Sampson Creek

Community Development District

May 15, 2025



Sampson Creek Community Development District

475 West Town Place Suite 114 St. Augustine, Florida 32092 District Website: www.stjohnsgcc.org

May 8, 2025

Board of Supervisors Sampson Creek Community Development District

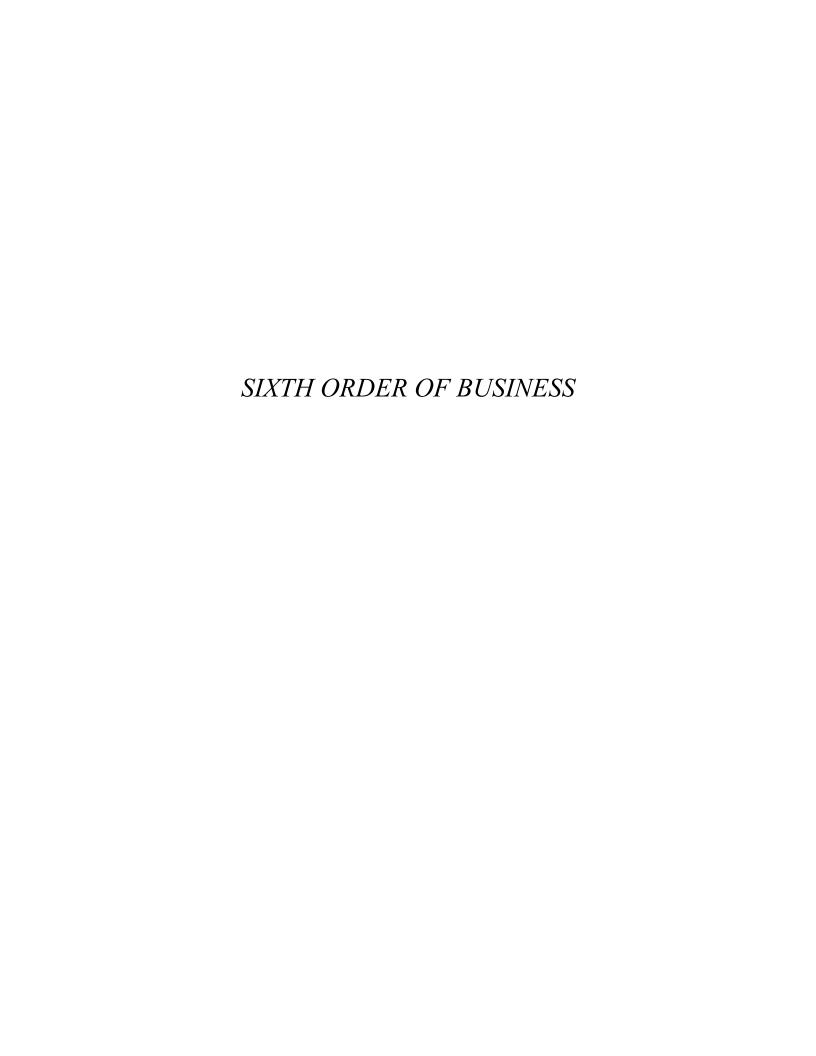
Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, May 15, 2025, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (regarding agenda items listed below)
- IV. Amenities Booking Request
- V. Security Update
- VI. Brightview Landscape Update
 - A. Annual Operations Calendar
 - B. Quality Site Assessment
- VII. Discussion of Field Maintenance
- VIII. Staff Reports
 - A. Attorney Softcrete Response Update
 - B. Engineer
 - C. District Manager Report on the Number of Registered Voters (2,005)

- D. General Manager
 - 1. Amenities and Operations Report
 - 2. Lake Doctors Reports
 - 3. Sidewalk Repair Update
 - 4. Fitness Equipment
 - 5. Tennis Court Resurfacing
- IX. Ratification of Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit and Four Optional Renewals
- X. Consideration of Proposal from CBuss for Splash Pad Filtration Repair
- XI. Discussion of Future Amenity Capital Improvements
 - A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade
 - C. Playground Enhancement
- XII. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption
- XIII. Contracts Review
- XIV. Supervisors' Request
- XV. Public Comments
- XVI. Approval of Consent Agenda
 - A. Minutes
 - 1. April 17, 2025 Board of Supervisors Meeting
 - 2. April 17, 2025 Audit Committee Meeting
 - B. Financial Statements as of April 30, 2025
 - C. Check Register
- XVII. Next Scheduled Meeting June 19, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XVIII. Adjournment



A.

BRIGHTVIEW'S TASK FREQUENCIES	oxdot																																											
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Quality Site Assessment

Prepared for: Sampson Creek CDD

General Information

DATE: Wednesday, May 07, 2025

NEXT QSA DATE: Monday, Aug 04, 2025

CLIENT ATTENDEES: Jason Davidson

BRIGHTVIEW ATTENDEES: Daniel Bauman

Customer Focus Areas

Amenity, Common Roadside areas, CR 210 Frontage and Monument Entry points



QUALITY SITE ASSESSMENT

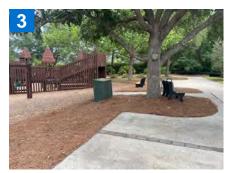




Notes to Owner / Client









- We've noted a dead pine tree along the edge of the woods off Meadow View. A proposal will be submitted to flush cut and remove.
- 2 Spring flowers are preforming well.
- Pine straw has been completed throughout the community, even a few extra areas.
- 4 Noticed some sand building up near the basketball courts. Our irrigation team will investigate further to see what the cause is.

QUALITY SITE ASSESSMENT





Notes to Owner / Client









- New landscaping on Leo Maguire and the entrance to Eagle Point is completed.
 - During an inspection, we noted that the main irrigation clock was in the off position. At that point in time, I asked **Brightview team** members if anyone of them shut the clock off. Each one of them responded back saying no. Since this is not the 1st time the clock has been turn off, we are now added a padlock to the irrigation clock, so only authorized personnel are allowed to open the clock.
- 7 The first round of sod is scheduled to be install on St. Johns Golf Drive at the end of May. Once I have more of a confirmed date i will email that over.
- There has been some talks about removing the Yucca Plant near the back doors to the fitness area and relandscaping it. A proposal and rendering has been submitted

QUALITY SITE ASSESSMENT





Notes to Owner / Client



We are currently working on a proposal to fix the blue daze boarder along the flower at Eagle Point and Stone Hedge entrances.





SCOPE OF SERVICES

Fertilization and Pest Control:

•	6 Applications of fertilizer will be made to the Soccer field at
	3 of the fertilizations will be complete granular
	fertilizers with slow-release Nitrogen such as 15-0-15. Up to 3 applications of
	21-00-00 @ 1lb N per 1,000.00sqft. Liquid iron fertilizer blends will be used
	regularly in-between granular applications to maintain color and vigor.

- Four of the blanket applications will include Primo Maxx growth Regulator.
 Primo Maxx will decrease the number of mowing clippings, while manipulating the growth of the turf so that it grows more horizontally than vertically thus helping to grow worn areas in faster.
- 3 Blanket applications of Pre-Emergent Herbicide will be made to help combat the weed problems. The spring application will be Ron Star granular preemergent.
- Herbicides will be used <u>as frequently as necessary</u> to control all broad leaf weeds, sedges, and grassy weeds on all fields. Any additional re-treatments necessary to control weeds will be done at no additional charge. Fields should be 90% weed free.
- Insecticides to control turf damaging insects will be used preventatively and or as needed to control turf damaging insects and fire ants. Any irreparable damage to turf caused by turf damaging insects will be replaced at no charge to the College.
- Service calls in-between applications are free of charge.

Athletic Field Mowing, and Cultural Practices:

- Athletic fields will be mowed 1 times per week during the growing season, with a self-contained reel mower. Mowing patterns will be alternated at every cut.
- Athletic Field will be aerated annually in May/June, Customer is responsible for marking irrigation and underground utilities.
- Fence lines/gravel walkways, skinned infields or warning tracks will be maintained with roundup once a month or as necessary.
- Irrigation schedules and programs will be adjusted and maintained to promote optimal turf conditions and work around scheduled activities. Irrigation repairs are not included.

Monthly Charge.....\$2,000.00 Estimated Rye Seed Cost.....\$1,200.00 Total cost of Contract.....\$24,000.00

Summary of Charges

The total cost for the p	receding services is \$1,800.00 per month. One invoice will be
sent to	every month for a term of 36 months. Annual price
increases may not exc	eed 3% and must be requested in writing and approved by the
contract manager. Pa	nyment terms for all invoices are net 15. Any late payment is
subject to a 1% or grea	ater finance charge. Either party may terminate this contract
with no less than 60	days' notice. Payment for the 37 th month of service will be
consid	ered an automatic renewal of this agreement.

Customer Signature	
Print Name	
Title	
Contract Start Date	



March 25, 2025

Sampson Creek Community Development District 219 St Johns Golf Dr, St. Augustine, FL 32092

RE: Proposal for Athletic Field Maintenance

As both a business operating in the Community boundaries and a proud member of the CDD, St. Johns Golf & Country Club is dedicated to being a premier facility in Northeast Florida. We acknowledge and embrace the responsibility of protecting the Community's reputation and enhancing its value for the residents. Our facility's commitment to course conditions is consistently praised by members and guests.

We recognize the CDD and Community's expectations for the Athletic Field are similar. The quality of field conditions enhances the residents' lifestyle and elevates the perception of the Community. St. Johns Golf & Country Club is uniquely qualified to provide Athletic Field maintenance for this reason. Our maintenance team's experience in field turf management, specialized Bermuda grass equipment, daily on-site presence, and preventative services established us as an ideal candidate to preserve the field's Bermuda grass.

Since 2016, St. Johns Golf & Country Club has partnered with the Community in maintaining the Athletic Field. Our approach has consistently been to provide a scope of work that aligns with Community objectives and fiscal guidelines. The Club's on-site Agronomist has evaluated the existing program and, with support of our regional Director of Agronomy, has prepared a new agricultural plan that will enhance the Field's condition and protect the Community from current economic threats. Maintenance agreements in the area are increasing with the rising cost of inflation. It is our pleasure to present a revised scope of work to continue our agreement with the CDD that remains in line with 2016's management fee.

Sincerely,

Kris Reinert

Kris Reinert, General Manager St. Johns G&CC kreinert@stjohnsgolf.com (904) 940-3200 Dan Zimmer, Vice President Troon dzimmer@troon.com (904) 669-1508

APPROACH

					A	TH	LETIC F	IEL	D MAIN	TE	NANCE	E	XPENSE							
		Jan	Feb		Mar		Apr	r	May		Jun		Jul	Aug	Sep	Oct	Nov	Dec		Total
Labor																				
- Manager - Superintendent	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-
- Irrigation Technician	\$	437	\$ 402	\$	437	\$	417	\$	437	\$	417	\$	437	\$ 437	\$ 417	\$ 437	\$ 417	\$ 437	\$	5,13
- Chemical Operator	\$	677	\$ 607	\$	677	\$	647	\$	677	\$	647	\$	677	\$ 677	\$ 647	\$ 677	\$ 647	\$ 677	\$	7,93
- Groundskeeper I	\$	888	\$ 773	\$	888	\$	860	\$	888	\$	860	\$	888	\$ 888	\$ 860	\$ 888	\$ 860	\$ 888	\$	10,42
Total Direct Labor Expense	\$	2,003	\$ 1,782	\$ 2	2,003	\$	1,925	\$ 2	2,003	\$	1,925	\$	2,003	\$ 2,003	\$ 1,925	\$ 2,003	\$ 1,925	\$ 2,003	\$	23,49
- Labor Burden	\$	401	\$ 356	\$	401	\$	385	\$	401	\$	385	\$	401	\$ 401	\$ 385	\$ 401	\$ 385	\$ 401	\$	4,700
TOTAL LABOR	\$	2,403	\$ 2,139	\$ 2	2,403	\$	2,309	\$ 2	2,403	\$	2,309	\$	2,403	\$ 2,403	\$ 2,309	\$ 2,403	\$ 2,309	\$ 2,403	\$	28,19
Other Expenses	_	Jan	Feb		Mar		Apr	P	May		Jun		Jul	Aug	Sep	Oct	Nov	Dec	_	Total
- Equipment Maint & Repair	\$	300	\$ 300	\$	300	\$	300	\$	300	\$	300	\$	300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$	3.600
- Irrigation Repairs	\$	100	\$ 100	\$	100	\$	100	\$	100	\$	100	\$	100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$	1.200
- Chemicals - Herbicides	\$	300	\$ 300	\$	_	\$	800	\$	800	\$	800	\$	800	\$ 800	\$ 800	\$ 800	\$ _	\$ _	\$	6,200
- Chemicals - Insecticides	\$	280	\$ -	\$	580	\$	280	\$	280	\$	280	\$	280	\$ 280	\$ 280	\$ _	\$ -	\$ -	\$	2,540
- Chemicals - Growth Regulators	\$	-	\$ -	\$	-	\$	-	\$	171	\$	342	\$	342	\$ 342	\$ 342	\$ -	\$ -	\$ -	\$	1,533
- Fertilizer - Landscape	\$	1,288	\$ 212	\$	1,212	\$	288	\$	276	\$	1,712	\$	212	\$ 212	\$ 1,250	\$ -	\$ 212	\$ 972	\$	7,840
- Pre-Emergents	\$	-	\$ -	\$	1,408	\$	-	\$	-	\$	-	\$	-	\$ -	\$ -	\$ 1,408	\$ -	\$ -	\$	2,810
-Seed	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$	3,250
-Sod/Sprigs	\$	-	\$ -	\$	-	\$	1,500	\$	-	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	1,50
- Aerification	\$	-	\$ -	\$	-	\$	-	\$	-	\$	2,500	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	2,50
- Gas / Diesel	\$	138	\$ 138	\$	138	\$	138	\$	138	\$	138	\$	138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$	1,65
TOTAL OTHER EXPENSES	\$	2,406	\$ 1,050	\$ 3	3,738	\$	3,406	\$ 2	2,065	\$	6,172	\$	2,172	\$ 2,172	\$ 3,210	\$ 5,996	\$ 750	\$ 1,510	\$	34,64
TOTAL LABOR AND OTHER EX	P \$	4.809	\$ 3.188	\$	6.141	\$	5.715	\$ 4	4.468	\$	8.481	\$	4.575	\$ 4.575	\$ 5.519	\$ 8.399	\$ 3.059	\$ 3.913	*	62 83

GENERAL MAINTENANCE PRACTICES

MOWING

Bermuda turf at the amenity area, including lake banks, Swim Club, Basketball Courts, Tennis Courts & area around the Soccer Field shall be mowed once per week. The Athletic Field playing surface shall be mowed with a **reel type mower**. The Bermuda turf shall be maintained at a height of 1.5", except for the Athletic Field playing surface, which shall be maintained at a height of 0.5" - 0.65". All maintenance activities within the fenced pool area & around the tennis courts, including mowing, trimming, blowing, hedge clipping, etc. shall be completed on Mondays of each week.

<u>IRRIGATION</u>

Water management is an integral part of turf management. Currently, the Athletic Field's irrigation is managed by the Community's landscape contractor. We recommend adding the Bermuda Grass irrigation into our scope of work. This will permit the Agronomic team to monitor usage to promote healthy, uniform coverage.

OVERSEEDING

Overseeding of the Bermuda areas with Perennial Ryegrass, certified to be 95% weed free, shall be completed in the fall of each year at the appropriate time as the Bermuda grass areas begin to go dormant. The overseed rate shall be a minimum of 400 lbs per acre.



AERATION

The Bermuda grass areas on and around the soccer field shall be aerated at least once per year between the middle of May and the end of June using a solid tine.

STRING TRIMMING

Trimming around obstacles shall be performed with each mowing. Care shall be taken so as not to damage fence or light poles, buildings, signs, fences, trees, or shrubs.

EDGING

All concrete or hard surfaces will be edged with each mowing. Clippings shall be blown away from all sidewalks, streets, and curbs.

BLOWING

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into ponds and storm drains. Curbs and gutters will be kept free of dirt, pine straw and other debris.

FERTILIZATION AND PEST CONTROL

FERTILIZATION

Bermuda turf shall be fertilized a minimum of 8 times per year. A mix of granular and foliar fertilizers will be used. Granular fertilizer will contain slow-release nutrients that will linger in the soil, feeding the Bermuda grass between applications. The addition of foliar applications will provide immediate nutrients to the Bermuda grass which are absorbed directly through the leaves of the plant. The blend of these two methods will provide a consistent level of nutrients through the year.

GROWTH REGULATORS

Growth regulators will be introduced to the Athletic Field to accompany foliar applications. Plant growth regulators prevent cell elongation of chlorophyll in grass plants. This causes the grass blades to be more compact. The result is vertical growth is slowed, and lateral growth of the grass is boosted, improving turf density.

PEST & WEED CONTROL

HERBICIDE

Two (2) pre-emergent herbicide applications shall be applied to control noxious broad leaf and grassy weeds. Post emergent applications shall be used to control poa annua in the winter months and grassy weeds through the summer.



