All of our installation dates are on a first come first serve basis.**
- **Humbug Holiday Lighting** will try to accommodate specific requests to install displays by a certain date but cannot make any guarantees because of weather, possible staffing issues and schedule availability.
- Clients are given a date range, usually a 5-day window in which we will arrive to install, but these dates may change depending on weather conditions or other unforeseen circumstances.
- We will do its best to honor any installation window that it provides but clients must understand that changes do happen. We are not responsible for any damages occurring from not performing an installation by a specific time frame.
- Our company is closed and not available to do work for clients on the following dates: Thanksgiving Day and the subsequent day after, as well as Dec. 24th – Dec 26th, we are usually closed for service calls on weekends as well, but may be available for emergencies or special issues. **Humbug Holiday Lighting** has some projects that take precedence and may cause blackout dates for availability

4. Removal, Storage, & Ownership

- Removals begin on or around January 2 each year and continue until necessary.
- If you want to guarantee an "Early Removal" for the time December 25 and no later than Jan 7th, there is the "Early Takedown" Option available on every proposal..
- If you want to retain the lights and material past January 15th, but no later than Feb 1st, there is a "Late Takedown" option available on each proposal.
- For those not taking advantage of any early or later install option, removal of decorations is scheduled by geographic location in order to maximize efficiency. Our goal is to have your holiday lights removed before January 21st, but we cannot always guarantee this time frame due to weather, which delays takedowns, coupled with the number of clients we have

- All lighting and décor materials are property of **Humbug Holiday Lighting**. **At no time will the client assume ownership of materials used.**
- **At no time is the client allowed to hire another company or person to takedown our lights. Call the office for any pressing issues or concerns.**

5. Billing Errors

- Notify us within 7 days of receiving your invoice for billing corrections. After that, charges stand as billed.

6. Discounts

- **Humbug Holiday Lighting** reserves the right to offer discounts to clients as it sees fit. **Humbug Holiday Lighting** makes no guarantees that discounts offered one year will be extended in future years. **Humbug Holiday Lighting** has the right to remove discounts based on non-payment or late payment.

7. Refunds

- All deposits are non-refundable.

8. Media Release

- Upon acceptance of the proposal I/we hereby grant **Humbug Holiday Lighting** permission to use my/our likeness in a photograph, video, or other digital media in all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all these materials will become the property of **Humbug Holiday Lighting** and will not be returned. I/we hereby irrevocably authorize **Humbug Holiday Lighting** to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful business purpose. In addition, I waive any right to inspect or approve the finished product wherein my/our likeness appears. Additionally, I/we waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge Humbug Holiday Lighting from all claims, liabilities, demands, and causes of action in which I, my heirs, representatives, executors, administrators, employees, or any other persons acting on our behalf by reason of authorization.

9. Limitations on Liability

- Maximum liability is limited to total payments received. No coverage for consequential, incidental, or legal damages.

- o All materials are provided "as-is" with no warranty unless otherwise stated.
- o Both parties agree to resolve disputes in good faith and waive the right to a jury trial if litigation occurs.

10. Multi-Year Agreements

- o If you agree to either the 3-year/5% or 5-year/7.5% Multi-Year discount, then the appropriate discount (5% or 7.5%) would apply to each year of the agreement.
- o The Early Install Discount is separate and distinct from the Multi-Year agreements, but it can be combined with the Multi-Year Agreement discounts. However, the Early Install Discount is not required to be taken advantage of each year of a Multi-Year Agreement.

11. Early Termination of Multi-Year Agreements

- o The Customer reserves the right to terminate the Agreement prior to its natural expiration date in the event **Humbug Holiday Lighting** fails to perform according to the agreed scope of services, including but not limited to failure to respond timely to service issues or maintenance needs.

■ **Response and Cure Timeframes**

- 1. Service calls are responded to by **Humbug Holiday Lighting** within 24 hours, weather dependent.
- 2. Repair/Maintenance completed by **Humbug Holiday Lighting** within 48 hours, weather dependent. (Acts of God is separate and is covered in our Terms & Conditions).
- 3. Any identified issues must be resolved or cured within two (2) business days of acknowledgment, excluding events outside of **Humbug Holiday Lighting's** reasonable control (e.g., Acts of God, vandalism, etc.).
- 4. Failure to cure within the stated period may constitute grounds for early termination.

- **Pro-Rated Fees Upon Termination** In the event the Customer exercises its right to terminate the Agreement early under this Addendum, the discounted multi-year pricing previously applied will be adjusted. The total paid by the Customer for prior services rendered will be recalculated based on the standard one-year rate, and Humbug Holiday Lighting will be entitled to immediate payment of the difference

between discounted and standard pricing for prior years, which shall become due upon termination.

- **Mutual Agreement on Performance Metrics**The parties agree to use the following metrics to objectively define "poor performance":
 - 1. Failure to respond to service calls within 24 hours, weather dependent.
 - 2. Failure to complete repairs or maintenance within 48 hours, weather dependent.
 - 3. Failure to cure issues without reasonable effort to cure.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5AIII



134 Poole Blvd.
St. Augustine, FL 32095

Name / Address
Beachwalk Club Inc. 100 Beachwalk Club Dr. Saint Johns, FL 32259

Estimate

Date	Estimate #
7/29/2025	98511

Rep	Terms
WWC	Due on receipt

Item	Description	Qty	Rate	Total
SOP	C9 Strand & Bright White LED		5,084.30	5,084.30
SOP	60in Lit Wreath with Red Bow	8	1,038.00	8,304.00
SOP	BW.120V 23ft 70ct Ball	620	35.00	21,700.00
SOP	SOP-GRN.120V 23ft 70ct Ball	180	35.00	6,300.00
L	Labor, Misc Materials, and Rentals for Installation 2025		14,750.00	14,750.00
L	Labor, Misc Materials, and Rentals for Removal 2026		11,065.00	11,065.00
			Total	\$67,203.30

