



Rizzetta & Company

TWO CREEKS Community Development District

**Board of Supervisors' Meeting
February 25, 2026**

**District Office:
2806 N. Fifth Street
St. Augustine, FL 32084**

www.twocreekscdd.org

TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT

Courtyard by Marriott 610 Wells Road, (I-295 & US 17), Orange Park, Florida 32073

www.twocreekscdd.org

Board of Supervisors	Barbara Rhodes Lan Nguyen Brian Wigal Jeffrey Murphy VACANT	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Ben Pfuhl	Rizzetta & Company, Inc.
District Counsel	Kyle Magee	Kutak Rock, LLP
District Engineer	D. Glynn Taylor	Taylor & White

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.twocreekscdd.org

**Board of Supervisors
Two Creeks Community
Development District**

February 18, 2026

FINAL AGENDA

Dear Board Members:

The regular **meeting** of the Board of Supervisors of the Two Creeks Community Development District will be held on, **February 25, 2026, at 6:00 p.m.** at the Hampton Inn & Suites by Hilton at 1735 Jeremiah St. Middleburg FL. 32068

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**

A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting, held October 29, 2025	Tab 1
B. Ratification of Operation & Maintenance Expenditures for September 2025 through January 2026	Tab 2
4. STAFF REPORTS	
A. District Counsel	
B. District Engineer	
C. Landscape Manager – BrightView	Tab 3
1. Consideration of Additional Irrigation Proposal	
2. Consideration of Landscape Enhancement Proposals	
D. Amenity and Field Operation Manager	Tab 4
1. Pond Report	
E. District Manager	
5. BUSINESS ITEMS	
A. Discussion of Encroachments on District Property	
B. Public Hearing on Grill Reservation Policies	
C. Consideration of Monument Electricity Proposal	Tab 5
D. Consideration of Sign Proposal	Tab 6
E. Consideration of Water Feature Shade Proposal	Tab 7
F. Consideration of RFQ for District Engineer – <i>Under Separate Cover</i>	
G. Consideration of Resolution 2026-02; General Election	Tab 8
H. Consideration of Installation of Propane Tank	Tab 9

6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. If you have any questions, please contact us at 904-436-6270.

Yours Kindly,

Ben Pfehl

District Manager

Tab 1

1
2 **MINUTES OF MEETING**

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT

The **regular meeting** of the Board of Supervisors of Two Creeks Community Development District was held on **October 29, 2025**, at **6:00 p.m.** at the Courtyard by Marriott located at 610 Wells Road, Orange Park, FL 32073.

Present and constituting a quorum:

Barbra Rhodes Board Supervisor, Chairperson
Lan Nguyen Board Supervisor, Vice Chairperson
Jeffery Murphy Board Supervisor, Assistant Secretary

Also present were:

Benjamin Pfuhl **District Manager, Rizzetta & Company, Inc.**
Royce Peaden **Account Manager, BrightView Landscape**
Marty Czako **Facility & Operations Manager, First Coast CMS**
Kyle Magee **District Counsel, Kutak Rock, LLP**

Audience members of the public present

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Pfuhl called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS ON AGENDA ITEMS

There were no audience comments at this time.

47 **THIRD ORDER OF BUSINESS**

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**CONSIDERATION OF THE MINUTES
OF THE BOARD OF SUPERVISORS'
REGULAR MEETING, HELD AUGUST
12, 2025**

On motion by Ms. Rhodes, seconded by Ms. Nguyen, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on August 12, 2025, for Two Creeks Community Development District.

52 **FOURTH ORDER OF BUSINESS**

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**RATIFICATION OF OPERATION &
MAINTENANCE EXPENDITURES FOR
JULY AND AUGUST 2025**

On motion by Ms. Rhodes, seconded by Ms. Nguyen with all in favor, the Board ratified the operation & maintenance expenditures for July 2025, in the amount of \$52,766.25, and August 2025, in the amount of \$45,478.97, for Two Creeks Community Development District.

57 **FIFTH ORDER OF BUSINESS**

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STAFF REPORTS

60 **A. District Counsel**

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Mr. Magee reminded the Board that they must complete the ethics training by the end of the calendar year.

64 **B. District Engineer**

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No report.

69 On motion by Ms. Rhodes, seconded by Mr. Murphy, with all in favor, the Board authorized the staff to conduct a public Request for Qualifications (RFQ) for Professional Engineering Services, for Two Creeks Community Development District.

70 **C. Landscape Manager**

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75 1.) BrightView Landscape Report

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Mr. Peaden reviewed the report with the Board, noting that the palm pruning was scheduled for August 21, 2025, and the next push will be the wood lines. It was requested by Mr. Wigal that Mr. Peaden review the mowing schedule. Ms. Rhodes expressed concerns about pocket parks not being mowed or edged. There were also concerns about blowing or mowing into the ponds.

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1. Consideration of Natural Area Clearance Proposal

On motion by Ms. Rhodes, seconded by Mr. Murphy, with all in favor, the Board approved BrightView's Natural Area Clearance Proposal in the amount of \$5,040.00, for Two Creeks Community Development District.

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2. Consideration of Requested Hazard Tree Removal Proposals

On motion by Mr. Wigal, seconded by Ms. Rhodes with all in favor, the Board approved BrightView's Hazard Tree Removal Proposals in the amount of \$1,120.00 and \$560.00, for Two Creeks Community Development District.

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The Board requested that photos of the trees be included with proposals moving forward. Also, if there was going to be a tree crew onsite on August 21, 2025, that Brightview please make the Natural Area Clearance and the Hazard Tree Removal a priority over palm pruning if both could not be completed.

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3. Consideration of Irrigation Work Proposals

On motion by Mr. Murphy, seconded by Ms. Rhodes with all in favor, the Board approved BrightView's Irrigation Work Proposals in the amount of \$677.94 and \$810.00, for Two Creeks Community Development District.

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D. Amenity and Field Operation Manager

1) First Coast CMS Report

The board reviewed proposals from three companies for court resurfacing and pickle ball striping.

On motion by Ms. Wigal, seconded by Ms. Rhodes, with all in favor, the Board approved the Proposal from Court Surfaces to include resurfacing, crack repair and pickleball striping in the amount of \$41,980, for Two Creeks Community Development District.

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On motion by Ms. Wigal, seconded by Ms. Rhodes, with all in favor, the Board approved the purchase of three outdoor table sets that included four chairs per table at a not to exceed \$1,560, for Two Creeks Community Development District.

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114 Mr. Wigal requested pricing on a shade structure/sail over the splash pad. Mr. Czako
115 will work with Mr. Shiver on this as Ms. Gallagher noted that a similar proposal had just
116 been presented by Mr. Shiver at another district

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118 Mr. Murphy requested that under the activity center in the pool be cleaned.