INSECTICIDE

Fire ant control will be performed as needed to control mound outbreaks. Top Choice granular insecticide blanket application for the entrance, roadway, amenity center and surrounding common areas will be performed according in the spring.

NEMATICIDE

Nematicide applications will be used through the summer to control parasitic worms that feed on Bermuda grass roots. Soil assays will be taken in the spring to identify Nematode type and count.

MOLE CRICKET

The contractor shall put down one blanket application in the spring for early control, and then monitor weekly mole cricket activity and treat as necessary.

PROPOSED AGREEMENT

\$5,236.50 per month, \$62,838 per year Term 1 & Term 2. 3% increase Term 3.

RECOMMENDED ALTERNATIVES

TOP DRESSING

Annual top dressing is recommended each spring. The Athletic Field would be dressed to establish a level surface, fill imperfections, and allow the Bermuda grass to maintain uniform coverage of the field.

PROPOSED AGREEMENT

\$2,970 per application Term 1 & Term 2. 3% increase Term 3.



PROPOSAL FORM

PROPOSAL FORM PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BID SUMMARY

Basic Services

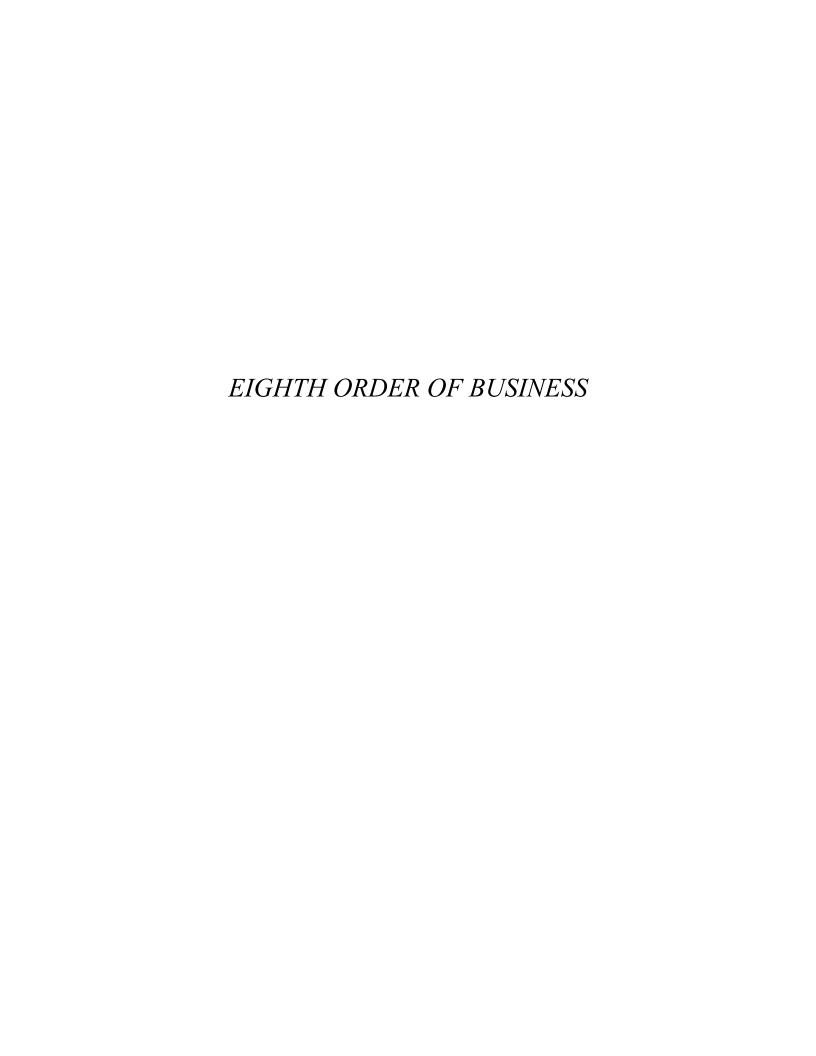
Total lump sum for all services covered in Request for Proposal:

	Proposed Lump Sum	Monthly	Ani	nual Term Total
Term 1	\$ 62,838.00	\$	5,236.50	(Twelve (12) months)
Term 2	\$ 62,838.00	\$	5,236.50	(Twelve (12) months)
Term 3	\$ 64,723.00	5	5,393.00	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (52 site visits)	\$	\$	S
Tree and Palm Maintenance (52 site visits)	S	\$	S
Shrub and bed Maintenance (52 site visits)	5	\$	s
Fertilization St Aug Turf (6 times per year)	5	\$	S
Fertilization Bermuda Turf (8 times per year)	5 included	S included	5 included
Fertilization Bahia Turf (3 times per year)	5	\$	S
Fertilization Shrubs, Trees and Palms (min 4 times per year)	ş	\$	s
Pesticide Program Turf	S	\$	S
Pesticide Program Shrubs, Trees and Palms	5	\$	5
Mulch – Brown Mulch (200 cubic yards annually)	S	\$	S
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	S	\$	\$
Annuals (1715 units every 3 months)	\$	\$	S
Irrigation (as per scope)	S	\$	S
Athletic Field Program	\$ 62,838.00	\$ 62,838.00	5 64,723.00
TOTAL LUMP SUM	s	\$	\$
Alternates:	5 9,470.00	\$ 9,470.00	\$ 9754.10





C.



April 16, 2025

Sampson Creek CDD Attn: Sarah Sweeting, Recording Secretary 475 West Town Place, Suite 114 St. Augustine, FL 32092

Dear Sarah Sweeting:

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

Sampson Creek CDD

2005 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

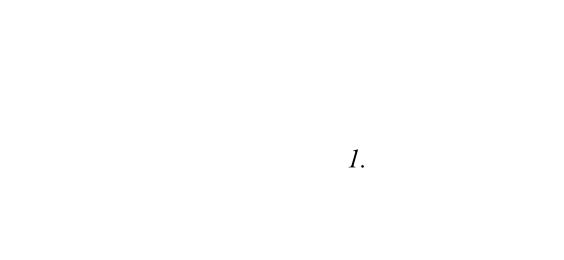
Please contact us if we may be of further assistance.

Sincerely,

Vicky/C. Oakes

Supervisor of Elections







VestaPropertyServices.com





SAMPSON CREEK CDD GENERAL MANAGER REPORT

05/15/2025 Submitted by Jason Davidson

Field Services:

Lake Doctors: Reports submitted under separate cover. Nothing additional to report at this time.

Brightview

Bulk sod replacement and top dressing

The following proposals were approved at the 4.17.2025 BOS meeting. All proposals have been signed and submitted to Brightview's team. We are awaiting scheduling and will keep you apprised.

- SO# 8639424 Top Dress \$693.42
- SO# 8638647 Sod Replacement \$5,482.76
- SO# 8638617 Top Dress \$115.57
- SO# 8639461 Sod Replacement \$1,001.08
- SO# 8640361 Sod Replacement \$896.02
- SO# 8644796 Sod Replacement \$6,457.81

Enhancement Update

- Annuals install has been completed
- Mulching at the amenity center has been completed except for the perimeter of the tennis courts and the SJGCC entry monument.
- Pine straw throughout the community began on 4.24.2025.
- Enhancements that were approved in the February meeting on Eagle Point Drive will commence on April 23rd and are as follows: *This has been completed*
 - SO# 8546614 Enhancement of 3 landscape beds along the exiting side of Leo Maguire Option #2 \$3,807.68
 - o SO# 8528588 Enhancement of Eagle Point entrance beds Option #1 \$4,556.90

Irrigation Update

• The soccer field irrigation will continue to be monitored for it is felt that the field is dry and may not be running at the times indicated on the clock.

904.355.1831 245 Riverside Avenue, Suite 250 Jacksonville. FL 32202

VestaPropertyServices.com



Vested in your community

- We had low pressure from the Golf Course pump on 4.23.2025. Staff notified the GM of the GC in an effort to aid us. New landscaping was not covered as yesterday. A stuck valve behind hole #9 was replaced because it was covering the new install. The irrigation manager was back out onsite on 4.23.2025 and stated the water pressure has returned to normal. That said this has been completed as of 4.23.2025.
- We are having an issue with a valve sticking at the entrance from Leo Maguire to Saint Johns Golf Drive. The team was out on 4.25.2025 to address the issue. Due to the water running, as a direct result of the stuck valve, the valve will need to be cut into and drained. This could take a few hours. That said the repair will take place either this afternoon, or first thing in the morning (4.26.2022). *This has been completed*
- We had an issue with a clock being turned off therefore turf down Saint Johns Golf Drive was not getting watered. There is a lock placed on this irrigation box to avoid this in the future for it is my understanding this is not the first time this has occurred.

Golf Course:

- Staff to work with coordinating the repair for a sink hole at hole 7 during the golf course renovation project.
- Golf course works. Monitoring for damage caused by heavy equipment to CDD infrastructure e.g., pathways

Amenities

Soccer Field Maintenance Agreement Update and Current Maintenance

Proposals received and being reviewed from the following vendors as it relates.

- Agrowpro: Staff met with the vendor on 4/14. It was requested that Kyle, owner of Agrowpro, attend the May BOS meeting. He kindly accepted.
- Golf Course: Meeting with Kris on 4/11 to review some areas that were missed on
 the previous sod install, specifically behind the soccer goal closest to the basketball
 courts. This has been completed. We have received an updated proposal from the
 golf course on maintaining the soccer field. Staff are working with the golf course to
 ensure the proposal is accurate with scope of services requested.
- Proposals from each of the entities above are to be presented at the May meeting for consideration.

Fire Inspector

Provided staff with occupancy limits for various areas and emphasized that all occupancy signs must be posted at the front. Also inquired about updates on the egresses and mentioned he would return in about a month for a follow-up inspection. We are currently waiting for Harwick Fencing to complete the fabrication of the gates and have the access control vendor on standby when installation is completed. We will keep the board apprised of our progress.

- Top Deck (Lanai 28, Gym Patio 80, Circular patio 60): 168
- Pool deck: 107



VestaPropertyServices.com



Vested in your community.

• Lap Pool Pavilion: 32

Splash pad: 80Total: 387

Soccer Field License Agreement with LPA

The District entered into an agreement with LPA for usage of the soccer field on Mondays and Tuesdays from 5:30pm – 7:30pm, March 31st – May 9th. It was requested for staff to make note of any community comments or concerns. This would be brought forth when considering renewal for the fall season. These are included below

- 3.26.2025 it was observed that the field was used in its entirety when the agreement stated only half the field was to be used during practice.
- 3.31.2025 it was observed that the field was used in its entirety when the agreement stated only half the field was to be used during practice.
- 4.7.2025 it was observed that the field was used in its entirety when the agreement stated only half the field was to be used during practice.
- 4.15.2025 it was observed that the field was used in its entirety when the agreement stated only half the field was to be used during practice.

Community Announcements

- Survey was placed in the gym and around the amenity center on 4.24.2025 to gage if the residents would prefer Technogym of Life Fitness Equipment.
- Working with Supervisor Weitzel on messaging the community regarding golf cart safety. This is to include state/county regulations and the Districts approved policies and procedures.

Oil Slick

• On 5.2.2025 Staff became aware of an oil spill that had occurred. There was a large puddle under the pavilion in the playground and a trail from there down the sidewalk by the soccer field all the way to the parking lot. Staff cleaned up what they could from the pavilion in the play park and will address the remaining next week. We will also be reviewing security footage to see if we can identify the culprit. More to come, stay tuned.

Security System and Access Control Audit

• Staff will be reviewing each and keep the board apprised of their progress

Ongoing Projects:

Sidewalk Repairs

• Grinding sidewalks Update - ongoing

The board agreed to have areas 1 to 2 inches grinded, nothing to be done below 1 inch. Areas 2 inches and higher the slabs are to be replaced. The vendor has reported back that all areas that fall into the category to be grinded have been completed. In current discussions with the BOS it was requested that staff go back through the community and audit to ensure there are no new areas. If identified all areas will be noted and the board will be updated. Sup. Davis requested for staff to look at an area by Eagle Point Dr. and



Vested in your community

Saing Johns Golf where there appears to be several panels that may need to be addressed. It was also asked by the board to look at the intersection of District sidewalks and homeowner sidewalks and work with the HOA to ensure they are addressed

- **Sidewalk Repairs List**: Below are the rest of the slabs that need to be completely replaced by 2Men Concrete. I think after this there should be no more slabs needing to be completely replaced. The highlighted ones are to begin next week.
 - 720 Eagle Point Dr
 - o 732 Eagle Point Dr
 - 376 St. Johns Golf Drive 2 Slabs
 - One at corner of SJGD and Eagle Point Drive
 - One at driveway
 - o 772 Eagle Point Dr
 - o 780 Eagle Point Dr 2 Slabs
 - o 1001 Meadow View 2 Slabs
 - o 930 Eagle Point Dr
 - o 1929 Glenfield Crossing
 - o 760 Eagle Point Drive this one is in question, so we are having the vendor take a look and make a recommendation.

Speed Radar Sign

Working with Sup. Leary to finalize 2nd speed radar in CDD common areas, for exiting traffic traveling past our amenities.

Tennis Court Cracks

Still under review

Basketball Court/Parking Lot Camera

Jax Sound will be moving forward with installing a single lens camera on the pole by the basketball courts and parking lot.

AquaFlex/Splash Pad - Completed

Work commenced on Wednesday, April 30th, and was completion on Friday, May 2nd, as promised. With a required three-day curing period, the splash pad will be ready for residents by Tuesday, May 6th. A notification of closure went out to the community last week, an eblast went out on 5.7.2025 letting the community know that it has re-opened!

Playground Enhancement Project

Staff to reach out to playground project manager to come out and draft proposals for new equipment. Supervisor Weitzel is the lead on this project and will continue to work with staff on the vision. To be brough back to the May meeting for further discussion. Staff were able to connect with Kompan and will be meeting them onsite to review the current play structures and come up with a new and exciting approach.





Vested in your community.

Gym Equipment Enhancement Project - BOARD ACTION REQUIRED

• Submitted under separate cover

Swim Team

• New Score Board

Staff is working with Stingrays swim team to gather their feedback on the project. A request to the swim team from staff to bring a few idea of what they feel would be the best solution for the team.

• Storage Unit – **BOARD ACTION REQUIRED**

In the March CDD meeting, Chis, a representative from the swim team, attended the meeting and requested a storage unit for their season. They have been able to identify the storage units that would work best for them

- On deck storage \$549.99
- o Recreation Room Storage \$139.99

The only question remaining is who would pay for the storage units, the District, or the swim teams. This will be discussed with the District Manager for the swim team feels that during discussion at the meeting it was agreed that the cost would be to the District. I have attached their proposal for your review and look forward to any feedback you may have. More to come, stay tuned!

Completed Projects

- Rental Signpost of Lap Pool Pavilion
- Broken Wooden Post Replacements
- Tennis Court Fencing Securing with Fence Clamps
- Various Playground Repairs
- Pool Deck Pressure Washing
- Splash Pad Resurfacing

Regular Weekly Services

- Blow tennis courts and surrounding areas
- Trash pickup: Leo Maguire, amenity property, entrance off CR210, and also Pond 21 near hole 4.
- Chemical checks of the pools
- Inspection of electrical issues, specifically in the median on Leo Maguire at the entry to the community. All lights that are out have been marked and we will be scheduling an electrician to come out and see what it will take to get them back online.
- Inspection of street drains and outfall structures is underway
- Safety inspection of playgrounds
- Updating the Marquee

Resident Concerns

• Pond Fishing

VestaPropertyServices.com



Vested in your community.

- A Patron reached out to staff regarding concerns about a fishing tournament that was being organized by Patrons of the community. Upon staff being made aware a message went out to the community regarding fishing in the community. The Patron who brought the concern forward would like further resolution regarding.
 - Patron in violation of the fishing policy to be held responsible for their actions
 - Patron who organized the unsanctioned event to be held responsible for doing so.

• Hampton Way

o In both February and May BOS meetings Patrons from Hampton way have expressed their concerns with non-Patrons, coming from Glen Saint Johns Community, cutting thought their yards and also fishing in the pond behind their residency. Staff working on contacting the DM over at Glen Saint Johns so that they can work together for a probable solution. Trespassing signs were discussed as well.

Lifestyle

• Past events

- May 2nd Movie on the Lawn Alexander and the Terrible, Horrible, No Good, Very Bad Road Trip and Chick Fil A
 - Attendance 50 ppl However due to the gnats and the buffering of the video people left early.
 - We are aware that the vendor chose to stream the movie versus do a dvd, and our Regional Lifestyle Director is going to speak to them about it and make sure no streaming is used moving forward.
 - Also, recommend, getting the field sprayed day or two before hand to assist with the bugs if possible.
- o May 3rd Community Garage Sale Advertising went out and it is completed.