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5AIV

**2025 Christmas Display
Beachwalk
Community Holiday
Lighting Proposal
Expires 8/30/2025**



**Twin Creeks North CDD
(Billing)**

2300 Glades Rd., Suite 410W
Boca Raton, FL 33431
maintenance@beachwalk.com
[\(904\) 596-4903](tel:9045964903)

Twinkle Nights

admin@twinklenights.com
[\(844\) 820-4613](tel:8448204613)

**Beachwalk Community
(Site)**

100 Beachwalk Club Dr
Saint Johns, FL 32259

Features

☒ **Beachwalk Monument Signs**

(4) Beachwalk Signs (sections over letters) lined in Cool white C9's attached with hot glue. (Bulbs should point out not up for best visuals and water resistance)

1YR	3YR	5YR
\$8,760.00	\$5,880.00	\$4,440.00

☒ **Wreaths on Monument Signs**

Attach (8) – 60" Cool white lit wreaths with red bows to beachwalk signs attached with permanent hardware flanking the writing on each side. (2 per entry monument, 4 total monument signs)

1YR	3YR	5YR
\$5,120.00	\$4,800.00	\$4,480.00

☒ **Palms on Monument Sign**

(5) Nearest Palms on (4) Monument Signs (20 total palms) wrapped in cool white mini lights with 6" spacing.

1YR	3YR	5YR
\$3,600.00	\$3,360.00	\$3,200.00

✓ Palm Trees in Medians

(6) Median Palms – (3) Palms at East Entrance Median and (3) Palms at West Entrance Medians wrapped in cool white with 6" spacing

1YR	3YR	5YR
\$1,620.00	\$1,512.00	\$1,440.00

✓ Palm Frond Lighting (Option #1)

Please choose palm frond lighting option #1 or #2 – (6) Median Palms – Fronds wrapped in cool white minis. (7) Fronds per tree. *Important Notes –Lower fronds on palms must be pruned prior to installation. A boom lift charge has been added as is needed for frond lighting installation.

1YR	3YR	5YR
\$5,640.00	\$5,220.00	\$4,800.00

Palm Frond Lighting (Option #2)

Please choose palm frond lighting option #1 or #2 (2) Spotlights attached above the mini light wraps approximately 12ft high with large zipties to the trunks of the (6) median palms to illuminate the fronds in green. (See pic for example)

1YR	3YR	5YR
\$2,760.00	\$2,580.00	\$2,400.00

Pricing

The prices shown on this proposal are per-year prices.

To meet the needs of all of our customers, Twinkle Nights offers three options for pricing. We offer 1-year, 3-year, and 5-year agreements, with varying price ranges based on location and level of difficulty. **The prices shown on this proposal are per-year prices.**

It's very simple: **The longer the agreement, the more you save!**

Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. If you should decide to back out of the agreement before the term is finished in years 2-5, you would owe the full amount of the annual cost as a cancellation fee, as presented in this proposal, and due immediately upon cancellation. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

1 Year Agreement

Subtotal	\$24,740.00
Tax	\$0.00
<hr/>	
Total	\$24,740.00/year
Deposit Amount	\$12,370.00
Due Date	Immediately

A 3.95% card processing fee may apply.

3 Year Agreement

Subtotal	\$20,772.00
Tax	\$0.00
<hr/>	
Total	\$20,772.00/year
Deposit Amount	\$10,386.00
Due Date	Immediately

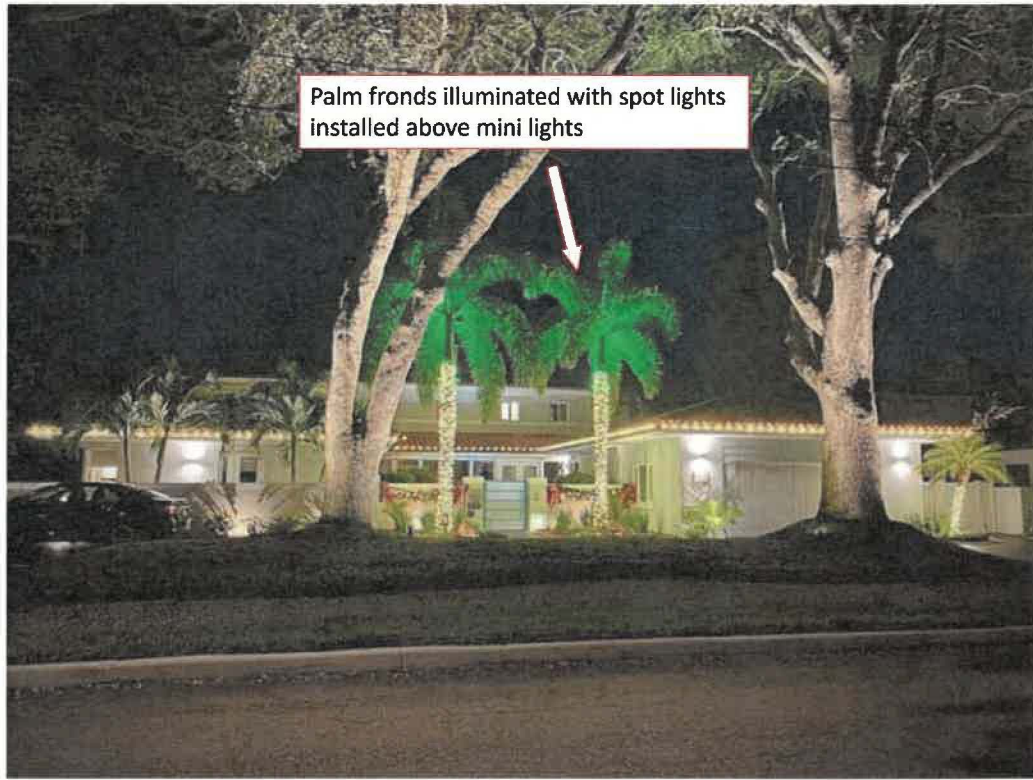
A 3.95% card processing fee may apply.

5 Year Agreement

Subtotal	\$18,360.00
Tax	\$0.00
<hr/>	
Total	\$18,360.00/year
Deposit Amount	\$9,180.00
Due Date	Immediately

A 3.95% card processing fee may apply.