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120 There was some discussion regarding pavers, and the Board again requested that the
121 District Engineer attend the next meeting.

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123 Discussion ensued regarding the grill and Mr. Czako explained that the vendor providing
124 a proposal failed to appear.

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126 On motion by Ms. Rhodes, seconded by Ms. Nguyen with all in favor, the Board approved a
NTE \$3000 to repair the grill and authorized the Chairman to approve the final proposal, for
Two Creeks Community Development District.

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128 On motion by Mr. Wigal, seconded by Mr. Murphy with all in favor, the Board amended the
motion to allow the Chairman the authority to determine if the grill should just be replaced and
not repaired once the cost of a repair be determined and direct staff to have replacement
proposals at the next meeting, for Two Creeks Community Development District.

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131 The Board requested that proposals be obtained for common area pressure
132 washing to include playgrounds, sidewalks along common areas and pocket parks and
133 not only the amenity center for review at the next meeting. The proposals were
134 requested to be broken down if this project is completed in phases.

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137 **E. District Manager**

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139 1.) Discussion of Encroachments on District Property

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141 Ms. Chitty requested an extension to move trees due to them fruiting at this time.

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143 The board authorized an extension until the next meeting on October 29th when they
144 requested Chitty's bring a plan with a timeline for removal for consideration by the
145 board. It was also requested that we provide documentation from the nursery which
146 advised against moving the trees at the current time with the plan to be presented.

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148 Ms. Chitty raised concerns about her neighbor's fence also encroaching.

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150 It was noted that Mr. Pfuhl could provide the action the CDD board took this evening to
151 the HOA if requested.

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153 It was also noted that once the fence is mowed, BrightView will need to maintain this full
154 CDD tract.

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SIXTH ORDER OF BUSINESS

**CONSIDERATION OF LANDSCAPE
INSPECTION SERVICES**

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159 The Board reviewed this requested proposal and tabled it indefinitely. It was
160 noted that should they want to revisit it later, they will request it.

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SEVENTH ORDER OF BUSINESS

**PUBLIC HEARING ON ADOPTING FISCAL
YEAR 2025-2026 BUDGET**

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On a motion by Ms. Rhodes, seconded by Ms. Nguyen, with all in favor, the Board opened the public hearing on adopting fiscal year 2025-2026 budget, for Two Creeks Community Development District.

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168 Public comments were heard on the following:

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170 Increases across the board impacting finances of families.

171 Court resurfacing

172 Ponds

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On a motion by Ms. Rhodes, seconded by Ms. Nguyen, with all in favor, the Board closed the public hearing on adopting fiscal year 2025/2026 budget, for Two Creeks Community Development District.

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EIGHTH ORDER OF BUSINESS

**PUBLIC HEARING ON FISCAL YEAR
2025-2026 SPECIAL ASSESSMENTS**

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On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the Board opened the public hearing on Special Assessments, for Southaven Community Development District.

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On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the Board closed the public hearing on Special Assessments, for Southaven Community Development District.

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The board then moved to the closed security session prior to adopting the budget.

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The board will review new cameras at the next meeting when Mr. Czako has information available on facility attendant costs and the board requested a closed security session in October to do so.

The meeting was reopened with the public with security session over.

1. Consideration of Resolution 2025-13, Adopting Fiscal Year 2025-2026 Proposed Budget

On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the Board adopted Resolution 2025-08, Adopting Fiscal Year 2025/2026 Budget, as presented, for Southaven Community Development District.

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The Board made the following adjustments to the proposed budget:

- Line 62 – Landscape inspection services for \$11,000 removed
- Line 77 – Security – Reduced by \$40,000 to \$27,200 (\$40k being moved to misc. contingency).
- Line 78 – Tennis/Courts – Reduced back to current budget amount of \$1500
- Line 81 – Misc. Contingency – Increased to \$55,000 (added the \$40k from security)

Resulting in an increase per assessment of \$60.30

1. Consideration of Resolution 2025-14, Imposing Special Assessments

On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the Board adopted Resolution 2025-09, Imposing Special Assessments, as presented, for Southaven Community Development District.

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NINETH ORDER OF BUSINESS

**ACCEPTANCE OF AMENITY SERVICE
RENEWAL AGREEMENT**

On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the Board adopted Resolution 2025-09, Imposing Special Assessments, as presented, for Southaven Community Development District.

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TENTH ORDER OF BUSINESS

**ACCEPTANCE OF ADDENDUM FOR
PROFESSIONAL DISTRICT SERVICES**

On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the Board adopted Resolution 2025-09, Imposing Special Assessments, as presented, for Southaven Community Development District.

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ELEVENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS &
AUDIENCE COMMENTS**

Supervisors

231 Mr. Wigal raised concerns about aquatic maintenance, and it was requested that
232 Solitude attend the next meeting and make any recommendations they have for fish
233 installations. It was also requested that their service reports be included with each
234 agenda moving forward noting they treat twice per month.

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237 Mr. Czako was also requested to bring back proposals for signage at monuments at 4
238 ways stop in October for consideration.

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Audience

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Pond Concerns

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TWELFTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Ms. Rhodes, seconded by Ms. Nguyen, with all unanimously in favor, the Board adjourned the meeting at 9:12 p.m., for Two Creeks Community Development District.

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Secretary/Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2

Two Creeks Community Development District

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.twocreekscdd.org

Operations and Maintenance Expenditures October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$84,382.66**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	300151	9509628	Remove dead trees 09/25	\$ 1,120.00
BrightView Landscape Services, Inc.	300151	9509629	Remove dead trees 09/25	\$ 560.00
BrightView Landscape Services, Inc.	300157	9509630	Landscape Maintenance 09/25	\$ 5,040.00
BrightView Landscape Services, Inc.	300152	9511940	Landscape Maintenance 10/25	\$ 12,034.75
Clay Electric Cooperative, Inc.	20251022-1	Monthly Summary 09/25 ACH 110	Electric Services 09/25	\$ 2,784.00
Clay Today	300139	2025-304857	Account# 18074 Legal Advertising 10/25	\$ 67.50
COMCAST	20251027-1	8495 74 144 1205022 10/25 ACH	Telephone/Fax/Internet/Cable 10/25	\$ 516.95
Court Surfaces of Florida, LLC	300158	2119	Surfacing of Courts 10/25	\$ 20,490.00
Court Surfaces of Florida, LLC	300145	2120	Tennis Court Maintenance 10/25	\$ 325.00
Courtyard Marriott	300156	102925 BOS	Fee for BOS Room 10/25	\$ 350.00
First Coast Contract Maintenance Service, LLC	300136	9774	Management Services 10/25	\$ 10,143.00