Upcoming events

- May 15th Golden Mornings 10 AM 11AM (Senior get together for coffee, donuts, danishes, etc)
- May 31st Schools Out Pool Party 1 PM 4Pm (Featuring DJ, games and hot dogs)
- \circ June $7^{th} 1$ PM 4 PM Live Music at the Pool
- o June 14th 4 PM 7 PM First Coast Vendor Village with Food Trucks
- o June 19th − Golden Mornings − 10 AM − 11 AM
- o September 20th Kids Swim Run Race with Florida Race Day 9 AM
- December 19th Jingle Jog Race with Florida Race Day 5 PM

Stingray Swim Meets/Events (all

- \circ May 9th Mock Meet (4:30 PM to 7:30 PM)
- \circ May 17^{th} Home Meet (5 AM 12 PM)
- o May 31^{st} Home Meet (5 AM 12 PM)
- \circ June 7^{th} Home Meet (5 AM 12 PM)
- June 21^{st} Home Meet (5 AM 12 PM)

Board Approval Needed



Vested in your community.

- Would the board be interested in paying for (out of the events fund) \$4.00 vouchers that could be used at food trucks that were attending to help drive attendance for a regular food truck night. We would cap it to say first 50 people would get a voucher (\$200.00 total).
- o QR Code Survey recommended to try to gauge the community on food trucks:
 - Preferred cuisine
 - Preferred days and times
 - Do you attend food truck nights? If not, why not?
 - Food truck recommendations
- Inquiring with Safety First (preferred vendor) to provide a babysitting class for the community before school starts.
 - o Cost to participate, goes directly to Safety First

• Summer Camp

- o Transition to the YMCA camp is complete.
- o All refunds have been processed.
- o Multiple emails have been scheduled with full details to continue marketing efforts for the camp.
- The following are the participation counts for each week. The wait list counts are people they are moving over to the rosters, but they just haven't gotten around to it yet.

Start Date	End Date	Max	Count	Wait List	Wait List Count
06/02/2025	06/06/2025	<u>1</u>	<u>18</u>	Yes	3
06/09/2025	06/13/2025	<u>1</u>	<u>21</u>	<u>Yes</u>	<u>2</u>
06/16/2025	06/20/2025	<u>1</u>	<u>16</u>	<u>Yes</u>	<u>4</u>
06/23/2025	<u>06/27/2025</u>	<u>1</u>	<u>16</u>	<u>Yes</u>	<u>2</u>
06/30/2025	07/03/2025	<u>1</u>	<u>13</u>	<u>Yes</u>	<u>2</u>
07/07/2025	<u>07/11/2025</u>	<u>1</u>	<u>25</u>	<u>Yes</u>	<u>3</u>
07/14/2025	<u>07/18/2025</u>	<u>1</u>	<u> 26</u>	<u>Yes</u>	<u>5</u>
07/21/2025	07/25/2025	<u>1</u>	<u>20</u>	Yes	<u>5</u>
07/28/2025	08/01/2025	<u>1</u>	<u>13</u>	<u>Yes</u>	<u>2</u>

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The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

Site Information: 219 St Johns Golf Dr St. Augustine, FL 32092 **Customer Billing Information** 219 St Johns Golf Dr St. Augustine, FL 32092

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 6

Work Order Number: 2015501 Completed Date: 4/22/2025

Target Pests (if applicable):

Service Notes & Observations

Inspected ponds and treated for algae as needed in ponds

#1 inspection

#9 inspection #11 inspection

#12 treated for minimal algae

#12a treated for algae

#13 inspected

#14 minimal algae

Environmental Conditions

Thank you for

vour business!

Weather:

Temperature: 0.00

Wind Direction:

Wind Speed: 0.00 **Humidity:** 0.0000

Inspected Pond(s), Treated for Algae

Services Completed by:

Customer Signature (if needed):

Garrett Potter
904-626-1883 | garrett.potter@lakedoctors.com





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Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

Site Information: 219 St Johns Golf Dr St. Augustine, FL 32092 **Customer Billing Information** 219 St Johns Golf Dr St. Augustine, FL 32092

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 2

Work Order Number: 2015837 Completed Date: 4/14/2025

Target Pests (if applicable):

your business!

Thank you for

Service Notes & Observations

Pond 4 sprayed for grasses. Pond 7 looks great, no chemical treatment needed. . Pond 8 and 10 dyed, treated for algae and grasses. Pond 19 treated for grasses. Please contact me directly with any questions or concerns. (904)-626-1882

Enviro	nma	ntal	Con	ditio	ne
CHIVIIO		ııcaı	CUII	uiliu	113

Weather: Sunny
Temperature: 72.07
Wind Direction: East
Wind Speed: 1.00
Humidity: 55.0000

Inspected/Cleared Outfall Area, Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s), Pond Dye Added, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):





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Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

Site Information: 219 St Johns Golf Dr St. Augustine, FL 32092 **Customer Billing Information** 219 St Johns Golf Dr St. Augustine, FL 32092

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 3

Work Order Number: 2015904 Completed Date: 4/16/2025

Target Pests (if applicable):

Service Notes & Observations

Inspected ponds and treated for algae and shoreline weeds.

#1 treated for algae. #9 treated for algae

#11 treated for algae and shoreline weeds

#12 treated for algae #12a treated for algae

#13 treated for shoreline weeds

#14 treated for algae

Environmental Conditions

Thank you for

vour business!

Weather:

Temperature: 0.00

Wind Direction:

Wind Speed: 0.00 **Humidity:** 0.0000

Inspected Pond(s), Treated for Algae, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Garrett Potter
904-626-1883 | garrett.potter@lakedoctors.com





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Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

Site Information: 219 St Johns Golf Dr St. Augustine, FL 32092 **Customer Billing Information** 219 St Johns Golf Dr St. Augustine, FL 32092

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 4

Work Order Number: 2016142 Completed Date: 4/28/2025

Target Pests (if applicable):

Service Notes & Observations

Treated ponds # 23 for algae and shoreline vegetation

21 for algae and underwater vegetation 24 for algae and shoreline vegetation

25 for shoreline vegetation

20 for algae 25A for algae 26 for algae 24A for algae Weather: Overcast
Temperature: 83.12
Wind Direction: East
Wind Speed: 2.00
Humidity: 65.0000

Thank you for

vour business!

Environmental Conditions

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Marcus Thigpen

904-226-5283 | marc.thigpen@lakedoctors.com





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Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

Site Information: 219 St Johns Golf Dr St. Augustine, FL 32092 **Customer Billing Information** 219 St Johns Golf Dr St. Augustine, FL 32092

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 5

Work Order Number: 2016239 Completed Date: 4/24/2025

Target Pests (if applicable):

Service Notes & Observations

Water levels are low in all ponds. Added beneficial bacteria to 3, 4, 5 and 6. Other ponds are responding well to treatment and do not need chemical treatment at this time. Please contact me directly with any questions or concerns. (904)-626-1882

Environmental	Conditions

Thank you for

vour business!

Weather: Sunny
Temperature: 82.36
Wind Direction: East
Wind Speed: 2.80
Humidity: 62.0000

Inspected/Cleared Outfall Area, Inspected Pond(s), Beneficial Bacteria Added

Services Completed by:

TXH,

Customer Signature (if needed):





The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 707136 Sampson Creek CDD SJGCC

Site Information: 219 St Johns Golf Dr St. Augustine, FL 32092 **Customer Billing Information** 219 St Johns Golf Dr St. Augustine, FL 32092

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 1

Work Order Number: 2016479 Completed Date: 4/21/2025

Target Pests (if applicable):

Service Notes & Observations

Treated ponds #21 everything

#24 for algae and shoreline vegetation

#25 for algae and shoreline vegetation

#26 for algae

#25A for algae

#24A for algae and shoreline vegetation

#24B for algae and shoreline vegetation has a lot of growth and will keep up

with progress

Enviro	nmenta	I Con	ditions

Thank you for

vour business!

Weather: Overcast

Temperature: 81.46 **Wind Direction:** South

Wind Speed: 2.00

Humidity: 63.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Marcus Thigpen

904-226-5283 | marc.thigpen@lakedoctors.com



4.

Gym Equipment Summary

Please find proposals and layouts staff have received for the potential fitness center equipment upgrades. We currently have two excellent options from Technogym and Life Fitness.

Vendor	Warranty	Purchasing Cost	Installation/Notables
Life Fitness	See Warranty Table included	\$ 95,604.70	Payment due net 30
Techno Gym	See Warranty Table included	Original Proposal - \$107,288.72	a 20% Deposit will insure installation. Delivery date between 7/14 to 7/18. As of May there will be a 7% increase due to tariffs. However the vendor has agreed to stick to the proposed pricing until June 15th.
Vendor	Warranty	Leasing Cost	Installation/Notables
Life Fitness	See Warranty Table included	First 4 months \$0.	Payment due net 30.
Techno Gym	See Warranty Table included	24 months: \$4,887 36 Months: \$3,393.54 48 Months: \$2,652.18 60Months \$ 2,212.29	a 20% Deposit will insure installation. Delivery date between 7/14 to 7/18. The leasing does not include the 7% Tariff increase

BOS follow up questions

- O Please make sure each layout considers full ADA compliance...which requires one of each type of equipment be ADA accessible. For example, if you have 4 treadmills, only 1 needs to be accessible...but if you only have 1 bike or 1 leg machine, then that one machine also needs to be ADA accessible. It was confirmed by both vendors that it will be ADA Accessible.
- Can you advise where each vendor's equipment and parts are manufactured? Life Fitness is stateside while Technogym is Italy.

Notables:

Life Fitness is a well-respected name in the fitness industry and is the brand currently used in the cardio section of our gym. Technogym is also highly reputable and is commonly featured in many Vesta-managed communities. After discussing them with Stacy, she expressed full confidence that whichever proposal the board selects will be a fantastic opportunity to enhance the fitness experience for our community. After speaking to Josh Hood with Fitness Machine Technicians, he said they are both even in regard to equipment life but professionally speaking he thinks Life Fitness might have a slight edge, especially parts-wise.

Leasing Option Description for Life Fitness

The Life Fitness Leasing options End of Term Purchase Options: Capital Lease - Lessee may purchase the equipment for \$1.00 at end of term. Fair Market Value Lease

- Lessee may purchase the equipment at end of term for its then fair market value; or, subject to then-current credit criteria, Lessee may

continue to lease the equipment for its then fair market rental renewal rate; or, Lessee may return the equipment to Lessor at

Lessee's expense.

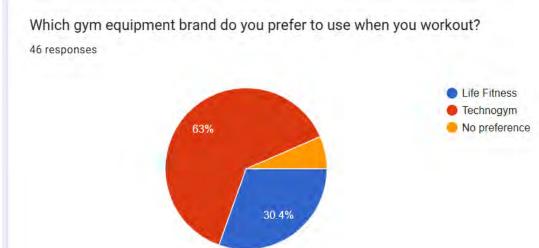
Life Fitness Warranty if Leased or Full Purchase

- Life Fitness Warranty Information: https://www.lifefitness.com/en-us/customer-support/service/warranties/strength
- Lease agreements do not require preventative maintenance services. Regardless of Capital Lease (1\$ buyout) or Fair Market Value (CDD returns equipment after lease term expires), there is nothing in the lease language that requires the equipment to be serviced at regular intervals. Here is what is covered under the standard equipment warranty:
 - 3 Months: Labor, Upholstery, Springs, Belts, Cosmetic Items 1 Year: Bearings, Cables, Grips,
 - o 5 Years: Block, Pulleys, Plates, Guide Rods
 - o 10 Years: Frame
- The lease covers the equipment beyond the standard warranties listed above.
- We can look at adding bi-annual PM service for 3 years that would be serviced by a Life Fitness technician. On new strength equipment that should be more than adequate to accommodate your facility. This service can also be purchased separately from the lease. Just let me know your thoughts here and I can work up a quote.
- PM Plan Cost: Bi-annual PM costs \$112 per unit, so the total cost would be \$1,568 per year. First two services free of charge, with the first service taking place 6 months after installation.

Technogym Warranty if Leased or Full Purchase

- \$1 buyout for leased; used equipment purchase after extraction is \$5,500.
- Service Catalog and warranty included in agenda.

Resident Survey Results





April 23rd, 2025

Saint Johns Golf & Country Club 205 Saint Johns Golf Dr Saint Augustine, FL 32092

U.S Bank Equipment Finance, a division of U.S. Bank National Association ("USBEF") and Life Fitness are pleased to present the following proposal ("Proposal") for the acquisition of the fitness equipment detailed in the attached quote. Upon your approval, this Proposal will outline the terms and conditions for financing from USBEF. **This is only a proposal. It does not represent a commitment by USBEF,** and it is subject to the terms and conditions of this letter, no material adverse change in the financial condition and/or business prospects of your company and any guarantor(s), and an approval by USBEF's credit team.

Lessee: Saint Johns Golf & Country Club

Lessor: U.S. Bank Equipment Finance, a division of U.S. Bank National Association

Equipment Description: As detailed in the attached Life Fitness Quote #CPQ-3226

Equipment Cost: \$95,604.70

Transaction Term (in months):

Payment Amount (Capital Lease):

Payment Amount (Fair Market Value Lease):

36@8.28%	48@7.96%	60@7.77%
\$3,008.39	\$2,332.60	\$1,928.16
\$2,577.00	\$2,107.03	\$1,794.44

End of Term Purchase Options: <u>Capital Lease</u> - Lessee may purchase the equipment for \$1.00 at end of term. <u>Fair Market Value Lease</u> - Lessee may purchase the equipment at end of term for its then fair market value; or, subject to then-current credit criteria, Lessee may continue to lease the equipment for its then fair market rental renewal rate; or, Lessee may return the equipment to Lessor at Lessee's expense.

Net Lease: Lessee will be responsible for the payment of all maintenance, licenses, property taxes, sales/use taxes, insurance and all costs and risks of operation of the equipment during the term.

Index Rate: The lease payments were calculated, in part, based on the like term SOFR based interest SWAP rate as published by Bloomberg as of the Index Date of 3/25/2025 The lease payments may be adjusted, up or down, to reflect any change in the Swap Rate as of the closing date. Upon closing the rate will become fixed through the term of the Lease Agreement. Sales/use tax will be added as applicable.

Expiration of Proposal: 4/30/2025

By accepting this proposal, applicant acknowledges that this proposal does not represent a commitment to provide financing but only outlines general terms and conditions of the Lessor's financing program currently available to qualified lessees. Final documentation pertaining to this transaction will be provided by the Lessor, and this proposal is subject to the execution of all documentation by Lessee within a reasonable time and in form and substance acceptable to both Lessee and Lessor. In the event that any material adverse change in or material disruption of financial, banking, syndication, or capital market conditions occurs after the date of this Proposal, Lessor may modify the pricing as described herein. Lessor makes no representations with respect to appropriate accounting or tax treatment of a lease based on the terms of this Proposal. Lessee is encouraged to consult with its accounting or tax advisors to confirm appropriate accounting and/or tax treatment with respect to the equipment or the lease. No oral discussions and/or written agreements shall be in place of or

supersede a written financing agreement executed by your business and accepted by Lessor. This Proposal is for your review only. This quote is valid for thirty (30) days from issuance.

Thank you for discussing your financing needs with us. Provided this proposal meets with your approval, please indicate by signing below and faxing a copy to (800) 334-2510 or email to Michael.Doeden@usbank.com along with the requested information above. If you would like to discuss this or other available payment structures, please call me direct at (320) 224-3372.