Files



Terms & Conditions

Twinkle Nights Holiday Lights is an all-inclusive Christmas lights company, specializing in Residential, Commercial, and Association lighting in Gainesville, Jacksonville & Ocala. We

cover design, install, take-down, and storage! We are an all-inclusive service which means you don't have to lift a finger this season! This is because not only do we install, take down, and service your lights, but at the end of the season we take them away and store them so you never have to give them a second thought.

The customer agrees to our lighting service with an installation as early as October annually of the Christmas lighting items. Lights do not have to be turned on at that time. Decor items like garlands and wreaths will be installed after Halloween. A deposit of 50% of the annual invoice is due each year by July 31st with the total balance due on the day of install.

A deposit of 50% must be received before we can schedule installation. The annual invoice must be paid in full upon completion of the installation. If invoice is not paid in full within 15 days Twinkle Nights Holiday Lights will remove all products and materials from the premises with no discounts to total owed.

Twinkle Nights Holiday Lights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge. The customer is responsible for any negligence (other than the negligence of contractor or its sub-contractor caused during installation or removal of leased equipment) to all leased equipment.

Any damage caused by attaching products is not the responsibility of Twinkle Nights Holiday Lights. However, Twinkle Nights Holiday Lights shall use its best efforts to not damage or destroy customers property in accordance with industry standards. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. All bids are made under the assumption that adequate power supplies and receptacles are available adjacent to the proposed locations for lit decorations and building lights.

This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through

arbitration in Alachua County before a single arbitrator and in accordance with the rules of the American Arbitration Association. Any judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs.

Design Changes: Any and all design changes including color changes and/or location of power changes/rerouting of wiring, may incur additional fees.

Insurance: Sun Power Lawn Care LLC d/b/a Twinkle Nights Holiday Lights warrants it is adequately insured for injury to its employees and any others incurring loss or injury as a result of its acts and the acts of its employees and subcontractors.

Installation and Take Down: Holiday displays are installed annually starting the second week of October with any greenery such as garland and wreaths being installed after Halloween. Lights will be turned on when greenery is installed unless otherwise requested. Lights and greenery will be taken down the first three weeks in January, weather and acts of God permitting.

Extension Option: an additional 5% of the invoice total can be paid to extend light display through February 5th.

Cancellation Policy: Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. Contract can be cancelled in years 2-5 for a cancellation fee totaling the amount of the annual invoice total. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

By paying the 50% deposit I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.

Marketing and Photography Consent

By accepting services from Twinkle Nights, the client grants Twinkle Nights and its affiliates the unrestricted right to photograph and/or video record the decorated property, including all lighting and décor installed by Twinkle Nights. These images and recordings may be used for advertising, marketing, promotional materials, social media, website content, and other business-related purposes, without further consent or compensation.

Twinkle Nights will not disclose any personal information, including the client's name, street address, or identifying details beyond what is visible in the imagery itself. All usage will focus on showcasing the lighting and décor work in a respectful and professional manner.

If a client wishes to opt out of marketing use of their property images, a written request must be submitted prior to or at signing of agreement.

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5B



Florida East Cost Construction
Office 386-546-2665
Cell 904-445-0421

Date 8/7/2025
Project Beach Walk
Estimate 25255

Item	Description	QTY	UNIT	UNIT Cost	Total Cost
1	Remove 1 3.0 HP Pentair Motor	1	LS	\$688.64	\$688.64
2	Replace 1 3.0 HP Pentair Motor	1	LS	\$4,995.25	\$4,995.25
					\$0.00
					\$0.00
				Page Total	\$5,683.89
Notes: The Price above includes all labor, equipment, and materials.					



Florida East Cost Construction
Office 386-546-2665
Cell 904-445-0421

Date 8/7/2025
Project Beach Walk
Estimate 25057

Item	Description	QTY	UNIT	UNIT Cost	Total Cost
1	Replace sand in sand Filter	4	LS	\$1,450.00	\$5,800.00
2	Multiport Valve	4	LS	\$350.00	\$1,400.00
					\$0.00
					\$0.00
				Page Total	\$7,200.00
Notes: The Price above includes all labor, equipment, and materials.					

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5C

Beachwalk Fountains

May 30, 2024 Revised 8/4/2025

100 Beachwalk Club Drive
St. Johns, FL 32259

Re: Repair (4) Fountains -

We propose to furnish all supervision, labor, materials, and equipment necessary to perform the following work:

• Fountain #1

○ Replace Sand in Triton TR140C Filter-	\$1,450.00
○ Replace pressure Gauge on top of Sand Filter-	\$62.00
○ Caulk Underneath Waterfall-	\$1110.00
○ Label Lines in Equipment Room-	\$125.00
○ Add 3" True Union Valve for Chlorinator-	\$480.00
○ Service (6) valves	\$685.00
■ Handles and Grease	
○ Re-Paint Piping in Equipment Room	\$650.00
○ Support for 10" pipe at the 90	\$1010.00
○ Wind Detector	\$1,700.00
• 150'-200' Cable, Build Stand, Electrical Hook-Up	\$1650.00
• To be assessed if light issue or electrical issue	
○ 305 LF of coping along front of fountain	\$1320.00
• Touch up Grout and Sika flex under waterline side of coping	
○ 265 LF of coping along backside of fountain	\$34,504.00
• Cut, Float, and install new 12"x12" coping	
○ 80 LF of coping on waterfall	\$350.00
○ Fix Water level controller	
• Install new JB4W 1&2 Sensor	\$3,170.00
○ (3) Vacuum Lock Fittings	\$62.00
○ (3) 25' Cracks	
○ (1) 8' Crack	
• Cracks to be assessed at drain and acid wash	
○ Drain and Acid wash Fountain 6,000 SQFT -	\$15,100.00
○ Check Overflow to waste	\$700.00
• Clean out	
• Insure operable	