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
First Coast Contract Maintenance Service, LLC	300153	9854	Reimbursable Expenses 09/25	\$ 544.10
Gordon's Glass	300140	6289	Gym Mirror Installation 10/25	\$ 675.00
Gordon's Glass	300140	6290	Window Replacement 10/25	\$ 785.00
Hammond Air Conditioning, Inc.	300146	91100262378	Air Conditioner Maintenance 09/25	\$ 581.00
Hammond Air Conditioning, Inc.	300141	91100262486	Air Conditioner Maintenance 10/25	\$ 497.00
Hawkins, Inc	300147	7229300	Pool Chemicals 10/25	\$ 1,369.75
HomeTeam Pest Defense, Inc.	300154	113407464	Pest Control Services 10/25	\$ 137.50
Kutak Rock, LLP	300159	3642513	Legal Services 07/25	\$ 957.00
Leeman Enterprises, Inc	300142	14005	BBQ Grill System Repairs 10/25	\$ 180.00
Leeman Enterprises, Inc	300148	14029	BBQ Grill System Repairs 10/25	\$ 564.12
Oak Wells Aquatics, Inc.	300149	6714-4	Pipe Repair 09/25	\$ 3,600.00

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Republic Services	20251021-1	0687-001568653 ACH	Waste Disposal Services 10/25	\$ 278.82
Rizzetta & Company, Inc.	300137	INV0000103538	District Management Fees 10/25	\$ 5,571.76
Rizzetta & Company, Inc.	300138	INV0000103654	Assessment Roll FY25/26	\$ 5,849.00
School Now	300143	INV-SN-1027	Quarterly Website & Compliances Services 10/25	\$ 384.38
Security Development Group LLC	300160	11416	Security Services 10/25	\$ 2,990.40
Solitude Lake Management, LLC	300155	PSI210970	Lake & Pond Management Services 10/25	\$ 1,576.00
U.S. Bank	300144	7906733	Trustee Fees S2016 09/01/25-08/31/26	\$ 4,040.63
Wayne Automatic Fire Sprinklers, Inc.	300150	1256314	Sprinkler inspection 09/25	\$ 370.00
Report Total				\$ 84,382.66

Two Creeks Community Development District

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Operations and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,618.20**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Always Improving, LLC	300162	36379	Service Call 10/25	\$ 225.00
Always Improving, LLC	300162	36471	Service Call 10/25	\$ 1,222.95
American Electrical Contracting, Inc.	300165	72252956-2	Electrical Maintenance 10/25	\$ 976.24
Boree Canvas Unlimited, Inc.	300163	14052-1	Recover A-Frame Canopies final balance	\$ 2,200.00
Boree Canvas Unlimited, Inc.	300163	14176	Recover Awnings 10/25	\$ 3,198.50
Clay County Utility Authority	20251103-2	Monthly Summary 09/25 ACH 110	Water-Utility Services 09/25	\$ 5,511.66
Clay Electric Cooperative, Inc.	20251124-1	110325-7162555 ACH	Electric Services 10/25	\$ 2,690.00
COMCAST	20251126-1	110225-8495741441205022	Internet Services 11/25	\$ 516.95
First Coast Contract Maintenance Service, LLC	300164	9829	Management Services 11/25	\$ 10,143.00
Florida Department of Commerce	20251103-1	93018 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Department of Revenue	20251120-1	20-8017766215-7 10/25	Sales & Use Tax 10/25	\$ 5.23

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hawkins, Inc	300166	7260356	Pool Chemicals 11/25	\$ 903.38
Republic Services	20251121-1	0687-001576357 ACH	Waste Disposal Services 11/25	\$ 278.53
Rizzetta & Company, Inc.	300161	INV0000104450	00110 11/25 -11/25 Accounting Services 11/25	\$ 5,571.76
Report Total				<u>\$ 33,618.20</u>

Two Creeks Community Development District

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Operations and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$160,259.07**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Electrical Contracting, Inc.	300167	69681404-1	Electrical Maintenance 10/25	\$ 1,597.00
American Electrical Contracting, Inc.	300185	73450578	Electrical Maintenance 12/25	\$ 1,985.00
Atlantic Security	300178	417039 Deposit	Security System installation deposit 11/25	\$ 17,877.50
Barbara M. Rhodes	300171	BR102925-110	Board of Supervisors Meeting 10/29/25	\$ 200.00
Brian Wigal	300172	BW102925-110	Board of Supervisors Meeting 10/29/25	\$ 200.00
BrightView Landscape Services, Inc.	300168	9547380	Landscape Maintenance 11/25	\$ 12,034.75
BrightView Landscape Services, Inc.	300168	9576252	Irrigation Repair 11/25	\$ 617.94
BrightView Landscape Services, Inc.	300168	9576253	Irrigation Repair 11/25	\$ 2,036.00
BrightView Landscape Services, Inc.	300168	9576281	Irrigation Repair 11/25	\$ 1,045.00
BrightView Landscape Services, Inc.	300183	9581174	Landscape - Annuals 11/25	\$ 391.00
BrightView Landscape Services, Inc.	300183	9581900	Landscape Replacement 11/25	\$ 38,203.66
BrightView Landscape Services, Inc.	300186	9583423	Landscape Maintenance 12/25	\$ 12,034.75

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	300186	9608428	Landscape Mulch 12/25	\$ 12,968.99
Clay County Utility Authority	20251201-1	110725-A00014419	Water Services 10/25	\$ 98.89
Clay County Utility Authority	20251201-1	110725-A00014420	Water Services 10/25	\$ 101.69
Clay County Utility Authority	20251201-1	110725-A00014428	Water Services 10/25	\$ 1,109.69
Clay County Utility Authority	20251201-1	110725-A00014558	Water Services 10/25	\$ 42.67
Clay County Utility Authority	20251201-1	110725-A00014559	Water Services 10/25	\$ 144.61
Clay County Utility Authority	20251201-1	110725-A00014561	Water Services 10/25	\$ 40.54
Clay County Utility Authority	20251201-1	110725-A00014562	Water Services 10/25	\$ 96.39
Clay County Utility Authority	20251201-1	110725-A00014564	Water Services 10/25	\$ 35.33
Clay Electric Cooperative, Inc.	20251222-1	1199241-120125 ACH	Electric Services 11/25	\$ 2,650.00
COMCAST	20251226-1	8495741441205022-120225 ACH	Internet Services 12/25	\$ 523.22
Courtyard Marriott	300182	110-120425 BOS	Fee for BOS Room 12/25	\$ 108.59