Sincerely,	ACCEPTANCE:
U.S. Bank Equipment Finance, a division of	We hereby apply for approval as Lessee.
U.S. Bank National Association	Ву:
Mike Doeden	Print Name and Title:
Account Executive Michael.Doeden@usbank.com	Dated:/
	Term Requested: 36 mo. 48 mo. 60 mo. End of Term Option Requested: \$1.00 FMV

	1310 Madrid St • Mar	shall, MN 56258 •	Phone: 800-941-7456	• Fax: 800-334-25	10	
CUSTOMER INFORMATION						
Legal Name		Address				
City	State Zip	Phone		Fax		
Federal Tax ID #	Contact Email					
Type of business Corporation LLC	Proprietorship	Partnership	Number of ye	ears in business und	er current ownership	
Billing address (if different from a	above)	City		State	Zip	
VENDOR INFORMATION						
Vendor Name	Ve	endor Address	Ven	dor Phone		
FINANCE INFORMATION						
Term	Ar	nount wishing to financ	ce \$ Equ	ipment Description		
PRINCIPALS INFORMATION						
Name/Title	Principal Ema	ail	Ho	ome Phone	Cell Phone	
Home Address		Date	e of Birth Social S	Security # Pro	fessional License #	% Ownership
Name/Title	Principal Ema	ail	Но	ome Phone	Cell Phone	
Home Address		Dat	te of Birth Social S	Security # Pro	ofessional License #	% Ownership
The undersigned consents to and authomay be needed in the credit and collect information with our affiliates and agen principals named above, and to share to below on behalf of Applicant is authoriz owners in instructing us and our agents money laundering activities, Federal lar allow us to identify each person signing for a cellular phone or other wireless do but not limited to prerecorded or artificit, that number. This express consent appand messages may incur access fees for	tion process and further authoriz ts, as well as Applicant's other collection information with Applicated to make this Application on its to obtain credit reports on them we requires financial institutions to the time and the application. We may also a verice, including a number that your looker was also be accessed to the application with the time and the application with the process of the application with the application with the process and the application with the application on its application on the application of the a	es banks, trade reference reditors, bureaus and persant's other creditors. All the behalf and to agree to the second seco	es and financial institutions sons who have or expect to the information in this Appli he forgoing, and also has the forgoing, and also has the forgoing, and information. To he identifying information on censes or other identifying ar number, you are express an automatic telephone di	the right to release info on have financial dealings cation is true, complete the authority to act for Alepha the government fighten the government fighten woustomers. The periodocuments. By providingly consenting to receivialing system, from us a	rmation to us, to share or s with the Applicant or its and correct. The persor pplicant's principals and t the funding of terrorism resonal data requested at us with a telephone nu ing communications, inclued nd our affiliates and ager	redit a signing co- and ove will mber ading ats at
Signature		Tit	tle		Date	
Thank you for your business credit app statement of the specific reasons for de statement of the reason for denial withi against credit applicants on the basis of all or part of the applicant's income der The federal agency that administers ou	enial. To obtain that statement, p in 30 days of your request for the of race, color, religion, national or rives from any public assistance;	lease contact us within 60 statement. NOTICES: Thigin, sex, marital status, a or because the applicant	0 days from the date that you he Federal Equal Credit Op age (provided the applicant thas, in good faith, exercise	ou are notified of our de oportunity Act prohibits has the capacity to ent ed any right under the C	ecision. We will send you creditors from discriminater into a binding contract Consumer Credit Protection	a written ting), because
	Ple	ase fax completed page	e to 800-334-2510.			
U.S. Bank Contact						
Name	Phone	Fax	E	Email		



Product Type	Labor	Upholstery	Springs	Belts	Bearings
Signature, Insignia, Axiom, Ion	3 Months	3 Months	3 Months	3 Months	1 Year
Signature, Axiom, Ion Benches & Racks	3 Months	3 Months	3 Months	3 Months	1 Year
Signature, Axiom, Ion Plate Loaded	3 Months	3 Months	3 Months	3 Months	1 Year
Hammer Strength Benches & Racks	3 Months	3 Months	3 Months	3 Months	5 Years
Hammer Strength Plate Loaded	3 Months	3 Months	-	3 Months	5 Years
Hammer Strength MTS	3 Months	3 Months	3 Months	1 Year	5 Years
Hammer Strength HD Elite	3 Months	3 Months	3 Months	-	5 Years
Hammer Strength Platforms	-	-	-	-	-
Hammer Strength Traditional Wood Platforms	-	-	-	-	-
Synrgy 360	3 Months	3 Months	3 Months	3 Months	1 Year

Axiom Benches & Racks	3 Months	3 Months	3 Months	3 Months	1 Year
Axiom (Protokon)	3 Months	3 Months	3 Months	3 Months	1 Year
HD Treadmill*	1 Year	-	-	-	-
HD Air Bike*	-	-	-	-	-
HD SPARC	1 Year	-	-	-	-

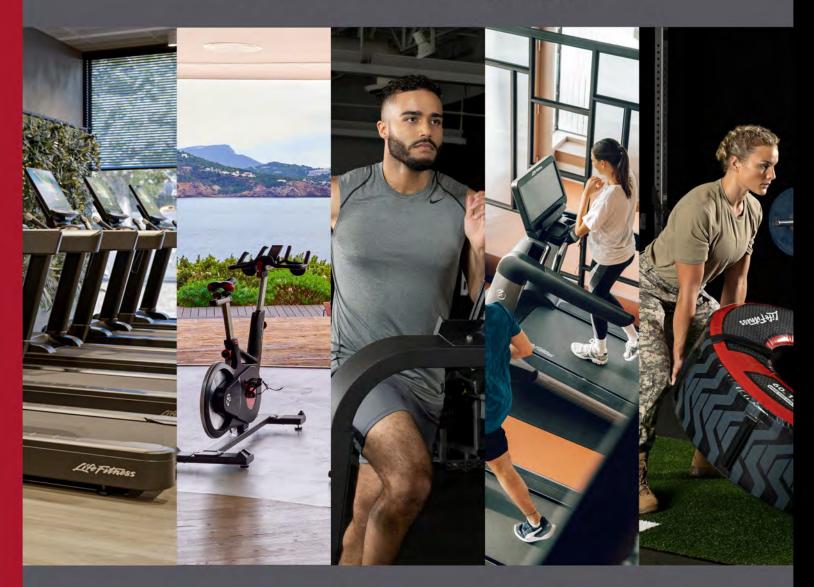
^{*}Console = 1 Year

United Kingdom

Valid for 2024

Product Type	Series Name	Electrical/Mechanical Components	Labor & Callout	Frame
Life Fitness Insignia	Selectorized	2 Years	2 Years	10 Years
Life Fitness Signature	Cable Motion	2 Years	2 Years	10 Years
Life Fitness Signature	Multi- Jungle	2 Years	2 Years	10 Years
Life Fitness Signature	Plate Loaded	2 Years	2 Years	10 Years

Life Fitness HAMMER STRENGTH



PREPARED BY

Jeff Dibler

Email: jeffrey.dibler@lifefitness.com

Phone: (410) 236-7753



QUOTE: CPQ-3226 **DATE**: 04-23-2025

BILL TO: SAMPSON CREEK COMMUNITY

SHIP TO: SAMPSON CREEK COMMUNITY

DEVELOPMENT DISTRICT DEVELOPMENT DISTRICT

5385 N NOB HILL RD SAINT JOHNS GOLF & COUNTRY CLUB

205 SAINT JOHNS GOLF DR

SUNRISE SAINT AUGUSTINE

FL 33351-4761 FL 32092-1053

ONSITE CONTACT

US

HALEY HADD

hhadd@vestapropertyservices.com

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

US

Jeff Dibler
Private Amenity Specialist, NE Florida (St. Johns Based)
410-236-7753



#	DESCRIPTION		SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
Stre	ngth						
1	AXIOM BICEPS CURL/TRICEPS EXTENSION OP-BT		Platinum Frame OP-BT TOWER BOX - PLT Black Uph OP-BT WEIGHT FEATURE -STD Full Shroud	1	\$4,783.00	\$3,348.10	\$3,348.10
2	INSIGNIA SHOULDER PRESS SS-SP		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$6,976.00	\$4,883.20	\$4,883.20
3	INSIGNIA CHEST PRESS SS-CP		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,503.00	\$5,252.10	\$5,252.10
4	INSIGNIA PECTORAL FLY/REAR DELTOID SS-FLY		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$6,997.00	\$4,897.90	\$4,897.90
5	INSIGNIA HIP ABDUCTION/ ADDUCTION SS-HAA		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$8,108.00	\$5,675.60	\$5,675.60
6	INSIGNIA LEG EXTENSION SS-LE		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,404.00	\$5,182.80	\$5,182.80
7	INSIGNIA SEATED LEG CURL SS-SLC		Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,558.00	\$5,290.60	\$5,290.60
8	INSIGNIA GLUTE BRIDGE SS-GLB		Platinum Clear Frame Black Upholstery English C-LB Weight Stack Full Shroud - Dark Translucent S Trim	1	\$7,503.00	\$5,252.10	\$5,252.10
9	LF PLATE LOADED SMITH RACK OP-SM		OP-SM PLT FRAME	1	\$4,410.00	\$3,087.00	\$3,087.00
10	LF CABLE MOTION DUAL ADJUSTABLE PULLEY 4:1 CMDAP		Platinum Frame YLB Rear Shroud LANG.ENG BOOM.HANDLES	2	\$9,118.00	\$6,382.60	\$12,765.20
11	LF B&R ADJUSTABLE DECLINE BENCH LBR-DB	1	Frame Platinum Uph Black Single Stitch	1	\$1,799.00	\$1,259.30	\$1,259.30

Inspiring the world to work out

Page 3



#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
12	LIFE FITNESS LEG RAISE/DIP LBR-LD	Frame Platinum Upholstery Black Single Stitch	1	\$1,616.00	\$1,131.20	\$1,131.20
13	HAMMER STRENGTH BACK EXTENSION BW-BE	Platinum Frame Black Upholstery English	1	\$1,628.00	\$1,139.60	\$1,139.60
14	HMR ADJUSTABLE BENCH (PRO STYLE) FWMAB	Platinum Frame Black Upholstery	4	\$1,682.00	\$1,177.40	\$4,709.60
15	HAMMER STRENGTH SELECT SEATED LEG PRESS HS-SLP	Platinum Frame Platinum Workarm Black Upholstery English LB SE Full Shroud	1	\$8,873.00	\$6,211.10	\$6,211.10
16	INSIGNIA ASSIST DIP CHIN SS-ADC	Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,503.00	\$5,252.10	\$5,252.10
17	INSIGNIA PULLDOWN SS-PD	Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$7,118.00	\$4,982.60	\$4,982.60
18	INSIGNIA ROW SS-RW	Platinum Clear Frame Black Uph English C-LB Weight Stack Full Shroud - Translucent S Trim	1	\$6,876.00	\$4,813.20	\$4,813.20



QUOTE: CPQ-3226 **DATE**: 04-23-2025

BILL TO: SAMPSON CREEK COMMUNITY SHIP TO: SAMPSON CREEK COMMUNITY

DEVELOPMENT DISTRICT DEVELOPMENT DISTRICT

SHIPMENT: STANDARD FREIGHT TERMS: Prepaid

FOB: Shipping Point

PAYMENT TERM: NET 30

LIST PRICE : \$121,619.00

CUSTOMER DISCOUNT : - \$36,485.70

SELLING PRICE : \$85,133.30

FREIGHT / FUEL/ INSTALLATION : \$10,471.40

ESTIMATED SALES TAX : AS APPLICABLE

TOTAL (USD) : \$95,604.70

REMITTANCE ADDRESS

2716 NETWORK PLACE CHICAGO, IL 60673

USA



TERMS & CONDITIONS

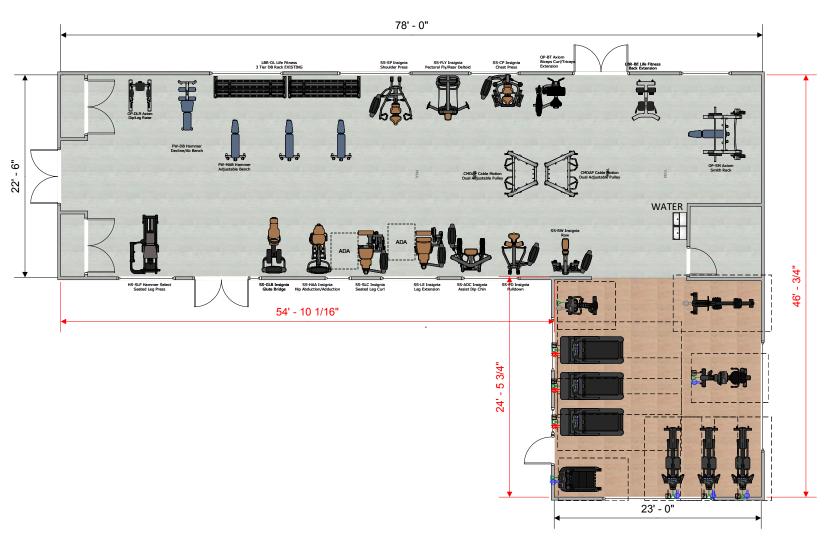
This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at www.lifefitness.com/en-us/legal/terms-conditions which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.

ST JOHNS GOLF & COUNTRY CLUB



205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL



Jeff Dibler

(410) 236-7753

Jeff.Dibler@lifefitness.com

Date: 02-13-2025

Version: 1.01

Scale: 3/32" = 1'-0"

Ceiling Ht.: XX'-X"

SQ.FT.: 2310

Refresh: X New Build: □

DISCLAIMER:

THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY,

CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES.

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THERETO. ADDITIONAL NOTES:

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FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIFLD.

VERIFY DIMENSIONS

Electrical Legend:



DEDICATED RECEPTACLE









CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.







You want to please your End Users with the most advanced training.
We help ensure they have a seamless experience. We stand by your side to keep your equipment up and running, now and for years to come.

- Peace of mind
 You can count on us, so you can concentrate on your End Users.
 - > 99% uptime and fast assistance
 Save time and energy with our guaranteed service level.
- Protect your value
 Maximize your ROI and see your business grow.



> Technical service email and telephone assistance

Precisely what you need

Technogym advanced technology and software deserve Service from those who know them best. We built a worldwide network of highly skilled technicians and prepared them with the most advanced training programs so they are ready to take care of your unique needs.

- > Bespoke service agreements
 - > Technical Service from manufacturer

- > Certified field service technicians
 - Widespread network of service centers
 - > 24/7 E-Service platform
 - > Certified software updates
- Complete tracking of service history from Day 1
- Integration of assets into online reporting tool



Top service performance

48h

Maximum time to service

91%

First-time fix rate

Connected and widespread

24/7

E-Service

via online platform, e-mail or phone call

300 Specialized staff

on hotlines ready to assist you

Certified

field service technicians

100

Warehouses

with available spare parts

rustea by customers

15,000

Customers

with an active service agreement 200,000 Installed base

covered by an active service agreement





> Our local service infrastructure

124

Certified technicians

10

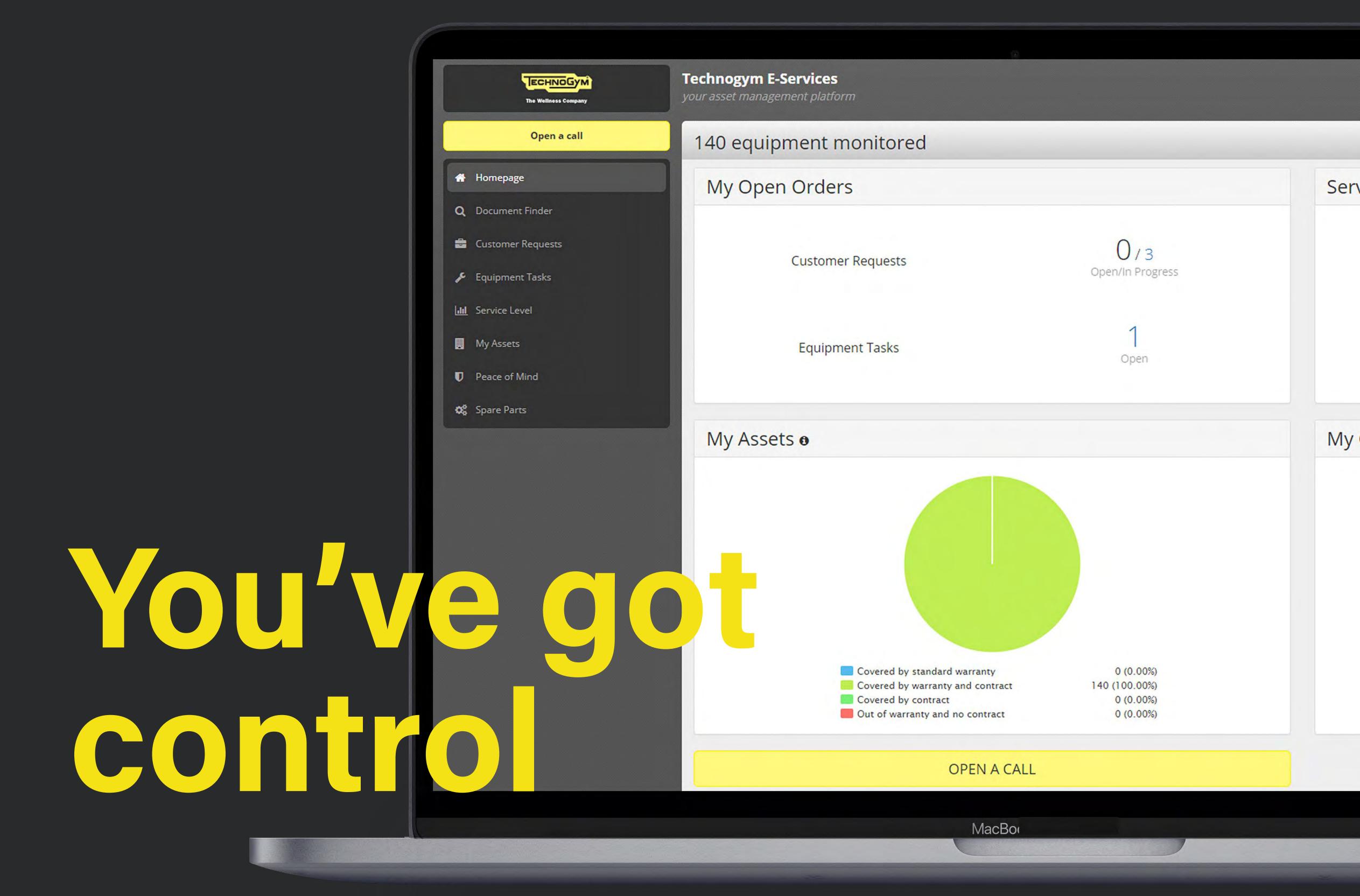
Call center operators



In-country warehouses with available spare parts

* parts shipment overnight





Our E-Services help you:

- Makethe rightdecision
- > Get 24/7 online assistance
- > Simplify workflow

With the quick and easy-to-use format, you can:

- > Create and follow the status of service activities all from one secure login.
- > Monitor asset usage and service performance metrics to keep your facility 100% operational.
- > Monitor and manage equipment status to optimise cash flow and accurately plan your capital investments.