~~\$\$\$~~ 6/4/28

• Fountain #2

o Replace Sand in Triton TR140C Filter-	\$1,450.00
o Replace pressure Gauge on top of Sand Filter-	\$62.00
o Caulk Underneath Waterfall-	\$1110.00
o Label Lines in Equipment Room-	\$125.00
o Add 3" True Union Valve for Chlorinator-	\$480.00
o Service (6) valves	\$685.00
• Handles and Grease	
o Re-Paint Piping in Equipment Room	\$650.00
o Support for 10" pipe at the 90	\$1010.00
o Wind Detector	\$1,700.00
■ 150'-200' Cable, Build Stand, Electrical Hook-Up	\$1650.00
o (9) Lights out of order	TBD
• To be assessed if light issue or electrical issue	
o 305 LF of coping along front of fountain	\$1320.00
• Touch up Grout and Sika flex under waterline side of coping	
o 265 LF of coping along backside of fountain	\$34,504.00
• Cut, Float, and install new 12"x12" coping	
o 80 LF of coping on waterfall	\$350.00
o Fix Water level controller	
• Install new JB4W 1&2 Sensor	\$3,170.00
o (3) Vacuum Lock Fittings	\$62.00
o (2) 4' Cracks	
o (2) 15' Cracks	
o (1) 20' Crack	
o (5) 25' Cracks	
o (2) 30' Cracks	
• Cracks to be assessed at drain and acid wash	
o Drain and Acid wash Fountain 6,000 SQFT -	\$15,100.00
o Check Overflow to waste	\$700.00
• Clean out	
■ Insure operable	

\$64128

• Fountain #3

o Replace Sand in Triton TR140C Filter-	\$1,450.00
o Replace pressure Gauge on top of Sand Filter-	\$62.00
o Caulk Underneath Waterfall-	\$1110.00
o Label Lines in Equipment Room-	\$85.00
o Add 3" True Union Valve for Chlorinator-	\$480.00
o Service (6) valves	\$685.00
• Handles and Grease	
o Re-Paint Piping in Equipment Room	\$650.00
o Support for 10" pipe at the 90	\$1010.00
o Wind Detector	\$1700.00
• 150'-200' Cable, Build Stand, Electrical Hook-Up	\$1650.00
• To be assessed if light issue or electrical issue	
o 305 LF of coping along front of fountain	\$1320.00
• Touch up Grout and Sika flex under waterline side of coping	
o 265 LF of coping along backside of fountain	\$34,504.00
• Cut, Float, and install new 12"x12" coping	
o 80 LF of coping on waterfall	\$350.00
o Fix Water level controller	
■ Install new JB4W 1&2 Sensor	\$3,170.00
o (3) Vacuum Lock Fittings	\$62.00
o (2) 4' Cracks	
o (2) 15' Cracks	
o (1) 20' Crack	
o (5) 25' Cracks	
o (2) 30' Cracks	
• Cracks to be assessed at drain and acid wash	
o Drain and Acid wash Fountain 6,000 SQFT -	\$15,100.00
o Add 21' of 6' fence with slats and 4' gate-	\$1,956.00
o Check Overflow to waste	\$700.00
• Clean out	
■ Insure operable	

B66084

• Fountain #4

○ Replace Sand in Triton TR140C Filter-	\$1,450.00
○ Replace pressure Gauge on top of Sand Filter-	\$62.00
○ Caulk Underneath Waterfall-	\$1110.00
○ Label Lines in Equipment Room-	\$125.00
○ Install Chlorinator (original missing)	\$1,760.00
○ Add 3" True Union Valve for Chlorinator-	\$480.00
○ Service (6) valves	\$685.00
• Handles and Grease	
○ Re-Paint Piping in Equipment Room	\$650.00
○ Support for 10" pipe at the 90	\$1010.00
○ Wind Detector	\$1,700.00
• 150'-200' Cable, Build Stand, Electrical Hook-Up	\$1,650.00
○	
• To be assessed if light issue or electrical issue	
○ 305 LF of coping along front of fountain	\$1320.00
■ Touch up Grout and Sika flex under waterline side of coping	
○ 265 LF of coping along backside of fountain	\$34,504.00
• Cut, Float, and install new 12"x12" coping	
○ 80 LF of coping on waterfall	\$350.00
○ Fix Water level controller	
■ Install new JB4W 1&2 Sensor	\$3,170.00
○ (3) Vacuum Lock Fittings	\$62.00
○ (2) 4' Cracks	
○ (2) 15' Cracks	
○ (1) 20' Crack	
○ (5) 25' Cracks	
○ (2) 30' Cracks	
• Cracks to be assessed at drain and acid wash	
○ Drain and Acid wash Fountain 6,000 SQFT -	\$15,100.00
○ Add 21' of 6' fence with slats and 4' gate-	\$1,956.00
○ Check Overflow to waste	\$700.00
• Clean out	
• Insure operable	

\$66,084

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5E



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258
jacksonville@lakedoctors.com

Water Management Agreement Triploid Grass Carp

MAS732079

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to stock fish in accordance with the terms and conditions of this Agreement in the following location(s):

Stocking of Triploid Grass Carp within the eleven lakes at Twin Creek North CDD., St. Johns Florida.

The Lake Doctors, Inc. guarantees 90% survival of fish for 24 hours excluding predation, pollution, escape and other factors beyond the control of The Lake Doctors, Inc. Stocking to be done during the months of October through April.

*Contingent upon FWC Permit conditions, seasonal availability & customer approval.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1.	Stocking of three hundred fifty sterile Grass Carp (10"-12" size)	\$ 4,200.00
2.	Permitting and Fish barrier(s) required to satisfy FWC Permitting	\$ INCLUDED
3.	Delivery and Stocking	\$ 250.00
4.	6.5% Sales Tax	\$ Exempt
	Total of Services Accepted	\$ 4,450.00

\$4,450.00 of the above sum-total shall be due and payable upon stocking, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS agrees to deliver and stock, per availability from fishery and weather permitting, with receipt of this executed Agreement plus required deposit and/or required government permits.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before September 31, 2025.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Mark A. Seymour, Sales Manager