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
D & D Gas	300181	11144190	Maintenance & Repairs 11/25	\$	165.00
First Coast Contract Maintenance Service, LLC	300175	9898	Management Services 12/25	\$	10,143.00
First Coast Contract Maintenance Service, LLC	300179	9921	Reimbursable Expenses 10/25	\$	956.73
First Coast Contract Maintenance Service, LLC	300179	9947	Reimbursable Expenses 11/25	\$	250.85
Florida Department of Revenue	20251222-2	110-121625	Sales & Use Tax 11/25	\$	10.21
Hawkins, Inc	7287538	7287312	Pool Chemicals 12/25	\$	1,482.30
Jeffrey Murphy	300173	JM102925-110	Board of Supervisors Meeting 10/29/25	\$	200.00
Kutak Rock, LLP	300176	3657424	Legal Services 08/25-10/25	\$	2,939.79
Lan Nguyen	300174	LN102925-110	Board of Supervisors Meeting 10/29/25	\$	200.00
Larry Donnelly	300180	111025-110 Deposit	Pressure Washing Deposit 11/25	\$	16,718.50
Playmore West, Inc.	300184	SO815 Deposit	Playworld 12/25	\$	8,557.00
Republic Services	20251223-1	0687-001584224 ACH	Waste Disposal Services 12/25	\$	279.92

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300177	INV0000105265	Accounting Services 12/25	\$ 5,571.76
Security Development Group LLC	300169	11477	Security Services 11/25	\$ 3,488.80
Solitude Lake Management, LLC	300170	PSI217007	Lake & Pond Management Services 11/25	\$ 1,576.00
Solitude Lake Management, LLC	300188	PSI223882	Lake & Pond Management Services 12/25	\$ <u>1,576.00</u>
Report Total				\$ <u>160,259.07</u>

Two Creeks Community Development District

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.twocreekscdd.org

Operations and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$75,129.61**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A1A Pressure Washing	300201	110-011326	Pressure Washing chemical treatment 01/26	\$ 5,175.00
A1A Pressure Washing	300201	110-011926	Pressure Washing balance 01/26	\$ 16,718.50
Always Improving, LLC	300196	276886	Fitness Equipment Maintenance & Repair 01/26	\$ 225.00
American Electrical Contracting, Inc.	300202	78205770	Street light repair 01/26	\$ 2,315.00
Atlantic Security	300191	426493	Security System install balance 01/26	\$ 17,672.50
Atlantic Security	300193	426549	Access Control 01/26	\$ 626.26
Boree Canvas Unlimited, Inc.	300194	14193-1	Management Services 01/26	\$ 3,198.50
BrightView Landscape Services, Inc.	300197	9639055	Irrigation Repair 01/26	\$ 812.92
BrightView Landscape Services, Inc.	300203	9643099	Irrigation Repair 01/26	\$ 952.52
Clay County Utility Authority	20250102-1	A00014419-120925 ACH	Water Services 11/25	\$ 193.68

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20250102-1	A00014420-120925 ACH	Water Services 11/25	\$ 145.99
Clay County Utility Authority	20250102-1	A00014427-120925 ACH	Water Services 11/25	\$ 126.36
Clay County Utility Authority	20250102-1	A00014428-120925 ACH	Water Services 11/25	\$ 1,388.19
Clay County Utility Authority	20250102-1	A00014429-120925 ACH	Water Services 11/25	\$ 139.14
Clay County Utility Authority	20250102-1	A00014558-120925 ACH	Water Services 11/25	\$ 450.11
Clay County Utility Authority	20250102-1	A00014559-120925 ACH	Water Services 11/25	\$ 503.45
Clay County Utility Authority	20250102-1	A00014560-120925 ACH	Water Services 11/25	\$ 78.98
Clay County Utility Authority	20250102-1	A00014561-120925 ACH	Water Services 11/25	\$ 172.21
Clay County Utility Authority	20250102-1	A00014562-120925 ACH	Water Services 11/25	\$ 235.73
Clay County Utility Authority	20250102-1	A00014563-120925 ACH	Water Services 11/25	\$ 89.38

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20250102-1	A00014564-120925 ACH	Water Services 11/25	\$ 256.90
Clay Electric Cooperative, Inc.	20260123-1	7162555-010226	Electric Services 12/25	\$ 3,054.00
COMCAST	20260126-1	8495741441205022- 010226	Internet Services 01/26	\$ 534.84
First Coast Contract Maintenance Service, LLC	300189	9969	Management Services 01/25	\$ 10,143.00
First Coast Contract Maintenance Service, LLC	300189	10015	Reimbursable Expenses 12/25	\$ 424.29
First Coast Contract Maintenance Service, LLC	300192	10052	Reimbursable Expenses 12/25	\$ 151.39
HomeTeam Pest Defense, Inc.	300198	116326186	Pest Control 01/26	\$ 151.25
Paver Repairs LLC	300195	000065	Maintenance & Repairs 12/25	\$ 1,382.00
Republic Services	20260121-1	0687-001592264	Waste Disposal Services 01/26	\$ 280.38
Rizzetta & Company, Inc.	300190	INV0000106185	Accounting Services 01/26	\$ 5,571.76

Two Creeks Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
School Now	300199	INV-SN-1209	Website Compliance & Management 01/26	\$ 384.38
Solitude Lake Management, LLC	300200	PSI230659	Lake & Pond Management Services 01/26	\$ 1,576.00
Report Total				\$ <u>75,129.61</u>

Tab 3

Quality Site Assessment

Prepared for: Two Creeks CDD

General Information

DATE: Thursday, Feb 05, 2026

NEXT QSA DATE: Monday, May 04, 2026

CLIENT ATTENDEES: Royce Peaden

BRIGHTVIEW ATTENDEES: Royce Peaden

Customer Focus Areas

Lake mowing, clubhouse and entrance detail, Amenity Center

Quality you can count on.

7 Seven Standards of Excellence



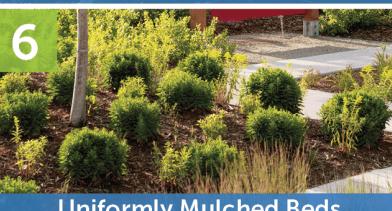
4



Crisp Edges



Spectacular Flowers



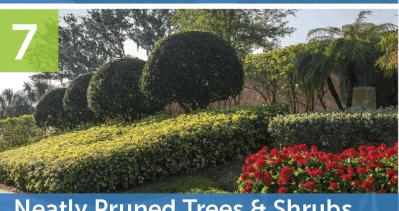
Uniformly Mulched Beds

3



Green Turf

7



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Two Creeks CDD

BrightView 

Maintenance Items



1 Winter flowers weathered the extreme temperatures and we expect to see these perform better with more moderate temperatures.