Choose your protection

Select the service agreement that fits your business and equipment and enjoy the benefit.











Program

Preventative maintenance

- > Preventative maintenance twice a year
- > Service level agreement
- > 10% reserved conditions on the purchase of spare parts.

Service agreement Summary of included services	Year 1	Year 2	Year 3	Year 4	Year 5
Preventative maintenance					
> Two scheduled maintenance visits per year to keep the equipment in excellent workin > Full engineer's report issued to classify and prioritize all recommended work based or		sthetics and functi	onality.		
Service level agreement					
> The service agreement extends the provision of the defined response time already inc	luded in the warra	anty, and offers the	highest probability	y of an effective rep	pair.
Travel and labor		-			
Parts for repair			Reserved conditions -10%	Reserved conditions -10%	Reserved conditions -10%
Parts for repair Spare parts subject to wear and tear and aesthetic	Reserved conditions -10%	Reserved conditions -10%	conditions	conditions	conditions



Legend:

- Included with service agreement
- Included with the standard equipment warranty
- Billable services, not included in the agreement



Preventative maintenance and repair

- > Preventative maintenance twice a year
- > Travel and labor for repair
- > Parts for repair
- > 10% reserved conditions on the
- purchase of wear and tear spare parts.

Service agreement Summary of included services	Year 1	Year 2	Year 3	Year 4	Year 5
Preventative maintenance				-	
> Two scheduled maintenance visits per year to keep the equipment in excellent working > Full engineer's report issued to classify and prioritize all recommended work based on		d functionality.			
Service level agreement				/ -	_
> The service agreement extends the provision of the defined response time already inclu	ıded in the warra	nty, and offers the h	nighest probability	of an effective rep	air.
Travel and labor		-/	-	-	-
> This covers both travel and labor for the duration of the agreement when the standard i	manufacturer wai	rranty ends.		1	
Parts for repair			-		
 > This covers parts replaced during the agreement when the standard manufacturer ward > No limit on spare parts usage (subject to agreement terms). > Genuine Technogym spare parts used for all repairs. > Aesthetic parts and parts subject to wear and tear are excluded. 	anty ends.			1	
Spare parts subject to wear and tear and aesthetic	Reserved conditions -10%				
Remote software updates					



Legend:

- Included with service agreement
- Included with the standard equipment warranty
- ☐ Billable services, not included in the agreement



Performance Parts for repair Parts for repair Wear and tear spare parts Aesthetic spare parts

Peace-of-mind and peak performance

- > Preventative maintenance twice a year
- > Travel and labor for repair

Service agreement Summary of included services	Year 1	Year 2	Year 3	Year 4	Year 5
Preventative maintenance	•				/ -
 > Two scheduled maintenance visits per year to keep the equipment in excellent working controls. > Immediate repairs during your scheduled service visit whenever possible. > Additional parts ordered for follow-up visit where necessary. > Service certificate issued following the service visit. 	ondition.				
Service level agreement			-		
> The service agreement extends the provision of the defined response time already include	ed in the warra	nty, and offers the h	nighest probability	of an effective rep	pair.
Travel and labor	-			1	-
> This covers both travel and labor for the duration of the agreement when the standard ma	anufacturer wai	rranty ends.		1	
Parts for repair		_/			
 > This covers parts replaced during the agreement when the standard manufacturer warrar > No limit on spare parts usage (subject to agreement terms). > Genuine Technogym spare parts used for all repairs. > Aesthetic parts are excluded. 	nty ends.			1	
Parts subject to wear and tear	_		-		-
> It covers the wear and tear on items such as treadmill belts, decks and upholstery that ne Replacement is evaluated and carried out at Technogym's sole discretion (see agreement					
Accidental console damage	_	_	-	- \	-
 Accidental damage on console incurs a unit customer contribution fee of \$ 400 per unit. Any repairs are subject to limitations (see agreement Terms and Conditions). One claim is allowed per agreement year for every 10 consoles covered under the agreement. 		ement Terms and Co	onditions for addit	ional details and li	mitations).
Aesthetic parts		-		-	-
> It covers aesthetic items that need to be replaced (subject to Terms and Conditions and a > Aesthetic items include parts like guards, stickers, caps, bottle holders etc.	agreement limit	ations).			
Remote software updates	·				HH
				The second secon	
Sustainable repair					
Sustainable repair Technology evolution					

- > Service credit applied to the renewal on the service agreement in the event that service level agreements are not met.
- > Service level agreement set in our partnership agreement (see agreement Terms and Conditions for additional details and limitations).



Legend:

- Included with service agreement
- Included with the standard equipment warranty
- Billable services, not included in the agreement

Service agreements comparison chart

Services	Program	Global	Performance
Technical Support			
Remote support (E-Service)			
Technical call center support			
Local certified service center			1
Technically trained call center			
Technogym E-Services (Online support)			
Online job opening			
Asset management reporting tool			
Maintenance			
Preventative maintenance	-	-	-
Internal and external cleaning	-	-	- \
Sanitization and lubrication			- 1
Calibration & mechanical adjustment			
Technogym certification			
Resistance cable inspection and replacement as required		_	
Repair			
Travel & labor	_	-	-
Parts for repair	_		•
Parts subject to wear and tear	_	_	•
Predetermined response time	_		
Software update			
Reserved conditions on spare parts not included			-
Sustainable repairs	_	_	
Additional service features			
Parts subject to wear and tear	Reserved conditions -10%	Reserved conditions -10%	Included
Parts for repair	Reserved conditions -10%	Included	Included
Aesthetics parts	Reserved conditions -10%	Reserved conditions -10%	Included
Accidental damage on console			
Remote equipment management			
Accountability			

Technogym Care

Trained to give the best



E-Services



Telephone support



Email support



Sampson Creek

TECHNOGYM INTERIOR DESIGN

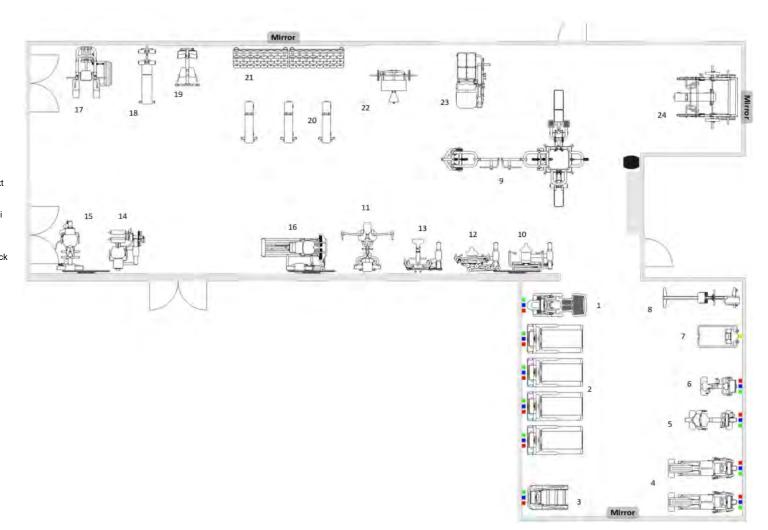


CARDIO

- 1 Excite Live Vario
- Excite Live Run
- Excite Live Climb
- Excite Live Synchro
- Excite Live Recline
- Excite Live Bike
- Skillup
- 8 Skillrow

STRENGTH AND PERFORMANCE

- 9 Cable Station 5
- 10 Sel 700 Shoulder Press
- 11 Sel 700 Dual Pec/Fly
- 12 Sel 700 Chest Press
- 13 Sel 700 Low Row
- 14 Sel 700 Dual Leg Curll/Ext
- 15 Sel 700 Dual Abd/Add
- 16 Sel 700 Leg Press 17 Kneeling Assisted Chin Di
- 18 Pure Ab Decline Bench
- 19 Pure Lower Back Bench
- 20 Pure Adj Bench21 Hampton 3T 10Pr DB Rack
- 22 Pure Scott Bench
- 23 Pure Hip Thrust
- 24 Universe Multirack





2D Wireframe – Equipment list Sampson Creek

Date: Mar 18 2025 Area: 2190 sf

Scale: Fit to page Power

TV Lan

Note:



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Sampson Creek

Date: Mar 18 2025
Area: 2190 sf

Scale: Fit to page

Power

Lan

Note:



Interior Design

Solution: 2.5

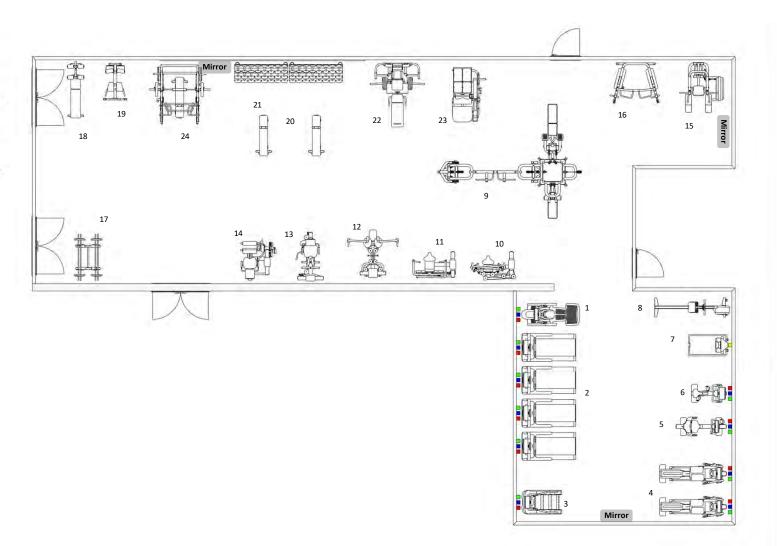
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CARDIO

- 1 Excite Live Vario
- Excite Live Run
- Excite Live Climb
- Excite Live Synchro
- Excite Live Recline
- Excite Live Bike
- Skillup
- 8 Skillrow

STRENGTH AND PERFORMANCE

- 9 Cable Station 5
- 10 Sel 700 Chest Press
- 11 Sel 700 Shoulder Press
- 12 Sel 700 Dual Pec/Fly
- 13 Sel 700 Dual Abd/Add
- 14 Sel 700 Dual Leg Curll/Ext
- 15 Kneeling Assisted Chin Dip
- 16 Dual Adj Pulley
- 17 Pure 10Place Bar Rack
- 18 Pure Ab Decline Bench
- 19 Pure Lower Back Bench
- 20 Pure Adj Bench
- 21 Hampton 3T 10Pr DB Rack
- 22 Pure Leg Press
- 23 Pure Hip Thrust
- 24 Universe Multirack





2D Wireframe – Equipment list Sampson Creek

Date: Dec 19 2024 Area: 2190 sf Scale: Fit to page

Power

TV Lan

Note:



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ELECTRICAL SPECIFICATIONS

Designer: Interior Design Dpt.

Date: Area:

Scale:

Power

Lan

Note:



Solution:

CARDIO

RUN (ARTIS & EXCITE LIVE)

110 VAC 20 AMP 60 HERTZ NEMA 5-20R 220 VAC 20 AMP 60 HERTZ NEMA 6-20R

EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH THE HOT, NEUTRAL AND GROUND WIRES RUN TO THE ELECTRICAL PANEL

COAXIAL FOR CABLE/SATELLITE OR CAT 6 FOR DATA AND/OR IPTV

CARDIO (NON TREADMILL - ARTIS, EXCITE LIVE & SKILL)

120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R

SKILLRUN

110 VAC 20 AMP 60 HERTZ NEMA 5-20R

EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH THE HOT, NEUTRAL AND GROUND WIRES RUN TO THE ELECTRICAL PANEL

COAXIAL FOR CABLE/SATELLITE OR CAT 6 FOR DATA AND/OR IPTV

STRENGTH

UNITY MINI FOR ARTIS OR SELECTION 900

120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R

BIOSTRENGTH

LEG PRESS -

110 VAC 20 AMP 60 HERTZ NEMA 5-20R

REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH THE HOT, NEUTRAL AND GROUND WIRES RUN TO THE ELECTRICAL PANEL

OTHER BIOSTRENGTH (NON LEG PRESS)

120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R

REQUIRES ONE CIRCUIT FOR EVERY TWO PIECES OF STRENGTH

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Your Wellness Business Partner

Technogym for

TROON- ST. JOHNS GOLF & COUNTRY CLUB - SAMPSON CREEK AMENITY CENTER

Prepared by

Douglas Reeder



PROPOSAL SUMMARY

CUSTOMER DETAILS

Customer name TROON- ST. JOHNS GOLF & COUNTRY CLUB - SAMPSON CREEK AMENITY CENTER

Billing Address

Contact Haley Hadd
Telephone +1 407-765-2844

VAT Code Fiscal Code

Customer Code AC-348412

Order Confirmation Email hhadd@vestapropertyservices.com
Invoice Email hhadd@vestapropertyservices.com

DESTINATION DETAILS

Address 219 ST. JOHNS GOLF DRIVE SAINT AUGUSTINE Florida 32092 United States

Customer Code AC-348412

PROPOSAL DETAILS

Technogym Ref. Douglas Reeder

dreeder@technogym.com

Ref # Q-00586248 / 0002826965

ST. JOHNS SAMPSON CREEK AMENITY CENTER

Proposal created on: 4/1/2025
Proposal valid until: 04/26/2025

LOGISTIC DETAILS

Pedestrian Zone No Drop off point distance to gym

(m)

Floor number of the gym

Doors min Dim L x H (cm)

Suitable lift available

No

Ceiling min. height (cm)

Electricity available Floor protection required No

Phone contact +1 407-765-2844 Site inspection required NO

Mandatory delivery date NO Road constraints NO

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SMART EQUIPMENT

STRENGTH

	PRODUCT	QTY	NET AMOUNT USD
	SELECTION 700 DUAL ABDUCTOR_ADDUCTOR 700 METEOR BLACK Weight Stack: Plus Color Option: METEOR BLACK Frame: Anthracite (AN), Cover: Anthracite (AN), Upholstery: Meteor Black (FM)	1	6,613.00 1×6,613.00
	CODE: MNOCNNMCANFMAN10		
	SELECTION 700 DUAL LEG CURL_EXTENSION 700 METEOR BLACK • Weight Stack: Plus • Color Option: METEOR BLACK Frame: Anthracite (AN), Cover: Anthracite (AN), Upholstery: Meteor Black (FM)	1	6,613.00 1×6,613.00
	CODE: MNMCNNMCANFMAN10		
	SELECTION 700 DUAL PECTORAL_REVERSE FLY 700 METEOR BLACK • Weight Stack: Plus • Color Option: METEOR BLACK Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)	1	6,613.00 1×6,613.00
	CODE: MNNCNNMCANFMAN10		
	SELECTION 700 LOW ROW 700 METEOR BLACK • Weight Stack: Plus • Color Option: METEOR BLACK Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)	1	4,930.00 1 × 4,930.00
	CODE: MNHCNNMCANFMAN10		
	KNEELING EASY CHIN DIP Anthracite - Black - Black [D0] Weight Stack: Standard Color Option: Anthracite - Black - Black [D0] Frame: Anthracite (AN), Cover: Textured Black (B), Upholstery: Black (V0)	1	6,791.50 1×6,791.50
	CODE: MB910N0-ANV0GGBL		
J.	LOWER BACK BENCH PURE Black - Black [A9] Color Option: Black - Black [A9] Frame: Black (NB) , Upholstery: Black (V0)	1	0.00 1×0.00
	CODE: PG05-NBV000		
	ADJUSTABLE BENCH Anthracite - Black [55] Color Option: Anthracite - Black [55] Frame: Anthracite (AN), Cover: Graphite Grey (GG), Upholstery: Black (V0) CODE: PA04-ANVOGG	4	6,680.00 4×1,670.00