CUSTOMER

Signed _____ Dated _____

Name _____

Terms & Conditions

Triploid Grass Carp/Gamefish

1. The Fish Stocking Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a. Triploid grass carp stocking will be performed at rates determined by THE LAKE DOCTORS, within Florida Fish & Wildlife Conservation Commission permit guidelines.
 - b. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
2. CUSTOMER understands that loss of stocked fish can be caused by many factors beyond the control of THE LAKE DOCTORS such as low oxygen, pollution, predation, escape, starvation and fishing. THE LAKE DOCTORS is not responsible for such losses.
3. CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
4. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment of failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
7. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
8. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
9. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
10. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
11. This Agreement is assignable by CUSTOMER upon prior written consent by THE LAKE DOCTORS.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.
14. THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

5F

**Twin Creeks North Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

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

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Twin Creeks North Community Development District

District Manager: _____

Date: _____

Print Name: Daniel Rom

Twin Creeks North Community Development District

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

6

CONSENT
AGENDA

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 1,097,771	\$ -	\$ -	\$ -	\$ -	\$ 1,097,771
Investments						
Revenue 2016A-1	-	973,526	-	-	-	973,526
Revenue 2016A-2	-	666,543	-	-	-	666,543
Revenue 2018	-	-	142,771	-	-	142,771
Reserve 2016 A-1	-	1,003,401	-	-	-	1,003,401
Reserve 2016 A-2	-	465,041	-	-	-	465,041
Reserve 2018	-	-	116,171	-	-	116,171
Prepayment 2016A-1	-	64,924	-	-	-	64,924
Prepayment 2016A-2	-	52,877	-	-	-	52,877
Prepayment 2018	-	-	2,810	-	-	2,810
Construction 2016 A-2	-	-	-	95	-	95
Construction 2018	-	-	-	-	349	349
Cost of issuance 2016 A-1	-	5,884	-	-	-	5,884
Cost of issuance 2016 A-2	-	5,884	-	-	-	5,884
Interest 2016A-1	-	471	-	-	-	471
Interest 2016A-2	-	567	-	-	-	567
Interest 2018	-	-	31	-	-	31
Sinking 2018	-	-	72	-	-	72
Sinking 2016A-1	-	140	-	-	-	140
Sinking 2016A-2	-	61	-	-	-	61
Principal 2016A-1	-	206	-	-	-	206
Principal 2016A-2	-	101	-	-	-	101
Principal 2018	-	-	30	-	-	30
Redemption 2016 A-1	-	405	-	-	-	405
Undeposited funds	-	32,409	-	-	-	32,409
Interest receivable	-	11,090	893	-	1	11,984
Due from Twin Creeks Spe LL	321,409	88,446	-	-	-	409,855
Total assets	<u>\$ 1,419,180</u>	<u>\$ 3,371,976</u>	<u>\$ 262,778</u>	<u>\$ 95</u>	<u>\$ 350</u>	<u>\$ 5,054,379</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable on-site	\$ 10,050	\$ -	\$ -	\$ -	\$ -	\$ 10,050
Due to Developer	17,106	-	-	-	-	17,106
Accrued taxes payable	153	-	-	-	-	153
Developer advance	2,500	-	-	-	-	2,500
Total liabilities	<u>29,809</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29,809</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	321,409	99,535	893	-	1	421,838
Total deferred inflows of resources	<u>321,409</u>	<u>99,535</u>	<u>893</u>	<u>-</u>	<u>1</u>	<u>421,838</u>
Fund balances:						
Restricted for:						
Debt service	-	3,272,441	261,885	-	-	3,534,326
Capital projects	-	-	-	95	349	444
Unassigned	1,067,962	-	-	-	-	1,067,962
Total fund balances	<u>1,067,962</u>	<u>3,272,441</u>	<u>261,885</u>	<u>95</u>	<u>349</u>	<u>4,602,732</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,419,180</u>	<u>\$ 3,371,976</u>	<u>\$ 262,778</u>	<u>\$ 95</u>	<u>\$ 350</u>	<u>\$ 5,054,379</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 18,415	\$ 1,576,600	\$ 1,566,752	101%
Assessment levy: off-roll	-	153,296	168,112	91%
Interest and miscellaneous	-	1,500	-	N/A
Total revenues	18,415	1,731,396	1,734,864	100%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	6,800	6,000	113%
FICA	77	520	459	113%
District engineer	875	10,771	10,000	108%
General counsel	11,725	55,753	24,000	232%
District manager	4,377	43,775	52,530	83%
Debt service fund accounting: 2016 master bonds	430	4,302	5,163	83%
Debt service fund accounting: 2016 sub bonds	195	1,947	2,337	83%
Debt service fund accounting: Lennar bonds	292	2,917	3,500	83%
Arbitrage rebate calculation	-	1,000	1,000	100%
Audit	820	4,010	6,450	62%
Postage	36	577	750	77%
Insurance - GL, PL	-	15,236	14,672	104%
Legal advertising	86	427	1,200	36%
Mailed notices	-	-	1,600	0%
Miscellaneous - bank charges	-	-	750	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Dissemination agent	166	1,667	2,000	83%
Annual district filing fee	-	175	175	100%
Trustee	-	10,500	10,500	100%
Contingencies	-	415	500	83%
Total professional & administrative	20,079	161,497	144,501	112%
Field Operations				
Accounting	625	6,250	7,500	83%
Property insurance	-	67,833	-	N/A
Field operations manager	8,833	31,500	9,600	328%
Landscape maintenance				
Landscape and irrigation maintenance	143,694	564,051	727,886	77%
Landscape maintenance	11,325	11,325	-	N/A
Tree/plant/irrigation replacement	-	33,036	111,265	30%
Sod replacement	-	-	30,000	0%
Annuals rotation	-	11,132	42,000	27%
Mulch	-	82,955	84,000	99%