2 Turf throughout site is dormant due to extreme cold we have experienced. Turf panels are clean and weed free + edged.

3 Crew removed the remnants of several Flax Lily beds at the 4-way intersection and island in front of the office in the lake island. Flax Lily's in other areas of property (pool area and near the annuals fountains) have been dinged by the cold but will rebound with the Spring warm-up. We will clean dead/damaged foliage off of these plants to rejuvenate them.

4 Crew will remove moss from trees in Crapes near the 4-way and as needed throughout property.

QUALITY SITE ASSESSMENT

Two Creeks CDD

BrightView 

Maintenance Items



5 Shrub material throughout property is being neatly pruned and maintained.

6 Approved playground mulch was installed in late fall.

7 Annual Ornamental grass cutbacks have been completed throughout site.

8 Crew is scheduled to provide sidewalk clearance/pruning in several areas - including this grouping of Wax Myrtles along Trail Ridge.

QUALITY SITE ASSESSMENT

Two Creeks CDD

BrightView 

Maintenance Items



9 Crew is continuing to work on woodlines, especially this area along Trail Ridge.

10 We will be raising Magnolia canopies for cycle/pedestrian clearance along Trail Ridge.

11 Proposal is being submitted to reduce height on Crape Myrtles along powerline easements at Trail Ridge and Long Bay. Several years ago the power company cut these down very aggressively. Our proposal would be to reduce height to 12' and provide structural pruning to promote growth.

12 The Crape Myrtle proposal will also include structural/health pruning of the Crape Myrtles at the amenity center. This would open the canopies up and help to remove the moss/lichen on the branches. Overall height would be more uniform but the focus wouldn't be on height reduction. Removal of crossing/rubbing branches and creating

QUALITY SITE ASSESSMENT

Two Creeks CDD

more space in the canopy
should improve health
and aesthetics of the
trees.

BrightView 

Maintenance Items



13 **Proposal is being submitted to remove and replace the Wax Myrtles on the powerline easements along Trail Ridge and Long Bay. The Wax Myrtle are ending the end of their effective life for providing a screen for the easement areas.**

Proposal for Extra Work at Two Creeks CDD

Property Name	Two Creeks CDD	Contact	Ben Pfuhl
Property Address	1365 Tynes Blvd Middleburg, FL 32068	To	Two Creeks CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Two Creeks: Chimney Swift pocket park irr install

Project Description Two Creeks: Chimney Swift pocket park irr install

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Trencher Rental	\$383.93	\$383.93
2.00	EACH	2" Valve	\$230.36	\$460.71
1.00	LUMP SUM	Add a zone Rotors sprays rotary nozzles misc. Pvc pipe and fittings	\$1,151.79	\$1,151.79
50.00	HOUR	Labor	\$85.00	\$4,250.00

For internal use only

SO# 8854905
JOB# 346100419
Service Line 150

Total Price \$6,246.43

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demolishing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract
 By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title
Ben Pfuhl	February 18, 2026
Printed Name	Date

DM

BrightView Landscape Services, Inc. "Contractor"

Signature	Title
Juwan Lamar Dupree	February 18, 2026
Printed Name	Date

Irrigation Manager

Job #: 346100419

SO #: 8854905 **Proposed Price:** \$6,246.43

Proposal for Extra Work at Two Creeks CDD

Property Name	Two Creeks CDD	Contact	Ben Pfuhl
Property Address	1365 Tynes Blvd Middleburg, FL 32068	To Billing Address	Two Creeks CDD c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Two Creeks - Crape Myrtle Pruning 2026

Project Description Two Creeks - Crape Myrtle Pruning 2026

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
		Amenity Center		Subtotal \$2,688.00
1.00	LUMP SUM	16 Crepe Myrtles around Amenity Center - -Health prune, removal of moss/branches, leave overall height alone but try to get them more uniform	\$2,688.00	\$2,688.00
		Powerline Easements		Subtotal \$8,505.00
1.00	LUMP SUM	45 Crepe Myrtles under powerlines- Reduce Crepes to approximately 12' in height and clean up branching structure if needed	\$8,505.00	\$8,505.00

For internal use only

SO# 8853299
JOB# 346100419
Service Line 130

Total Price **\$11,193.00**

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demolishing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract
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Customer

Signature	Title
Ben Pfuhl	February 16, 2026
Printed Name	Date
DM	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title
Royce Peaden	February 16, 2026
Printed Name	Date
Account Manager - Exterior	

Job #: 346100419

SO #: 8853299 **Proposed Price:** \$11,193.00

Proposal for Extra Work at Two Creeks CDD

Property Name	Two Creeks CDD	Contact	Ben Pfuhl
Property Address	1365 Tynes Blvd Middleburg, FL 32068	To	Two Creeks CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Rejuvenate plants in pool area in preparation for Spring

Project Description Cold damage plant material and missing plants to be installed in preparation for Spring

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Labor for mobilization, removal and bed prep	\$521.08	\$521.08
75.00	EACH	Jack Frost Ligustrum 3 gal to be distributed in kiddie pool area and Date Palm planter	\$22.79	\$1,709.39
30.00	EACH	Liriope Emerald Goddess to fill in Date Palm planter and along fence line "No smoking sign" 1 gal	\$10.23	\$306.87
4.00	EACH	Soil amendment for nutrition	\$96.97	\$387.89
36.00	EACH	Brown Mulch installed	\$9.78	\$352.25
1.00	EACH	Irrigation Tech	\$717.92	\$717.92

For internal use only

SO# 8847295
JOB# 346100419
Service Line 130

Total Price \$3,995.40

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract
 By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title
Ben Pfuhl	February 16, 2026
Printed Name	Date
DM	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title
Royce Peaden	February 16, 2026
Printed Name	Date
Account Manager - Exterior	

Job #: 346100419

SO #: 8847295 **Proposed Price:** \$3,995.40

Tab 4

TWO CREEKS CDD

FCCMS February 2026 Field Report

Meeting Date: 2/25/26

Action Items

- Pavilion grill – Maintenance tasked with getting grill operational. Authorized budget of \$3,000.00. Grill is now operational. Maintenance contacted the original propane tank installer to locate the existing tank. They could not locate the existing tank. Received a proposal for installing a 65-gallon propane tank with a gauge to service the pavilion grill. Cost \$2,350.00.
- Two monument signs at the corner of Tynes Blvd. and Trail Ridge Rd. \$7,819.80.