STRENGTH

	PRODUCT	QTY	NET AMOUNT USD
7	CRUNCH BENCH Anthracite - Black [55] Color Option: Anthracite - Black [55] Frame: Anthracite (AN), Cover: Graphite Grey (GG) , Upholstery: Black (V0) CODE: PA03-ANV0GG	1	1,980.50 1 x 1,980.50
	Cable Station 5	1	19,873.00 1×19,873.00
	CABLE STATIONS 4 CONNECTOR Anthracite - Black [55] Weight Stack: +110 kg/220 lbs Color Option: Anthracite - Black [55] Frame: Anthracite (AN), Cover: [None 0] , Upholstery: Black (V0)	1	
	CODE: MB87CN0-ANV0GG0L		
	CABLE ST. 5 PLUS WEIGHT STACK Color Option: Frame: Anthracite (AN)	1	
	CODE : A0000786-ANGGL		
	PURE STRENGTH HIP THRUST Black - Black - Black [27] Color Option: Black - Black - Black [27] Frame: Black (NB) , Upholstery: Black (V0)	1	5,312.50 1 × 5,312.50
	CODE: MG8000-NBNBV0		
	UNIVERSE MULTIRACK UNIVERSE Black Color Option: UNIVERSE Black Frame: Black (NB), Cover: Black (NB)	1	11,687.50 1×11,687.50
	CODE: MPJ00000NBNBDK10		
THE	SCOTT BENCH PURE Black - Black [A9] Color Option: Black - Black [A9] Frame: Black (NB) , Upholstery: Black (V0)	1	2,136.00 1×2,136.00
0	CODE: PG06-NBV000		
	SELECTION 700 LEG PRESS 700 METEOR BLACK • Weight Stack: Plus • Color Option: METEOR BLACK Frame: Anthracite (AN), Cover: Anthracite (AN), Upholstery: Meteor Black (FM)	1	0.00 1×0.00
	CODE: MNACNNMNANFMAN10		

Proposal: Q-00586248 Customer Code: AC-348412



STRENGTH



SELECTION 900 CHEST PRESS 900 METEOR BLACK

PRODUCT

Weight Stack: Plus

Color Option: METEOR BLACK
 Frame: Anthracite (AN), Cover:

Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)

CODE: MNFPNNMCANFMAN10



SELECTION 900 SHOULDER PRESS 900 METEOR BLACK

Weight Stack: Plus

• Color Option: METEOR BLACK

Frame: Anthracite (AN), Cover: Anthracite (AN), Upholstery: Meteor Black (FM)

CODE: MNEPNNMCANFMAN10

TOTAL STRENGTH 20 92,252.00

QTY

1

1

NET AMOUNT USD

6,511.00

1 × 6,511.00

6,511.00

1 × 6,511.00

OTHERS



PRODUCT	QTY 	NET AMOUNT USD
Plate Holder Set 1 pin	1	90.00 1×90.00

CODE: A0000844



TOTAL WELLNESS SOLUTION SUMMARY

TOTAL AMOUNT

USD

PRODUCTS

Products Delivery & Installation Total

92,342.00 14,946.72 107,288.72

Cheque, at Invoice Date

Any sales tax, use tax, exercise tax, or any other tax of any nature used in the preparation of this proposal are indicative and they should not be considered final or biding. All taxable sales and uses taxes will be computed in the invoice, reflecting the current rates at the time of the transaction

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DELIVERY TERMS

Delivery Terms: Delivered at place

Delivery week: Delivery date is intended as any working day included in the "week" starting from Monday [7/14/2025] to Friday [7/18/2025]

The delivery date is binding as soon as it is confirmed by Technogym.

The delivery date cannot be earlier than 9" weeks of the date of receipt of this signed proposal and will be binding only upon payment of the deposit, if required. Please note that the delivery date may vary during peak periods. Technogym will always communicate the final delivery date within the order confirmation. The delivery day is defined as every working day that falls within the communicated "delivery week"

For ACH/Wires	For CHECKs
JPMorgan Chase New York, NY 10017	Please send your CHECK to the lockbox:
Bank Routing Number: 021000021	Technogym USA Corp.
Account Number: 593828616	PO BOX 23802
Account Name: Technogym USA Corp	New York, NY 10087-4602
SWIFT Code: CHASUS33	

This proposal is subject to the attached General Sale Terms and Conditions and/or - where applicable - the Maintenance Services Agreement - Terms and Conditions and/or — where applicable - the Master Subscription Agreement and related Data Processing Agreement:										
Place and Date:	Name and title:	Signature:								

Images and any other figurative representation of the products included within this offer are indicative only and may contain inaccuracies. For more precise details on each product, please refer to single descriptions.

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INSTALL REQUIREMENTS

MINIMUM CEILING HEIGHTS

For the below items, these include an additional 0.98 ft, the minimum recommended height for chin-up functionality:

CHIN UP LEG RAISE DIP – 9.02ft OLYMPIC HALF RACK – 8.86ft CABLE CROSSOVER – 8.86ft

DUAL ADJUSTABLE PULLEY – 8.69ft KNEELING EASY CHIN DIP – 9.02ft POWER PERSONAL – 8.37ft

OLYMPIC POWER RACK – 9.19ft OMNIA3 AND OMNIA8 – 8.69ft CABLE STATIONS 5 – 9.02ft

UNIVERSE - 6.56ft (-10.83ft with A0001399)

For the following items, consider the minimum height required during operation with an user 5.91ft tall:

RUN – 8.04ft SYNCHRO – 7.87ft STEP – 8.04ft

VARIO – 8.04ft CLIMB – 9.51ft CROSSOVER – 7.71ft

ACCESS FOR INSTALLATION

Note that these are large items and therefore require a site visit if installed through narrow access or stairs:

DUAL ADJUSTABLE PULLEY; VARIO; ARTIS SYNCHRO; CABLE TOWER; CABLE STATIONS; LEG PRESS SELECTION/ARTIS/BIOSTRENGTH/BIOCIRCUIT; KINESIS PERSONAL; KINESIS ONE; UNIVERSE;

FOOTPRINT REQUIREMENTS

SKILLMILL, SKILLRUN, ALL TREADMILLS – in accordance with The General Product Safety Directive ISO 20957-1:2013 & UNI EN 957-6:2014 - a clearance of 6.56 feet space behind each treadmill is required.

KINESIS ONE and KINESIS CLASS – to maximize the functional capabilities of this product a working distance of 6.56 feet is recommended.

KINESIS STATIONS – to maximize the functional capabilities of this product a working distance of 3.28 to 5.25 feet is recommended.

OMNIA³ – to maximize the functional capabilities a footprint of 12.47ft (L) x 9.51ft (W) is recommended.

OMNIA8 – to maximize the functional capabilities a footprint of 18.37ft (L) x 21.33ft (W) is recommended.

UNIVERSE - from 1.97 to 6.56 ft

ADJUSTABLE PULLEY REV- 1.97 ft

FIXING AND SECURITY

The following products need to be fixed as specified in user manual, assembly instructions, safety information and warning stickers applied to the product.

SELECTION: Pectoral (C913) Multipower (C953, M853, M953), Chest press (C970), Crossover (M824, M924, M925), Ercolina (M828, M928, M929), Ercolina Rehab (M859, M959), Ercolina IFI (C959, D6959), Cable Jungle (M882, M982, C982), Radiant (M888, M988), Radiant IFI (C988)

ELEMENT: Ercolina (MA80, MB80), Ercolina Rehab (MA90, MB90), Ercolina MED (MB92), Multipower (MA83, MB83), Crossover Cables (MA85, MB85), Dual Adjustable Pulley (MB43, MB44)

CABLE STATIONS: Cable tower (MB89), Crossover Cables (MB93)

KINESIS STATIONS: Overhead Press (MH15, MH1A), Press (MH20, MH2A), High Pull (MH30, MH3A), Core Station (MH65,

MH4A), Step/Squat (MH67, MH5A), Low Pull (MH95, MH6A)

OMNIA: Omnia8 (MJ05), Omnia3 (MJ10, MJ15, MJ20)

PERSONAL: Kinesis Personal (MD051, MD052, MD053), Rack Personal (A0000874)

MY TOOLS (A0000978, A0000979, A0000986, A0001014-*), Arke (A0000573)

UNIVERSE Dual Adjustable Pulley (MPC), Half Rack (MPD), Standard column (A0001360), Flywheel column (A000136), Upper-Lower Wall set (A0001363, A0001365)

BIOSTRENGHT REV: Adjustable Pulley (MM97, MM98)

LIFTING PLATFORMS – install only on a firm, flat surface. Do not install on a soft or floating surface

Technogym accepts no liability for injuries or otherwise to any person/s or good/s resulting from insecurity of the machines which are not installed and used in compliance with the user manual, Assembly Instructions, any additional safety information and warning stickers.

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REQUIREMENTS AND GUIDELINES FOR THE CUSTOMER RELATED TO IT INFRASTRUCTURE *

GENERAL REQUIREMENTS

- 1. Use a specific Internet connection for Technogym equipment
- 2. If possible, connect the Technogym equipment preferably via cable
- 3. Do not use a server proxy to connect the Technogym equipment
- 4. If possible use the DHCP method to assign the IP address
- 5. Install the Wi-Fi access point in the same room where the equipment is located
- 6. **Do not disable the list of DNS names** supplied by Technogym

LIVE EXCITE/ARTIS/PERSONAL, SKILLRUN and UNITY SELF KIOSK

- 1. Supported Wi-Fi standards: IEEE 802.11a/b/g/n 2.4 GHz and 5 GHz
- 2. LIVE with 10 inch display are compatible only with Wi-Fi networks, with Wireless standards IEEE 802.11 a,b,g,n 2.4Ghz, 5 Ghz
- The bandwidth requirements depend on the number and type of applications that can be configured by the "TECHNOGYM APP STORE"

UNITY	5 d	evices	10 devices		20 devices		40 devices		60 devices		100 devices	
NETWORK / INTERNET - Bandwidth requirements	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
WORKOUT ONLY - MINIMUM requirements (workout only, no App installed e.g. 10" display)	>2Mbps	>512Kbps	>5Mbps	>512Kbps	>7Mbps	>1Mbps	>10Mbps	>1Mbps	>16Mbps	>2Mbps	>20Mbps	>2Mbps
WITHOUT STREAMING VIDEO -MINIMUM requirements (working, monitoring, searches, no streaming video)	>2Mbps	>512Kbps	>5Mbps	>512Kbps	>7Mbps	>1Mbps	>10Mbps	>1Mbps	>16Mbps	>2Mbps	>20Mbps	>2Mbps
STREAMING VIDEO -MINIMUM requirements (including streaming video, for example, YouTube)	>5Mbps	>512Kbps	>7Mbps	>512Kbps	>10Mbps	>1Mbps	>20Mbps	>1Mbps	>30Mbps	>2Mbps	>50Mbps	>2Mbps

TECHNOGYM BIKE/TECHNOGYM RIDE

- 1. TECHNOGYM BIKE and TECHNOGYM RIDE only support Wi-Fi networks and require a bandwidth of at least 10 Mbps for the streaming of video content.
- 2. Supported Wi-Fi standards: IEEE 802.11a/b/g/n 2.4 GHz and 5 GHz

UNITY MINI

- 1. UNITY MINI supports only Wi-Fi networks and requires a bandwidth only for workout data.
- 2. Supported Wi-Fi standards: IEEE 802.11a/b/g/n 2.4 GHz and 5 GHz

	, 0,											
UNITY MINI – Wi-Fi only	5 d	evices	10 d	evices	20 de	vices	40 de	evices	60 de	vices	100 d	evices
NETWORK / INTERNET - Bandwidth requirements	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
MINIMUM requirements	>1Mbps	>512Kbps	>1Mbps	>512Kbps	>2Mbps	>1Mbps	>3Mbps	>1Mbps	>4Mbps	>2Mbps	>4Mbps	>2Mbps

${\it TEAMBEATS} \ ({\it SKILLX-SKILLATHLETIC}), \ {\it GROUP} \ {\it CYCLE}, \ {\it SKILLROW}, \ {\it SKILLMILL}, \ {\it SKILLBIKE}$

1. Technogym equipment can be used with two configurations: for classes or as an individual device

1. reciniogym equipment can be ased with two configurations, for classes of as an intrividual device.							
NETWORK / INTERNET - Bandwidth requirements		evices	100 de	vices	200 devices		
		Upl.	Downl.	Upl.	Downl.	Upl.	
ONLY EQUIPMENT - MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>1Mbps	>1Mbps	>2Mbps	>2Mbps	>4Mbps	>4Mbps	
DIGITAL CLASS - MINIMUM requirements (equipment connected directly to UNITY SELF)	>0.5Mbps	>0.5Mbps	>1Mbps	>1Mbps	>2Mbps	>2Mbps	

- 2. If present, it is recommended to connect UNITY SELF to the Internet via a cable
- 3. GROUP CYCLE, SKILLROW, SKILLMILL are compatible only with Wi-Fi networks and with Wireless standards IEEE 802.11 b,g,n 2.4Ghz
- $4. \hspace{1.5cm} \text{SKILLBIKES are compatible only with Wi-Fi networks and with Wireless standards IEEE 802.11 a,b,g,n-2.4Ghz, 5 Ghz} \\$
- 5. All equipment and UNITY SELF must be connected to the same network (subnet)

SKILLRUN CLASS

- 1. It is strongly recommended to use a completely cabled network both for connecting the machines as well as UNITY SELF. If it is not possible to use a cabled network it must always be ensured that UNITY SELF is connected via an Ethernet cable and the rest of the machines are connected wirelessly in compliance with the requirements in point 2.
- 2. If the machines connected wirelessly, the supported Wi-Fi standards are: IEEE 802.11a/b/g/n 2.4 GHz and 5 GHz. It is mandatory to use a professional dedicated single Access Point for each SKILLRUN CLASS, a single and non-hidden SSID (Service Set Identifier);
- 3. Internet band compliant with the following table

NETWORK / INTERNET - Bandwidth requirements	NETWORK / INTERNET - Dandwidth varvisaments	10 d	evices	20 0	devices	50 dev	rices
	NET WORK / INTERNET - Bandwidth requirements	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
	MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>5Mbps	>512Kbps	>7Mbps	>1Mbps	>16Mbps	>2Mbps

BIOCIRCUIT/BIOSTRENGTH/BIOSTRENGTH REV

For proper operation of the Biocircuit/Biostrength/Biostrength Rev, it is essential that a data network is installed that complies with the following requirements:

- 1. It is strongly recommended to use a completely cabled network both for connecting the machines as well as UNITY SELF BIOCIRCUIT. If it is not possible to use a cabled network it must always be ensured that UNITY SELF is connected via an Ethernet cable and the rest of the machines are connected wirelessly in compliance with the requirements in point 3.
- 2. The Biocircuit data network must be dedicated to it. Dedicated data networks indicate that only the machines and the UNITY SELF of the circuit are connected to the network devices (dedicated switch, isolated IP class, dedicated Access Point if necessary)
- 3. If the machines connected wirelessly, the supported Wi-Fi standards are: IEEE 802.11a/b/g/n 2.4 GHz and 5 GHz (recommended). It is mandatory to use a professional dedicated single Access Point for each BIOCIRCUIT/BIOSTRENGTH/BIOSTRENGHT REV, a single and non-hidden SSID (Service Set Identifier);
 - Internet band compliant with the following table

NETWORK / INTERNET - Bandwidth requirements		vices	10 d	levices	20 devices		
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	
MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>2Mbps	>512Kbps	>5Mbps	>512Kbps	>7Mbps	>1Mbps	

* FOR FURTHER TECHNICAL DETAILS, CONTACT TECHNOGYM TECHNICAL SUPPORT AT THE NUMBER: 855-426-0421



GENERAL TERMS & CONDITIONS FOR SALES OF PRODUCTS AND PROVISION OF SERVICES

1. AGREEMENT, DEFINITIONS:

Unless a written agreement is executed between any customer ("Customer") and TECHNOGYM USA CORP. (directly or through any of its Affiliates) ("Seller" or "Technogym"), any purchase order covering the sale of the goods manufactured and/or commercialized by the Seller ("Goods") as described in the relevant purchase order to which these General Conditions are attached, and identified by the Technogym® trademark and/or by the other trademarks owned by the Seller or by its Affiliates ("Trademarks") will be governed solely by these General Terms & Conditions ("Condition of Sale"). These Condition of Sale will replace in full the general terms & conditions of purchase issued by the Customer, even if not expressly objected to by Technogym, and will govern any future sale of Goods between the Seller and the Customer, even if concluded orally, by letter, by means of other printed forms or otherwise. Any and all amendments of these Condition of Sale shall result from a written agreement between the Seller and the Customer, duly signed. The description of Goods can be found in the Technogym® catalogue in force at the day of issuance of the purchase order. In case of inconsistency, these Condition of Sale will prevail on the provisions provided by the purchase order and/or on any other document that may be issued by the Customer.

For the purpose hereof, "Affiliates" shall mean parents, subsidiaries, partnership, joint ventures and any entity(ies) that directly or indirectly controls or is controlled by a party or which a party shares common control. A party "controls" another entity when the party, through ownership of the voting stock or other ownership interest of that entity, or by contract or otherwise, has the power to direct its management.

2. GOODS

Good(s) may be:

- (i) new equipment for physical activities and wellness lifestyle bearing one of the Trademarks;
- (ii) used equipment for physical activities and wellness lifestyle refurbished by Technogym ("Technogym Refurbished");
- (iii) hardware products manufactured by third parties and sold by the Seller;
- (iv) spare parts of the Goods sold by the Seller;
- (v) any other good or service provided by the Seller.