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	-	6,662	-	N/A
Irrigation water	49,836	233,904	375,000	62%
Albany Bay irrigation cost share	-	-	18,000	0%
Back flow prevention	-	-	1,000	0%
Lake maintenance	1,850	16,650	22,200	75%
Fountain service	16,920	85,215	105,000	81%
Fountain maintenance	-	-	5,000	0%
Monument maintenance	-	-	17,000	0%
Monument lighting maintenance	-	-	8,670	0%
Median lighting maintenance	-	-	7,600	0%
Road maintenance	-	-	15,000	0%
Signage maintenance	-	584	-	N/A
Landscape enhancement	-	24,600	30,000	82%
Holiday lighting	-	9,973	15,000	66%
Sidewalk repairs	-	-	10,000	0%
Reef irrigation cost share	8,000	18,000	-	N/A
Capital outlay	-	19,021	121,000	16%
Fountain repairs	-	37,640	75,000	50%
Sidewalk & cart path striping	-	-	54,000	0%
Consulting services	-	3,000	-	N/A
Security patrol	462	924	-	N/A
Animal nuisance	249	249	-	N/A
Contingencies	-	14,300	16,000	89%
Total field operations	<u>241,794</u>	<u>1,278,804</u>	<u>1,907,721</u>	67%
Other fees & charges				
Tax collector	368	31,435	32,641	96%
Total other fees & charges	<u>368</u>	<u>31,435</u>	<u>32,641</u>	96%
Total expenditures	<u>262,241</u>	<u>1,471,736</u>	<u>2,084,863</u>	71%
Excess/(deficiency) of revenues over/(under) expenditures	(243,826)	259,660	(349,999)	
Fund balances - beginning	1,311,788	808,302	896,011	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	406,224	406,224	406,224	
Unassigned	661,738	661,738	139,788	
Fund balances - ending	<u>\$ 1,067,962</u>	<u>\$ 1,067,962</u>	<u>\$ 546,012</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016 A-1 & A-2 BONDS
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 18,890	\$ 1,617,286	\$ 1,608,799	101%
Assessment levy: off-roll 2016A-1	-	-	88,446	0%
Assessment prepayments	32,369	438,052	-	N/A
Interest 2016 A-1	6,766	68,056	-	N/A
Interest 2016 A-2	3,984	40,411	-	N/A
Total revenues	<u>62,009</u>	<u>2,163,805</u>	<u>1,697,245</u>	127%
EXPENDITURES				
Principal 2016A-1	-	265,000	275,000	96%
Principal 2016A-2	-	115,000	125,000	92%
Principal prepayment 2016A-1	-	305,000	-	N/A
Principal prepayment 2016A-2	-	281,114	-	N/A
Interest 2016A-1	-	868,134	900,438	96%
Interest 2016A-2	-	372,069	407,325	91%
Total debt service	<u>-</u>	<u>2,206,317</u>	<u>1,707,763</u>	129%
Other fees & charges				
Tax collector	<u>377</u>	<u>32,246</u>	<u>33,517</u>	96%
Total other fees and charges	<u>377</u>	<u>32,246</u>	<u>33,517</u>	96%
Total expenditures	<u>377</u>	<u>2,238,563</u>	<u>1,741,280</u>	129%
Excess/(deficiency) of revenues over/(under) expenditures	61,632	(74,758)	(44,035)	
Fund balances - beginning	3,210,809	3,347,199	3,424,711	
Fund balances - ending	<u>\$ 3,272,441</u>	<u>\$ 3,272,441</u>	<u>\$ 3,380,676</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 2,366	\$ 202,566	\$ 201,300	101%
Interest	1,112	10,647	-	N/A
Total revenues	<u>3,478</u>	<u>213,213</u>	<u>201,300</u>	106%
EXPENDITURES				
Principal	-	65,000	65,000	100%
Interest	-	135,444	135,444	100%
Total debt service	<u>-</u>	<u>200,444</u>	<u>200,444</u>	100%
Other fees & charges				
Tax collector	47	4,039	4,194	96%
Total other fees and charges	<u>47</u>	<u>4,039</u>	<u>4,194</u>	96%
Total expenditures	<u>47</u>	<u>204,483</u>	<u>204,638</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3,431	8,730	(3,338)	
Fund balances - beginning	258,454	253,155	241,429	
Fund balances - ending	<u>\$ 261,885</u>	<u>\$ 261,885</u>	<u>\$ 238,091</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016 BONDS
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest 2016 A-2	\$ 1	\$ 154
Total revenues	<u>1</u>	<u>154</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	154
Fund balances - beginning	94	(59)
Fund balances - ending	<u><u>\$ 95</u></u>	<u><u>\$ 95</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 12
Total revenues	<u>1</u>	<u>12</u>
EXPENDITURES		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	12
Fund balances - beginning	348	337
Fund balances - ending	<u>\$ 349</u>	<u>\$ 349</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Twin Creeks North Community Development District held a Regular Meeting on July 22, 2025 at 1:45 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present:

Neal Shact	Chair
David Mullins	Vice Chair
Geoff Gundlach	Assistant Secretary
Mark Kuper	Assistant Secretary
Bryan Kinsey (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC,
Jennifer Kilinski (via telephone)	District Counsel
Neal Brockmeier	District Engineer
Art Minchew	Field Ops Liaison
Roy Grantham	The Greenery, Inc.
Allen ____	The Greenery, Inc.
Tom Rowand	TPAM Manager
Patrick Connor	Resident & Atlantica Isles HOA Board

Residents present:

Claire Karp	Laurie Getrost	Jon Cargill	Laura Wertzberger
Tina Hope	Wes Benwick	Judith Khoor	Gaye Boyette

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:45 p.m. Supervisors Shact, Mullins, Gundlach and Kuper were present. Supervisor Kinsey joined via telephone a few minutes after roll call.

Mr. Shact stated the agenda was reorganized to address landscaping before public comments. He thanked the Board Members for trouble shooting certain issues and Mr. Mullins and Mr. Gundlach for separately touring the CDD with Mr. Minchew.

Mr. Rom stated it is not the role or responsibility of the Board Members to address operational matters, such as irrigation. Residents should direct comments and concerns to the

on-site Field Operations Manager. Questions about the CDD should be directed to District Management's office. He asked residents to share this information with other residents.

Regarding the resident who emailed the Board, Mr. Shact stated he notified the resident about the procedures and who to direct their concerns to and noted that Board Members are not obligated to respond to emails, which avoids potentially violating the Sunshine Law. The Board is aware of the weed problem and other deficiencies from the prior vendor during the last six months before the change, which Ms. Thomas was addressing. The Board budgeted a \$7 million contract of which, \$1 million in savings spread over five years, enabled the CDD to address deficient infrastructure without having to increase homeowner assessments.