Other Items

- The tunnel feature of the playground located at Song Sparrow Drive was reported as broken. Caution tape was utilized to close off the tunnel feature. A new tunnel was ordered and installed by vendor when delivered feature January 26th job completed.
- Camera and card reader system installed at amenity center. Completed on 12/10/25. Updated the resident list. Removed card access for expired leases.
- Basketball and tennis court master light timer replaced in house 12/11/25.
- Quote for awning/sail over wading pool obtained for budgetary reasons. \$19,980.00
- Prepped and painted fence on monuments at the corner of Tynes Blvd. And Trail Ridge Rd.
- Pavers at amenity center- walkway surrounding parking lot and select pool deck areas repaired. 12/16/25. Issues repaired were trip hazards, uneven surfaces, gaps ETC.
- Boree Canvas Unlimited installed the board approved replacement awnings at the basketball court, tennis court and over the gym exterior windows.
- The faulty middle landscape light fixture at the four-way intersection in the flower bed was replaced in-house.
- Replaced three amenity center front entrance gate hinges with self-closing hinges. To curtail slamming issues.
- Second landscape light fixture replaced at the four-way intersection in the flower bed was replaced in-house.
- Pressure washing of the amenity center and common area sidewalks started 1/5/26. Post treatment of all sidewalks was completed. This was a change order of \$5,175.00. Vendor recommends cleaning every other year with treatment and adding the curbs to project. Vendor expressed willingness to attend board meeting when budget is discussed to further explain cleaning and preventative maintenance procedures.
- American Electrical proposal to supply electric supply to rear side of the southern monument \$1,575.00.
- Big Z Pool to replace Six main drain grill covers of both pool and wading pool \$1,576.00

Routine maintenance

- Pool upkeep. Cleaning, vacuuming, chemical readings, and filter cleaning as needed.
- Clean pool tiles.
- Vacuum the gym floor as needed.
- Wiping down gym equipment as needed.
- Amenity Center - Check all trash cans, empty as needed. Check operation of cameras and card readers.
- Restrooms checked for cleanliness and supplies.
- Walk amenity center parking lot for trash and debris removal.
- Visual inspection of all property roads, signs, and landscapes.
- Inspection of all playgrounds including trash removal.



Work Order	00905874	Account	Two Creeks CDD
Work Order Number	00905874	Contact	Ben Pfuhl
		Address	1401 Coopers Hawk Way Middleburg, FL 32068 United States
Created Date	12/3/2025		

Work Details

Specialist Comments to Customer	Today 12/3/25 at Two Creeks I treated ponds 13,24 for alger using a probiotic and blue dye I am aware of 13 and the ring of alge around this pond and im treating it accordingly I noticed its starting to fall out it will take a couple more treatments. I inspected ponds 23,18,19,20,21,22,26,25,27 for submerged vegetation and plant growth on the edges and everything looks good. If you have any concerns please feel free to contact me thank you for being a solitude customer	Prepared By	Jason Garcia
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Work Order Assets

Asset	Status	Product Work Type
Two Creeks CDD LAKE ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Two Creeks CDD LAKE ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Two Creeks CDD LAKE ALL	INSPECTION	
Two Creeks CDD LAKE ALL	SHORELINE WEED CONTROL	
Two Creeks CDD LAKE ALL	MONITORING	
Two Creeks CDD LAKE ALL	LAKE WEED CONTROL	
Two Creeks CDD LAKE ALL	ALGAE CONTROL	
Two Creeks CDD LAKE ALL		



Work Order	00912914	Account	Two Creeks CDD
Work Order Number	00912914	Contact	Ben Pfuhl
		Address	1401 Coopers Hawk Way Middleburg, FL 32068 United States
Created Date	12/18/2025		

Work Details

Specialist Comments to Customer	Today (12/17) your technician used herbicide to treat invasive torpedo grass around pond 1. He also added dye and Bactria to control algae growth in ponds 1 and 13. All other ponds were inspected. We will return again next month to treat as needed. Thank you for choosing SOLitude for all your lake management needs!	Prepared By	ADAM GRAYSON
	Specialist State License Number		

Work Order Assets

Asset	Status	Product Work Type
Two Creeks CDD LAKE ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Two Creeks CDD LAKE ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Two Creeks CDD LAKE ALL	INSPECTION	
Two Creeks CDD LAKE ALL	SHORELINE WEED CONTROL	
Two Creeks CDD LAKE ALL	MONITORING	
Two Creeks CDD LAKE ALL	LAKE WEED CONTROL	
Two Creeks CDD LAKE ALL	ALGAE CONTROL	
Two Creeks CDD LAKE ALL		



Work Order	00919085	Account	Two Creeks CDD
Work Order Number	00919085	Contact	Ben Pfuhl
		Address	1401 Coopers Hawk Way Middleburg, FL 32068 United States
Created Date	1/21/2026		

Work Details

Specialist	I inspected ponds	Prepared By	Natalia Cano
Comments to Customer	<p>14,16,17,15,8,1,2,5,6,4,3,22,19 and 18. None of these ponds had any emergent to treat for or any algae. I treated pond 11 for planktonic algae using an algaecide mix. I plan to use algaecide on pond 13 next visit. I also mechanically removed some invasive torpedo grass from pond 6. Thank you for being a Solitude customer!</p>		

Work Order Assets

Asset	Status	Product Work Type
Two Creeks CDD LAKE ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Two Creeks CDD LAKE ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Two Creeks CDD LAKE ALL	INSPECTION	
Two Creeks CDD LAKE ALL	SHORELINE WEED CONTROL	
Two Creeks CDD LAKE ALL	MONITORING	
Two Creeks CDD LAKE ALL	LAKE WEED CONTROL	
Two Creeks CDD LAKE ALL	ALGAE CONTROL	
Two Creeks CDD LAKE ALL		Inspected: 14,16,17,15,8,1,2,5,6,4,3,22,19,18
Two Creeks CDD LAKE ALL		Treated: 11



Work Order	00922263	Account	Two Creeks CDD
Work Order Number	00922263	Contact	Ben Pfuhl
		Address	1401 Coopers Hawk Way Middleburg, FL 32068 United States
Created Date	1/28/2026		

Work Details

Specialist Comments to Customer	The following reflects work done on 1/27 /26	Prepared By	Natalia Cano
	<p>On this second visit, I treated pond 13 with an algaecide for filamentous algae. I inspected ponds 7,9,10,12,20,21,23,25,26 and 27. Overall the ponds look good and I found no algae or emergent vegetation to treat for. There will be a freeze over the weekend, which may put cold sensitive fish such as tilapia at risk. Thank you for being a Solitude customer!</p>		

Work Order Assets

Asset	Status	Product Work Type
Two Creeks CDD LAKE ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Two Creeks CDD LAKE ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Two Creeks CDD LAKE ALL	INSPECTION	
Two Creeks CDD LAKE ALL	SHORELINE WEED CONTROL	
Two Creeks CDD LAKE ALL	MONITORING	
Two Creeks CDD LAKE ALL	LAKE WEED CONTROL	
Two Creeks CDD LAKE ALL	ALGAE CONTROL	
Two Creeks CDD LAKE ALL		Inspected: 27,26,24,25,23,21,20,12,10,9,7
Two Creeks CDD LAKE ALL		Treated:13

Tab 5

AMERICAN ELECTRICAL Contracting, Inc.