Such Goods shall be identified in the relevant purchase order and in the order confirmation issued by the Seller. The Customer acknowledges and accepts that the Goods may have an internet connection and may transfer automatically their data to a database managed by the Seller through a software for the Equipment Asset Management ("EAM"). The deactivation of the EAM may be charged to the Customer. In case the Goods identified in the purchase order are (a) a complete software or a software update, or the provision of web services supplied by the Seller or (b) the provision of services supplied by the Seller through its subcontractors, the agreement between the Seller and the Customer may also be governed (i) by any terms and conditions of subscription or license, or (ii) by any terms and conditions of services which the Seller shall propose to the Customer for acceptance at the time of the issuance of the purchase order and that form substantial and integral part of these Condition of Sale. In case of any inconsistency between these Condition of Sale and any other Seller's contractual document, the latter shall prevail only with reference to the software products, webbased services and any other service supplied by the Seller.

3. PURCHASE ORDER

The purchase order ("Purchase Order") that the Customer may send to the Seller shall constitute a binding proposal for a period of 6 (six) months starting from the date of receipt by the Seller of such Purchase Order. Within such period, the Seller shall have the right to accept said proposal by sending a written order confirmation ("Order Confirmation") or refuse, including the date of delivery of Goods ("Confirmed Delivery Date"). The contract shall be deemed to be executed even without the issuance of the Order Confirmation by the Seller, through the execution of the Purchase Order by means of delivery of the Goods to the Customer, or to the carrier possibly appointed, within the same period of 6 (six) months.

In the event that the Order Confirmation is not consistent with the Purchase Order, for what concerns elements other than object, quantity, price and Goods return terms, it shall be deemed as accepted by the Customer if the Customer does not notify in writing a claim to the Seller within the 8 (eight) days following the delivery of the Order Confirmation.

The Customer shall have the right to request a total or partial variation of the Goods under the Purchase Order no later than 24 (twenty-four) hours from receipt of the Order Confirmation. Once this term is expired, the Purchase Order shall no longer be modifiable, unless agreed in writing between the parties. The Seller reserves the right to accept or refuse the request for modification received from the Customer within the above term by sending the relative written confirmation.

4. RIGHT TO SUSPEND THE ORDER EXECUTION. TERMINATION

The Seller reserves the right (a) to suspend or cancel the execution of the Purchase Order, even if already confirmed by the Seller, or (b) to deliver the Goods to the Customer only upon receipt of the full advance payment of the price and of any other amount which might be due by the Customer to the Seller or upon the issuance and provision of appropriate guarantees, in case of (i) non-fulfilment or delays by the Customer, regarding both previous orders and those under execution, or (ii) changes regarding the person/legal entity of the Customer, its structure or in case of change of control, its financial situation or its reputation, as well as in case of protesting of bills, pending executive proceedings and preliminary injunctions, suspensions, difficulties or delays in the fulfilment of its obligations towards third parties; and (iii) in case the Customer become insolvent, files a petition of bankruptcy, or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganisation or assignment for the benefit of creditors. All deliveries of Goods suspended for the above-mentioned reasons and/or subject to the conditions indicated above shall be postponed to the first available date as determined by the Seller at its sole and exclusive discretion. Should the situation which caused the suspension last more than 3 (three) months, the Seller shall have the right to fully or partially terminate the agreement.

5. RETENTION OF TITLE

Notwithstanding the provision of the following art. 6, with reference to the delivery and transfer of risks, the Goods shall remain property of the Seller until full payment of any amount due by the Customer under the Purchase Order, including any default interest and any expense incurred by the Seller for the recovery of the credit. The Customer undertakes to notify the Seller any action for the repossession of the Goods eventually requested by any third party on the Goods not fully paid by the Customer. Such notice shall be executed in due time in order to allow the Seller to take action against any third party, without any prejudice to the Customer's liability in case of actions by the third party which may affect the Seller's rights.

Should the Customer be subject to any insolvency proceedings, the Customer undertakes to allow the Seller to get back the Goods without any prior notice and undertakes to allow the Seller to access its warehouses, bearing all the expenses related to the collection of the Goods.

The Customer shall refrain from engaging in any activity or behaviour that could prevent the Seller from identifying and recovering the property on the Goods as a consequence of the provisions of this article on the retention of title and shall enter into all the necessary insurance policies to hold the Seller indemnified against any possible damage to the Goods or to third parties.

6. FREIGHT AND INSTALLATION OF GOODS

The Goods shall be delivered by the Seller on "Ex Works" (Incoterms 2020) basis at the Seller's warehouse. Notwithstanding the "Incoterms 2020" rules, the freight and installation may be organised by the Seller, but at the Customer's expenses, without prejudice for any other Incoterm 2020 rule concerning the "Ex Works" term and, thus, the Customer shall bear all the costs and risks of loss or damage to the Goods, from the moment in which the Seller made the Goods available to the carrier at its premises, without any obligation for the Seller to load the Goods on the vehicle.

Freight and installation are intended only for the USA territory only. For freight and installation to be performed outside the above-mentioned territories, the Parties shall enter into specific written agreements. It is understood that the freight and installation additional costs, not calculated in the Order Confirmation, if necessary for deliveries to be made in extra-urban and/or not easily accessible areas, or during non-working time and days, shall be communicated to the Customer and shall remain at the Customer's sole charge.

The Seller may, freely and without exception, use subcontractors for the performance of the delivery service and freight and/or installation services and/or of any other service described in the Purchase Order.

7. DELIVERY TERMS

The delivery terms specified in the Purchase Order, in the Order Confirmation, or anywhere else, must be considered merely indicative and not essential. The Seller, thus, has the right to reasonably anticipate or postpone the Confirmed Delivery Date of the Goods, in full or in part, and such anticipation or postponement cannot be considered as a cause for the termination of the agreement by the Customer, nor the right to claim any compensation, restoration or damages, or a cause for claiming the liability of the Seller, unless the anticipation or postponement of the Confirmed Delivery Date is higher than 4 (four) weeks. In such latter case, should the Customer notify in writing not to be interested any more in the purchase, the Seller shall not deliver the Goods and it shall pay back the down payment paid by the Customer to the Seller.

Proposal: Q-00586248
Customer Code: AC-348412
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Without prejudice to Article 3 above, if on the Confirmed Delivery Date Customer is unable to receive the Goods due to unavailability of its premises or for any reasons beyond Seller's control, resulting in Seller's inability to make the immediate installation of the Goods, Customer shall indicate to Seller a location where the purchased Goods may, however, be delivered. In this case, installation of the said Goods may take place on a date subsequent to the delivery date, to be agreed with Seller, without prejudice to the application of Article 9 of these Conditions of Sale. The Seller shall have the right to charge any transport costs from the location where Goods have been delivered and the final destination to the Customer.

The Customer may request to postpone the Confirmed Delivery Date by informing the Seller in writing about the new delivery date subject to the condition that such request is made: as for orders to be delivered in Europe, at least 12 (twelve) weeks before the Confirmed Delivery Date. The delivery can be postponed only once and up to a maximum of 4 (four) months from the original Confirmed Delivery Date. For the first 4 (four) weeks of delay running from the Confirmed Delivery Date, it shall not be applied any sanction against the Customer (the "Grace Period"). Any delay(s) subsequent to the Grace Period shall be treated as follows: (a) if the delay is between 4 (four) and 16 (sixteen) weeks from the Confirmed Delivery Date, the Seller reserves the right to apply a delay liquidated damage equal to 0.5% (zero point five per cent) of the overall amount of the Purchase Order for each week of postponement of the delivery (except for the Grace Period); (b) if the delay is equal to 16 (sixteen) weeks from the Confirmed Delivery Date, the Seller reserves the right to (i) deliver Goods to the warehouse communicated by the Customer and invoice the relevant cost or (ii) cancel the Purchase Order and retain the down payment. In case no down-payment has been paid by the Customer, the latter shall pay an amount equal to 20% (twenty per cent) of overall amount of the Purchase Order as cancellation fee, with no right to claim for damages.

Should a new price list be announced between the Order Confirmation and the delivery date, the new price list shall be applied only after 6 (six) months for delivery in Europe and 8 (eight) months for delivery overseas running from the date of the Order Confirmation.

8. FORCE MAJEURE EVENT

The Seller shall not be liable for any failure to meet its obligations, including delays in the delivery, beyond its reasonable control including, but not limited to: government embargoes or any other government acts that interfere with performance, seizure or freeze of assets, delays or refusal to grant an export license or the suspension or revocation thereof, wars, natural disasters, lockouts, shortages of raw materials or electricity, mechanical breakdowns, interruption of rail services, shortages of road or rail transport vehicles and other disturbances in the company's operations, non-fulfilments by third parties of their obligations, strikes, public policy measures, epidemic and/or pandemic. The due date of any performance affected by such an event will be extended by the period of time the Seller is actually delayed and shall not give rise to compensation for damages or to termination, even partial, of the agreement. If the inability to perform continues for more than ninety (90) calendar days, either party may terminate the agreement and cancel the relevant Purchase Order by providing written notice to the other party.

9. LIMITED WARRANTY

The warranty of the Seller is limited to the replacement or repair, at the Seller's sole discretion, of the parts of the Goods that may be affected by original defects, either physical or related to the manufacture, and the Customer, for this reason, waives any claim for the termination of the agreement or for a price reduction.

The Goods are covered by a warranty of 12 (twelve) months from the Confirmed Delivery Date and by a further conventional warranty period of additional 12 (twelve) months (i.e. second year starting from the Confirmed Delivery Date), during which calls for assistance by Customer will be charged for a fixed fee including labour and travel costs, being the spare parts free of charge, with the sole exception of the parts subject to wear and tear (such as - but not limited to - treadmill rubber and tapes). The Seller will not be liable under this warranty if Goods have been exposed or subjected to any: (i) installation by unauthorized third parties, (ii) positioning of the Goods in outdoor locations or in humid areas, (iii) refusal of returning Goods and/or spare parts of the components of the replaced Goods, and (iv) defects, damages and flews deriving from improper usage and/or maintenance and/or not in compliance with the instructions given in the handbook or installation guide or any other instructions delivered to the Customer with Goods and including the instructions for the right use and maintenance. This provision applies also in case of installation of the Goods executed by the Customer itself, or by third parties not previously authorized by the Seller.

Any intervention performed under the warranty shall be performed by the Seller only within the United States territory and shall be limited to the restoration of the functioning of the Goods including the replacement, free of charge, of any defective parts of the Goods, unless the Seller, at its own discretion, deems more appropriate the integral replacement of the Good. In any case, the Seller represents and warrants that it will perform the interventions under the warranty for Goods located outside the territory of United States charging the related costs (including shipping charges, duties, taxes and any other charge) to the Customer, with an advanced reimbursement obligation on the Customer. The Seller represents and warrants the conformity of the Goods to any mandatory security standard provided for by any applicable law and regulation in force in the United States. The handbook related to the instructions for the use and installation of the Goods may be supplied by the Seller on any electronic or computer device; in such case, the Customer may also request, free of charge, a paper copy of the above-mentioned handbook, by sending a written request to the Seller's Customer Service

With regard to the Technogym™ Refurbished Goods sub Article 2 (ii), the Seller furthermore represents that they comply with the laws in force in the year of manufacture of such Goods, regardless of the date of re-introduction in the market as a used product. The warranty for the Technogym™ Refurbished Goods is 18 (eighteen) months starting from the Confirmed Delivery Date, being understood that starting from the thirteenth month, any travel and labour costs will be borne by the Customer and the assistance calls will be charged for a fixed call fee. The Seller, moreover, declares that the "Home" and "Consumer" Goods were conceived so as to limit their weight and amount of space, guaranteeing at the same time easy handling and use, so as to make its positioning easier, as well as its use within domestic environments and its management with a non-intense use (the use of the above Goods in hotels, private houses and corporate shall not be considered intense); for these reasons the warranty of such Goods is not valid if they are used within fitness centers, or anyway used for a professional purpose.

In case of failure of payment by the Customer of the price of the Goods, the Seller may refuse the performance of the conventional warranties, the performance of which has been requested by the Customer, and in such cases, the supply of any spare parts may take place only upon full advance payment by the Customer or by mean of cash on delivery.

Should the Customer require an intervention which is later found not to be justified by a real functioning issue of the Goods, or anyway by a problem which is not caused by the Seller, the Seller shall have the right to charge the Customer with the costs of the call, even if the Good is covered by the warranty.

With regard to spare parts which are produced by the Seller, the warranty given by the Seller is valid for 12 (twelve) months from the Confirmed Delivery Date. With regard to spare parts produced by third parties, and only commercialized by the Seller, the warranty shall be given by the manufacturer itself of such Goods and it shall be the one provided and described in the documents associated with such Goods.

10. COMPLAINTS. LIMITATION PERIOD AND PROHIBITION OF COMPENSATION

Any claim for defects, failures, flews of the Goods shall be communicated within 8 (eight) calendar days from the delivery of the Goods, subject to the limitation period, by registered letter with return receipt and/or communication to be sent by certified e-mail to the address: (technogym.amministrazione@legalmail.it). The existence of pending claim cannot justify any delay or suspension, in full or partially, of any due payment. The Customer shall not be entitled to make a claim to the Seller for the compensation of whatsoever credit that it may have towards the Seller.

11. PRICE AND PAYMENTS TERMS

The price of the Goods is the one indicated in the Order Confirmation ("Price").

The Price shall be paid by the Customer according to the following payment terms: (i) down-payment equal to 20% (twenty per cent) of the Price upon confirmation of the Purchase Order; (ii) the remaining part of the Price by the Confirmed Delivery Date of the Goods, regardless of the of the date of installation of the Goods at the premises indicated by the Customer, including the case provided for in Article 6 above. In case of non-fulfilment of its obligations by the Customer, the Seller retains the down payment as a compensation for damages. Should the down payment not be made by the Customer, the Seller shall have the right to consider the Purchase Order as null and void.

All the payments must be made without set-off, counterclaim, withholding or other deduction.

All payments shall be made by the Customer only by bank transfer to the following bank:

Bank Data

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General Bank Reference Address: JPMorgan Chase New York, NY 10017

 Bank Routing Number:
 021000021

 Account Number:
 593828616

 Account Name:
 Technogym USA Corp

SWIFT Code: CHASUS33

In order to avoid any attempt of fraud by third parties, in no case will the Customer be requested to pay the Price to a bank account other than those indicated above. In the light of the foregoing, the Customer who makes payment through a bank account other than those indicated above shall not be released from payment of the Price to the Seller.

In case of delay of payment or non-fulfilment of the payment of even one instalment of the price, interests of delay shall apply, in the Euribor rate of three months/365, increased of 6 (six per cent) percentage points, or the highest interest rate applicable according to law, without prejudice to any greater damage that may be suffered by the Seller. The Seller, in such case, shall have the right to accelerate all the remaining payments scheduled and declare the total outstanding balance then due and owing and/or terminate the agreement within the limits provided by law, without prejudice for the compensation of any further damage.

The Goods may be equipped with a software allowing the Seller to prevent their usage in case of delayed or failed payment of the price by the Customer, so as to safeguard the retention of title provided by Article 5. In case of payment of the Price through instalments paid by credit card, through payment networks and methods expressly authorised by the Seller, the Customer shall, as an essential condition, fill in and sign a specific form which shall be made available by the Seller. In case of failure to do so, the Seller shall consider the Purchase Order as ineffective. The failure of the Customer to pay the Price (even only one instalment), or the failure to pay the part of the Price due after the delivery of the Goods, shall allow the Seller to prevent the use of the Goods through the activation of the software or to request the immediate return of the Goods and/or to suspend the performance of services until the receipt of the payment due (including interests for the delay and the expenses incurred by the Seller for the recovery of the credit). No claim for compensation based on the assumption of the impossibility to use the Goods due to the interruption of the use and/or suspension of the supply of the services may be carried out by the Customer.

In case of financial leasing, the Purchase Order of the financial leasing company shall be sent to the Seller at least 15 (fifteen) days before the expected date for the delivery of the Goods, together with all the documents related to the financial leasing agreement. Should such documentation be sent to the Seller after the above-mentioned term, the Confirmed Delivery Date may be postponed as a consequence. In case of failure to present the documentation due for the payment by means of the financial leasing, the Seller shall have the right to consider the order as ineffective or claim the performance of the agreement by the final Customer.

12. PROHIBITION OF PURCHASE ORDER ASSIGNEMNT. PRIOR AUTHORIZATION IN CASE OF SUBCONTRACT

The Customer shall not transfer or assign, in whole or in part, the Purchase Order without the prior written consent of the Seller; in case of breach of such obligation by the Customer, the Seller shall have the right to terminate the agreement, without prejudice to the compensation of any further damage that may be suffered by the Seller.

13. TRADEMARKS AND INTELLECTUAL PROPERTY

The Customer acknowledges that the Seller and/or its Affiliates, is the owner of the Trademarks. Therefore, the Customer shall not reproduce or use in any way the Trademarks and other distinctive signs on the Goods, without the prior written consent of Seller or the holder of the related intellectual property rights. The Customer shall not remove, cancel or alter the Trademarks and/or whatsoever label or logo on the Goods, as well as not put on the Goods whatsoever new brand, label or distinctive sign. Any violation of its own intellectual property rights will be prosecuted by the Seller.