SECOND ORDER OF BUSINESS

Presentation: The Greenery, Inc., Landscape & Irrigation Monthly Maintenance Report

A representative from The Greenery presented the summary sheet outlining the key challenges and progress, current status, next steps and recommendations specific to the irrigation system, bed weeds, property boundaries, turf and plant health, during the first 30 days since taking over.

Mr. Schact asked Staff to comment on The Greenery's recommendations. Ms. Thomas agreed with recommendation to reduce the mowing frequency from twice per week to once per week, which was suggested in the Request for Proposals (RFP). She thinks the vendor representatives have been transparent during inspections, are easy to work with. She toured the CDD today and has already seen improvements. A proposal to map the entire irrigation system will be presented later in the meeting.

Board Members commented on weeding and irrigation issues and noted already seeing improvements. Ms. Thomas stated she has 140 weed issues recorded; the information is available by emailing a public records request to her.

THIRD ORDER OF BUSINESS

Public Comments

Resident Laura Wertzberger requested a detailed plan for irrigation and landscape plans to replace missing or dead plants.

Resident and Atlantic Isles HOA Board Member Pat Conner, and speaking on behalf of residents, asked about the CDD and HOA working together and asked for the Atlantica Isles tree

trimming schedule. Mr. Rom stated tree trimming in the CDD area only, will be discussed later in the meeting.

Mr. Rowand stated he will follow the crews, starting in August, and hopes to see progress within the next six to eight weeks. Although disappointed with how The Greenery started, he is also disappointed with the challenges The Greenery faced. He has observed improvements. He will follow all CDD vendors going forward.

A resident asked about flowers and was directed to email her question to Maintenance@Clubeachwalk.com; the email address is posted on The Club's website.

FOURTH ORDER OF BUSINESS

Ratification of The Greenery, Inc., Invoice 786315 (Maintenance Deficiency work Weeding Catchup)

Mr. Rom presented The Greenery, Inc., Invoice 786315, for additional labor necessary to address weeding and overall maintenance deficiencies and to bring the property up to scope. The previous vendor's pictures documenting the deficiencies were given to The Greenery. The items presented today are outside the scope of the existing vendor and are part of the deficiency and the letter sent in withholding more payment.

On MOTION by Mr. Gundlach and seconded by Mr. Kuper, with all in favor, The Greenery, Inc., Invoice 786315 for maintenance deficiency work and catching up on weeding, in the amount of \$5,906.76, was ratified.

FIFTH ORDER OF BUSINESS

Discussion/Consideration

A. Discussion/Consideration: Maintenance of New Plantings

Mr. Rowand stated that the Atlantica Isles HOA Board wants to purchase and install hedges to fill in the west end of Atlantica Isles and the CDD boundary area, to prevent golf carts and e-bikes from accessing the area, subject to the CDD Board's agreement to maintain the hedges as they grow, which will require amending The Greenery's contract.

Discussion ensued regarding whether the CDD wants to fund the purchase of plantings, how approving this request convolutes the CDD and HOA responsibilities, the CDD possibly installing a fence, etc.

Mr. Rom presented The Greenery Addendum to Purchase of Services Agreement.

Mr. Kinsey left the meeting at 2:34 p.m.

Reducing mowing frequency to offset costs was suggested. The Board rejected the addendum in the agenda.

On MOTION by Mr. Mullins and seconded by Mr. Gundlach, with all in favor, 1) amending The Greenery, Inc. contract to reduce mowing from 104 to 52 times a year; adding the Dorondo/Seaside operation and maintenance of the plantings, in a not-to-exceed amount of \$6,000 for new plantings, as an e-bike deterrent outside of Atlantica Isles; ongoing maintenance for the new plantings; and the additional flowers for entrances outside the prior pre-approved scope of the contract for the Albany Bay and Atlantic Isles Entrances and for Seaside Estates, in the total amount of \$648, was approved.

B. Discussion/Consideration: North Florida Preferred Home Services: Consultation, Irrigation mapping and zoning Proposal \$5,000

Mr. Rom presented the North Florida Preferred Home Services proposal for consultation and irrigation system mapping and zoning on CDD property and reviewed the project scope. The proposal was prepared by the previous landscape vendor's main irrigation technician.

On MOTION by Mr. Mullins and seconded by Mr. Shact, with all in favor, North Florida Preferred Home Services proposal for consultation and irrigation system mapping and zoning on CDD property, in a not-to-exceed amount of \$5,000, was approved.

C. Discussion/Consideration: Proposals for Animal Waste Stations

Mr. Rom presented the spreadsheet in the agenda outlining multiple proposals with varied project scopes and related costs.

Discussion ensued regarding the 30-day or 60-day termination clauses in the proposals and preparing the CDD's standard form of Agreement.

I. Doody Calls

Bid: \$2,704

II. Coastal Amenity

Bid: \$2,700

III. Scoop Wizards

Bid: \$1,700

On MOTION by Mr. Gundlach and seconded by Mr. Mullins, with all in favor, engaging Doody Calls, for weekly service of four animal waste stations, in a not-to-exceed amount of \$2,704, was approved.

D. Discussion/Reconsideration: Prime AE Proposal for BJ's Tract Enhancement

Mr. Rom stated that this proposal to prepare a supplementary landscape screening design for the landscape tracts adjacent to the BJs parking area, was placed back on the agenda as The Greenery recused itself from entering into an agreement due to its proximity to the situation and the Development.

Board Members commented that the cost is too high and might become higher once the nursing home is factored in and suggested stating that certain plans were already approved and use those; the County approved the BJs and Lowes in the community; however, the CDD can plant whatever it wants without the County's approval.

Mr. Kuper motioned to allocate \$3,000 to \$5,000 for plants and to have The Greenery install plants along Beachwalk Boulevard. The motion died due to lack of a second.