9016 Philips Highway – Jacksonville, FL 32256

Office (904) 737-7770 • Fax (904) 737-1099

EC13007311

Marty Czako
904-687-4150
Marty@firstcoastcms.com

Date: January 15, 2026

To: Two Creeks CDD
P.O. Box 32414
Charlotte, NC, 28232

Project: Electrical to Sign
Two Creeks CDD
Trail Ridge Road
Middleburg, FL. 32068

-PROPOSAL-

American Electrical Contracting, Inc. proposes to furnish all labor and materials to complete the following scope of work:

Electrical to Sign:

1. Provide and install new electrical conduit and wire from existing lighting to monument sign, approximately 60'.
2. Provide and install (1) new quad receptacle and weatherproof box with in-use cover on back of existing sign.
3. Backfill of trenching included. No landscape replenishment included.
4. Disposal of old materials included.
5. Work to be completed during normal business hours, Monday-Friday.

TOTAL QUOTATION: \$1,575.00

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS PROPOSAL

Note:

- To the extent that additional work is performed, or materials delivered at the Owner's request which is not the subject of a signed change order, American Electrical shall be entitled to recover the costs thereof, plus 25%.
- Customer/Owner agrees to have any and all inspections, that may be required, completed within 180 days of commencement. Customer/Owner understands and agrees to pay a \$25.00 re-inspection fee on day 181. This fee will also be assessed every 180 days thereafter, indefinitely. If a collection agent is required to collect this fee, customer/owner agrees to pay all collection costs incurred, in addition to the outstanding fee.
- Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the base contract.
- The onsite representative for the customer or contractor is deemed to be authorized to request and approve extras and alterations to scope of work and payment by the customer or contractor for said work.
- **American Electrical Contracting, Inc. may withdraw this proposal if not accepted within 15 days.**
- American Electrical Contracting, Inc. shall have the right to stop work for nonpayment within terms upon 10 days written notification.
- Customer agrees to pay the cost of collection, including all collection, bankruptcy and appellate attorney's fees, court cost and filing fees, upon customer's default of contract.
- Labor warranty covers one year on original installation.
- Warranty and warranty claims shall be invalid unless all work, both contract and change orders, have been paid in full.
- Materials warranty is by the manufacture of the product. Lamps and bulbs are warranted for 30 days.
- Any payment not paid by the 10th day will be subject to an interest rate, which is equal to the maximum allowed by Florida statute.

January 15, 2026

- The payment terms of the company are PAYMENT DUE UPON SERVICE RENDERED. Interest in the maximum amount permitted by law will be charged on overdue amounts and any judgements obtained. We accept all major credit cards, checks and cash. Non-payment will cause American Electrical Contracting, Inc. to commence legal action to collect monies due. Customer will also be liable for all attorney fees, collection costs, filing fees and court costs. If payment is not received within 60 DAYS of invoice date, customer authorizes and acknowledges AEC to enforce non-payment of work completed by placing a lien on owner's property for the value of materials, labor, and work provided on all delinquent accounts under Florida Statutes § 713.02 and § 713.06.

The prices and conditions above are satisfactory and are hereby accepted. American Electrical Contracting, Inc. is authorized to perform the work as proposed.

Authorizing Signature

Date

Ryan Piersall
American Electrical
Contracting, Inc.

Tab 6

OnSight Industries, LLC
 900 Central Park Dr
 Sanford FL 32771

Written By: LEE KENNERLY

Date: 10/24/2025

Proposal: W000408619

Bill To:

TWO CREEKS CDD
 1365 TYNES BLVD
 MIDDLEBURG FL 32068

Location:

TWO CREEKS CDD
 1365 TYNES BLVD
 MIDDLEBURG FL 32068

Project Name: EXTERIOR GATE LETTERS

Line	Item	U/M	Unit Price	Qty	Net Amount
1	ITEM-SIGNAGE / DISPLAY-M000673 SIGNAGE / DISPLAY CUT LETTERING ALUMINUM 1 COLOR 1/4" PAINTED 1 CUSTOM 143IN X 14IN	E2	2,484.90	2.000	4,969.80
2	LABOR/INSTALL JACKSONVILLE LOCAL 45+ LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 45+	EA	2,850.00	1.000	2,850.00
					Pre-Tax Total: 7,819.80
					Sales Tax: 500.00
					Total: 8,319.80

Terms and Conditions:

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requoted for customer approval. - Pricing in this proposal is subject to acceptance within 14 days and is void thereafter. - Depending upon the agreed credit terms, a deposit may be required before work is to commence. - If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion. - Any labor and installation pricing is approximate and subject to change based upon actual time incurred. - Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a \$100/month/pallet storage fee beginning on the 7th month. - Sales tax is estimated and subject to change based upon the actual rate at time of invoicing. - Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary. - Customer is responsible for variations from customer supplied architectural drawings & hardscapes. - Signature on this proposal constitutes approval from the client on supplied artwork/graphics. - Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement. - Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated. Payment will be made as outlined above.

Signature

Name

Date



14" x 12'

Entrance Lettering

Qty: 2

143" x 14"

1/4" Alum Letters

Painted 1 Color (Metallic)

Attached to Existing Fence

w/ Bolts Going Through

w/ Nuts & Fender Washers

Painted to Match



INSTALL HARWARE WILL BE VISIBLE
SOME LETTERS MIGHT NEED TO BE INSTALLED
ON THE THICKER POSTS
MEANING THEY WILL BE OFF SET FROM
THE REST OF THE LETTERS