E. Discussion/Consideration: Grand Isles Wayfinding Signs

I. Proposal

II. Interlocal Agreement

On MOTION by Mr. Kuper and seconded by Mr. Shact, with all in favor, the Onsite Industries proposal to purchase and install Grand Isles Wayfinding signs, as amended to remove the labor costs as in-house crews will perform the work, and the St. Johns County Interlocal Agreement, as amended and subject to engaging the County pertaining to the Interlocal Agreement, were approved.

F. Discussion: Fishing in CDD Ponds

Mr. Rom conveyed resident complaints about people fishing in the CDD ponds behind their homes and asking for the CDD to initiate a process to enforce no fishing. He recalled the Board's action about a year ago of installing wildlife warning and no fishing signage. The purpose of the ponds is for stormwater management, not recreational use. Staff's recommendation would be to engage the on-site field operations liaison to highlight the no fishing sign while the violation is occurring and to contact the Sheriff about repeat offenders.

The Board discussed various scenarios and decided no further action is necessary.

SIXTH ORDER OF BUSINESS**Consent Agenda Items****A. Acceptance of Unaudited Financial Statements as of June 30, 2025****B. Approval of May 20, 2025 Regular Meeting Minutes**

The following change was made:

Line 69: Change “with all in favor” to “with Mr. Schact and Mr. Kuper in favor and Mr. Gundlach dissenting”

Line 70: Insert “[Motion passed 3-1]” after “approved.”

On MOTION by Mr. Gundlach and seconded by Mr. Mullins, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted, and the May 20, 2025 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

- **Legislative Update**

Ms. Kilinski stated the Board should have received her firm’s legislative summary regarding legislative bills that might affect CDDs. Regarding a prior request to explain sovereign immunity, she will email a summary to the Board.

B. District Engineer: Prosser, Inc.

Mr. Brockmeier discussed the status of projects.

C. Field Operations Liaison: Beachwalk Club

Mr. Minchew relayed an HOA request for the CDD to stock Ponds 14A and 14B. Proposals will be presented at the next meeting.

D. Landscape Maintenance: The Greenery, Inc.

- **Maintenance Schedule**

The Maintenance Schedule was included for informational purposes.

The schedule will change based on reducing the number of mowings.

E. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**

- **August 26, 2025 at 1:45 PM [Adoption of FY2026 Budget]**

- **September 23, 2025 at 5:30 PM**

218 ○ **QUORUM CHECK**

219 The next meeting will be on August 26, 2025. The September 23, 2025 meeting will be
220 canceled.

221

222 **EIGHTH ORDER OF BUSINESS****Board Members' Comments/Requests**

223

224 A Board Member asked if the October meeting will commence at 5:30 p.m. Mr. Rom
225 replied affirmatively, although the date has not been confirmed yet.

226 Regarding if the CDD has emergency funding available for the irrigation issue, Mr. Rom
227 replied affirmatively; the CDD has about \$20,000 available for emergencies. Regarding
228 obtaining information about roadway striping and repairs, the District Engineer should be
229 contacted.

230 Regarding concerns about negligence when the CDD is working toward completing
231 projects, Ms. Kilinski stated the CDD is doing the best that it can to understand the
232 responsibility for this work and, through the CDD to undertake work that is currently bonded by
233 the Developer, also puts the District at risk. The District is trying to balance that exposure and
234 those rights and responsibilities with the fact that part of this needs to be addressed for these
235 improvements. She will discuss this after the meeting.

236

237 **NINTH ORDER OF BUSINESS****Public Comments**

238

239 Resident Claire Karp voiced her surprise that there was no update on electrical and
240 fountain repairs and that it was not on the agenda, and about the study regarding amenities.

241 Mr. Rom stated the Report study is underway. Regarding the fountains, Ms. Thomas
242 stated that Staff is obtaining proposals.

243 Resident Tina Hope asked for an update on the golf cart speed limit and signage.

244

245 **TENTH ORDER OF BUSINESS****Adjournment**

246

247 **On MOTION by Mr. Shact and seconded by Mr. Gundlach, with all in favor, the**
248 **meeting adjourned at 3:23 p.m.**

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252
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Secretary/Assistant Secretary

Chair/Vice Chair

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D

Schedule

- ★ Monday
- ★ Tuesday
- ★ Friday (+ add detail)
- ★ Wednesday
- ★ Thursday (+ add detail)



TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS E

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024 <i>rescheduled to October 29, 2024</i>	Regular Meeting	1:45 PM
October 29, 2024	Regular Meeting	1:45 PM
November 26, 2024 <i>rescheduled to December 4, 2024</i>	Regular Meeting	1:45 PM
December 4, 2024	Regular Meeting	1:45 PM
January 28, 2025 <i>rescheduled to February 4, 2025</i>	Regular Meeting	1:45 PM
February 4, 2025	Regular Meeting	1:45 PM
March 25, 2025	Regular Meeting	1:45 PM
April 22, 2025	Regular Meeting	1:45 PM
May 20, 2025*	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	1:45 PM
July 22, 2025	Regular Meeting	1:45 PM
August 26, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Budget</i>	1:45 PM
September 23, 2025 <i>rescheduled to October 7, 2025</i>	Regular Meeting	5:30 PM

Exception

**May meeting date is one (1) week earlier to accommodate Memorial Day holiday*

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Beachwalk Clubhouse, 100 Beachwalk Club Dr, St Johns, FL, 32259</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025	Regular Meeting	5:30 PM
October 28, 2025	Regular Meeting	1:45 PM
November 18, 2025*	Regular Meeting	1:45 PM
December 16, 2025**	Regular Meeting	5:30 PM
January 27, 2026	Regular Meeting	1:45 PM
February 24, 2026	Regular Meeting	1:45 PM
March 24, 2026	Regular Meeting	5:30 PM
April 28, 2026	Regular Meeting	1:45 PM
May 19, 2026***	Regular Meeting	1:45 PM
June 23, 2026	Regular Meeting	5:30 PM
July 28, 2026	Regular Meeting	1:45 PM
August 25, 2026	Regular Meeting	1:45 PM
September 22, 2026	Regular Meeting	5:30 PM

Exception

*The November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday

**The December meeting date is one (1) week earlier to accommodate the holidays

***The May meeting date is one (1) week earlier to accommodate the Memorial Day holiday