PAINT

MP20509
Metallic
Gloss

DIMENSIONS & SITE CONDITIONS TO BE
REVISED PRIOR TO PRODUCTION

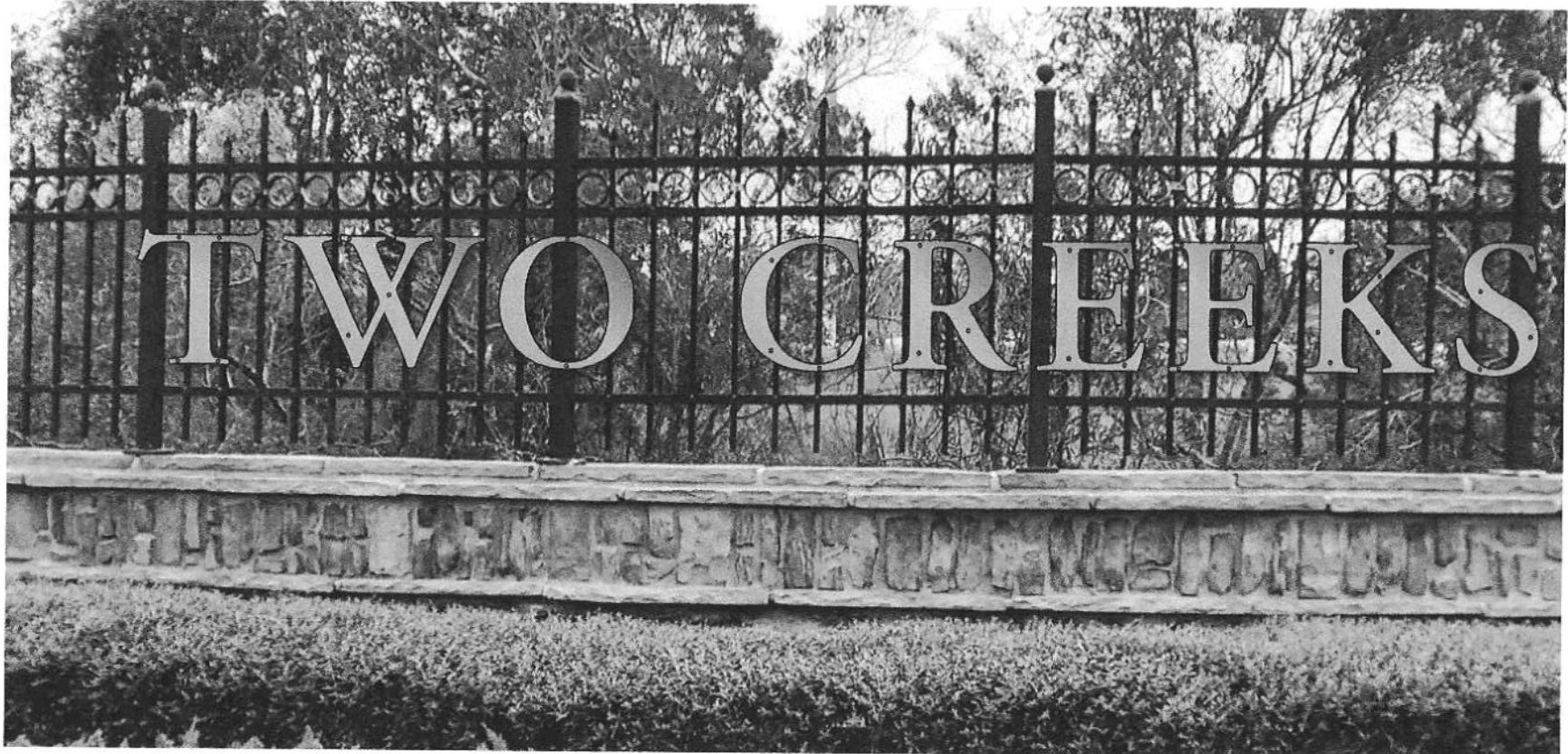
wo.408619 v.10.24.25

Two Creeks CDD

Entrance Lettering

L. KENNERLY
J. WILLMAN

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wo.408619 v.10.24.25

Two Creeks CDD

Entrance Lettering

L. KENNERLY
J. WILLMAN

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Tab 7



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1432682 CCC1334999

Two creeks Residence Club

**Attn;Marty -1st Coast Management
12 11 25
Re:pool cover budget numbers**

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

>remove pavers as needed around the sitting area and the kiddie pool approx. size of areas 8ft x 24ft and 18ft x 32ft
>install concrete footings needed to install 6" aluminum post to support the new sun shades
>install new anchors on the new aluminum post to hold the new sunshades
>install multiple sunshades to cover the (2) areas listed above -color /design of sun shades chosen by property
>re-install pavers where removed for the new aluminum support post
>clean up job and haul away all debris
*please keep in mind this is just a budget number because there are so many variables that could effect the price -if they are really interested on doing this I will be more than happy to meet on site with the proper people and show them the option because I have done a few of these over the years

Total Price \$19,980.00 budget numbers only

**Proposal Signed by _____
Thank you for your consideration
Scott Haines C 904.402.6561**

Tab 8

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE CLAY COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Two Creeks Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Clay County Supervisor of Elections ("Supervisor") to conduct the District's elections by the qualified electors of the District at the general election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Barbara Rhodes, Seat 5 currently held by Jeffrey Murphy, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 25th day of February 2026.

**TWO CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Two Creeks Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095, Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Two Creeks Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

Publish on or before May 25, 2026.

Tab 9

Proposal

D & D Gas
7709 Alton Ave
Jacksonville, Fl. 32211
State License #: LG45419

Phone: (904) 725-9144
Fax: (904) 721-8346
Email: contact@dndgas.com

Name: Two Creek Ammenties

Job Name: Same

Address:

Job Address: 1365Tynes Blvd
Middleburg Fl, 32068

City, State, Zip:

Date: 11/10/2025

Phone: 904-687-4150

Email: MARTY@FIRSTCOASTCMS.COM

We hereby submit specifications and estimate for:

PERMIT: NO

Disconnect riser and abandon U/G tank. LOCATION OF BURIED TANK IS UNKNOWN. Set 1-60 gallon tank (Holds 48 gallons of LP Gas) near inlet to main building. Reconnect to existing main line and Disconnect existing riser to buried tank and cap off line. Perform gas check and safety walk thru with homeowner. **Tank installation includes initial fill of propane**

Total amount due at completion \$2350.00

Note: CUSTOMER TO OWN 1-60 GALLON TANK

D&D Gas will use reasonable care while digging, however, it is the customer responsibility to have sprinkler lines located, invisible fence, or any other unmarked utility on private property, as we will not be liable for repair.

Price Quote is good for 30 days. D&D is not responsible for electrical bond of gas line, plumber or electrician
We propose hereby to furnish material and labor in accordance with the above specifications, for the sum of:

U.S. Dollars, See Above

Payment to be made as follows: Net in full upon complete of work U.S. Dollars. Collection fee for late accounts of 1.5% per month. Customer also responsible for all legal and attorney fees for collection of delinquent accounts / or payment thereof of this invoice.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed upon authorization, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, and conditions
are satisfactory and are hereby accepted. You are authorized
to do the work as specified. Payment will be made as agreed.

Authorized Angel
Signature Angel
Date 11/10/26

ANGEL COTTO