In case the Customer exposes or gives visibility to the Goods, the Customer undertakes to show an image of the Goods and the Trademarks consistent with the marketing strategy of the Seller and shall refrain from sharing news and information which may cause damages to the Seller's reputation.

Any intellectual property rights on the Goods (and future modifications and variations made on Goods) are and shall vest only in Technogym or its licensors.

Certain Goods may include software; with respect to any such software the Seller grant to the final end-user a non-exclusive, non-transferable limited license, without the right to sub license. The Customer may not directly or indirectly make any efforts to deconstruct the software provided, included but not limited to translating, disassembling, reverse engineering or performing any other operation to obtain any portion of its content.

14. PATENT AND COPYRIGHT INFRINGMENT INDEMNIFICATION

Technogym will have no obligation or liability with respect to: (i) Goods used other than for their ordinary purposes, (ii9 claims of infringements resulting from combining any Goods furnished by the Seller with any article not furnished by Technogym, or (iii) any modification of the Goods other than a modification by the Seller.

Notwithstanding the foregoing, the Customer shall indemnify and hold Technogym harmless from any claim, loss, damage, suit, liability, fees or expenses (reasonable attorney's fees) which may be suffered by Technogym on account of (i) the modified Goods which become infringing as a consequence of Customer's modification, (ii) the use of the Goods in infringing combination or systems and (iii) the use of Goods in association with third parties' trademarks or distinctive signs.

15. PROCESSING OF PERSONAL DATA

According to the applicable laws in terms of personal data processing, the Seller informs the Purchaser that any personal data will be processed according to the Technogym privacy policy available as a link in the footer of the Technogym website at www.technogym.com

16. HEALTH AND SAFETY AT WORK

The Customer undertakes to take any measure necessary to grant the Goods' safety and to prevent any risk to health and physical integrity, when they are used, installed, cleaned or during a maintenance work.

The Customer undertakes to give the Seller any measure and information regarding any risk in order to guarantee that the installation of the Goods is in compliance with the applicable health and safety at work laws and regulations, with reference to the areas of work used by the Customer to carry out the installation services, (ii) and is safe and not generating risks for the health of the personnel involved in the installation process. For this purpose, the Customer shall hold the Seller harmless from any responsibility, regarding damages to things or people, which might take place in connection with the installation process, unless in case of wilful misconduct or gross negligence of the Seller or of its subcontractors. The Customer undertakes to enter insurance policies to cover the risks of civil liability in relation to any accident that may happen to the Seller's employees or to its subcontractors' employees during the performance of the installation of the Goods.

17. RIGHT TO ACCESS

The Customer shall guarantee the Seller and/or its subcontractors, free and timely access to the premises and/or sites where the installation services must be performed. In case of failure by the Customer to grant the access or in case of delays, caused or attributable to the Seller, the Customer shall pay the price of any unperformed activity and any other costs and expenses incurred by the Seller in connection with the non-performance of the services, without prejudice to the compensation of any further damage that may be suffered by the Seller.

18. TRACEABILITY. RECALL OF THE GOODS

In case the Customer re-sells the Goods to third parties, the Customer itself shall guarantee the full traceability of such Goods and, should the Goods be recalled, either mandatory or voluntary, due to serial defects, the Customer shall fully collaborate with the Seller, and comply with any other decision or action that the Seller may take.

19. LIMITATION OF LIABILITY

EXCEPT AS PROVIDED BY LAW AND IN CASE OF WILFUL MISCONDUCT OR GROSS NEGLIGENCE, IN NO EVENT TECHNOGYM SHALL BE LIABLE TO CUSTOMER OR THIRD PARTIES FOR ANY LOSS OF USE, REVENUES OR PROFIT, LOSS OF ANY PERSONAL DATA OR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE OR NOT AND WHETHER OR NOT TECHNOGYM HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL TECHNOGYM AGRREGATE LIABILITY ARISING OUT OF OR RELATED TO THE AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNT PAID TO TECHNOGYM FOR THE GOODS SOLD HEREUNDER WHICH ORIGINATED THE CLAIM OR DAMAGE.

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TECHNOGYM SHALL HAVE NO LIABILITY FOR WHATSOEVER DAMAGE TO PROPERTY AND/OR PERSONS ARISING OR DERIVING FROM THE USE OF THE GOODS NOT IN ACCORDANCE WITH THE INSTRUCTIONS SPECIFIED IN THE HANDBOOK, AND IN ANY OTHER DOCUMENT OR WARNING ASSOCIATED WITH THE GOODS OR FOR ANY DAMAGE ARISING FROM THE USE OF GOODS NOT FIXED TO THE GROUND (OR ON THE WALL OR ON THE CELLING) IN ACCORDANCE WITH THE PROVISIONS IN THE HANDBOOK AND/OR IN ANY OTHER DOCUMENT OR WARNING SUPPLIED TOGETHER WITH THE GOODS, AS WELL AS IN RELATION TO ANY DAMAGE TO PROPERTY AND/OR PERSONS ARISING FROM THE EXECUTION OF DELIVERY, FREIGHT AND/OR INSTALLATION ACTIVITIES AND/OR THE EXECUTION OF ANY OTHER SERVICE DESCRIBED IN THE PURCHASE ORDER AND PERFORMED BY SUBCONTRACTORS OF THE SELLER. TECHNOGYYM SHALL HAVE NO LIABILITY FOR ANY DAMAGE ARISING FROM THE USE OF THE GOODS BY PEOPLE IN NO GOOD PHYSICAL CONDITIONS; BEING AN OBLIGATION OF THE USER TO OF THE GOODS TO VERIFY IN ADVANCE THE COMPATIBILITY BETWEEN HIS/HER HEALTH STATUS AND THE USE OF THE GOODS. THE SELLER SHALL EXPRESSLY INVITE ANY USER OF THE GOODS CAREFULLY READ THE HANDBOOK BEFORE USING THE GOODS AND TO COMPLY WITH THE INSTRUCTIONS AND SAFETY RULES DESCRIBED IN THE HANDBOOK.

THE PERSONAL TRAINING SERVICES SHALL BE PROVIDED ONLY WITH REGARD TO THE PSYCHOLOGICAL AND PHYSICAL CONDITIONS INDICATED FROM TIME TO TIME BY THE FINAL USERS OF SUCH SERVICES; THEREFORE, THE CUSTOMER UNDERTAKES TO CAUSE THAT THE FINAL USERS OF THE PERSONAL TRAINING SERVICES PROVIDE IN ADVANCE A MEDICAL CERTIFICATE ASSESSING THEIR GOOD HEALTH STATUS VALID FOR THE CURRENT YEAR AND SHALL HOLD HARMLESS TECHNOGYM FROM ANY KIND OF LIABILITY RELATED TO THEIR HEALTH STATUS. TECHNOGYM MAY SUSPEND THE SUPPLY OF PERSONAL TRAINING SERVICES IN THE EVENT THAT THE FINAL USERS OF THE PERSONAL TRAINING SERVICES IS IN NO GOOD HEALTH CONDITION OR HAVE NOT NOTIFIED ANY CHANGES IN THEIR HEALTH STATUS. TECHNOGYM DOES NOT CARRY OUT MEDICAL ACTIVITY AND THEREFORE SHALL HAVE NO LIABILITY IN RELATION TO THE VERIFICATION OF THE HEALTH STATUS OF THE ABOVEMENTIONED INDIVIDUALS.

20. APPLICABLE LAW, EXCLUSIVE JURISDICTION

These Condition of Sale, as well as the contracts entered into between the Seller and the Customer following the Purchase Order, shall be governed by and construed in accordance with the laws of the state of New York, exclusive of any conflict of law provisions.

The Parties expressly exclude the application of the United Nations Convention on contracts for the international sale of goods (1980). Any dispute arising between the Seller and the Customer, either referred to these Condition of Sale or to any other contract the Parties may have executed, Any dispute, disagreement or controversy between the parties arising out or relating to this Agreement shall be submitted to the exclusive jurisdiction of the Courts of State of New York, and of the United States District Court of New York. However, the Seller retains the right to sue the Customer before the courts of the Customer's place of business.

21. INTEGRITY / CONVERSION OF NULL PROVISIONS

In the event that any provisions of this Conditions of Sale are deemed null and void or inapplicable, the validity of the remaining provisions of this Conditions of Sale will not in any way be affected. Provisions found to be invalid or ineffective will be amended to comply with applicable law to the fullest extent permitted by law.

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THANK YOU FOR YOUR INTEREST IN TECHNOGYM'S PRODUCTS AND SOLUTIONS.

JOIN OUR WELLNESS COMMUNITY















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TECHNOGYM USA

70 Hudson St., Suite 610 Jersey City, NJ 07302 Toll free: 800-804-0952 Fax: 206-623-1898

Email: info@technogymusa.com



Revision

0

WARRANTY REFUND TABLE FOR TECHNOGYM EQUIPMENT

Date

20/06/2019 **Functional** Painting, Frames & Cosmetic/ Wear & See details in Product type **Product line Mechanical & Electrical** Main motor oxidation other structural dedicated table **Tear parts** parts excluded parts **FORMA LINE** 2 Years 2 Years 2 Years 5 Years 3 months PERSONAL LINE 2 Years 2 Years 2 Years 5 Years 3 months CARDIOVASCULAR MYRUN 2 Years 2 Years 2 Years 5 Years 3 months MYCYCLING 2 Years 2 Years 1 Year 5 Years 3 months X PERSONAL LINE 2 Years 2 Years 5 Years 3 months BTC PLURIMA 2 Years 5 Years 3 months 2 Years KINESIS HOME 2 Years 2 Years 5 Years 2 Years 3 months STRENGTH POWER PERSONAL 2 Years 2 Years 5 Years 3 months X UNICA 2 Years 2 Years 5 Years 3 months **WELLNESS TOOLS** 2 Years 3 months ARTIS LINE 10 Years (Run only) 2 Years 10 Years 2 Years 3 months **NEW ARTIS LINE** 5 Years other 10 Years 10 Years (Run Now only) (Run Now only) **EXCITE + LINE (DA)** 3 months 2 Years 5 Years CARDIOVASCULAR (on other) (on other) 2 Years 2 Years 10 Years 10 Years 12 months or **EXCITE 2016 VERSION** (Run 1000 only) (Run 1000 only) 20000 km (running belt only) (DE) 2 Years 5 Years (on other) (on other) 3 m others ARTIS LINE 2 Years 2 Years 5 Years 3 months **NEW ARTIS LINE BIOCIRCUIT LINE** 2 Years 2 Years 2 Years 5 Years 3 months **EASY LINE** 2 Years 2 Years 5 Years 3 months **ELEMENT LINE** 2 Years 2 Years 5 Years 3 months FLEXABILITY LINE 2 Years 2 Years 5 Years 3 months **STRENGTH KINESIS** 2 Years 2 Years 5 Years 3 months KINESIS STATION **PURE STRENGTH** 2 Years 2 Years 5 Years 3 months **BTB** SELECTION LINE **SELECTION PRO** 2 Years 2 Years 5 Years 3 months **SELECTION 700 SELECTION 900 SKILLRUN** 2 Years 2 Years 2 Years see det. X SKIIMILL 2 Years 2 Years see det. X SKILLATHLETIC **SKILLROW** 2 Years 2 Years see det. X SKILLBIKE 2 Years 2 Years see det. X **SKILLTOOLS** X ARKE' 2 Years 3 months **FUNCTIONAL OMNIA** 2 Years 2 Years 5 Years 3 months X **FREE WEIGHTS DUMBELLS & BARS** 2 Years **GROUP CYCLE (D91)** 2 Years 3 Years 8 Years 3 months **GROUP CYCLE NEW GROUP CYCLE** 2 Years 2 Years 5 Years 3 months X (D92) 6 months on the magnetic SOFTWARE support (CD-DVD) WELLNESS SYSTEM **HARDWARE** 2 Years 2 Years 5 Years

Tennis Court Resurface Summary

Following up on the concerns raised during the March meeting, staff reached out to ProCourtSurfacing for clarification regarding the bubbling, cracking, and their potential return visit. Below is a summary of their response, along with an overview of their resurfacing proposal for both the tennis and basketball courts.

ProCourtSurfacing Response

Regarding bubbling and cracking, ProCourt noted:

"From what I recall, the bubbling was caused by moisture under the cushion layers installed by a previous resurfacing company. This is a common risk, especially with courts that have a liquid cushion base, as it creates an impermeable layer beneath the acrylic surfacing materials we apply. While we take all precautions during resurfacing, such issues can persist for the remainder of the court's life."

On crack repairs and their revisit:

"We applied fiberglass strips over all visible cracks rather than a full fiberglass membrane. The full membrane was offered in our initial proposal, but it was not selected. Cracks can reappear where fiberglass strips end or where none were used. At the board meeting I attended, I explained we would return for repairs when the weather warmed up, as it was too cold at the time. I also noted that cracks are not covered under warranty, and repairs would incur additional charges. I assumed the board opted to wait until the next resurfacing cycle since I didn't receive a call back."

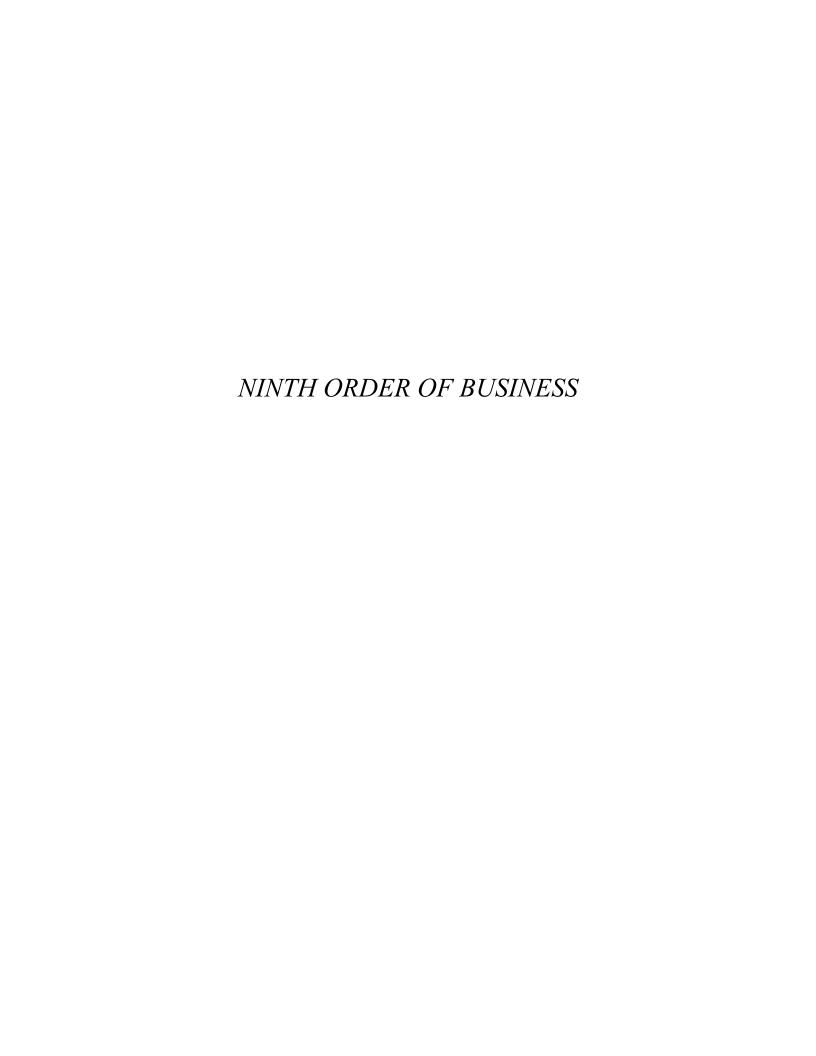
Additionally, they clarified that:

"The cracks in question were hairline surface cracks that often disappear during warmer parts of the day. Please know that we follow industry best practices and strive for the best outcome, but we are limited by pre-existing conditions and the natural aging of asphalt, which becomes less flexible over time. I hope to continue working with you, but I understand if this experience has impacted your opinion of our company."

They've also attached reference materials from the **American Sports Builders Association** explaining the causes of court bubbling and cracking, which may be useful for further context.

Summary of Proposals

- Tennis Courts: \$36,000.00
 - Includes all surface repairs and resurfacing
 - Does not include fiberglass strips for each crack
 - Recommended Option Full fiberglass membrane to reduce future crack visibility and extend court life: Add \$20,000.00 Total with Recommended Option: \$56,000.00





1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

April 22, 2025

Board of Supervisors Sampson Creek Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Sampson Creek Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Sampson Creek Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

GMS-NF, LLC 475 WEST TOWN PLACE, SUITE 114 ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,800 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$3,900, \$4,000 and \$4,200, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Sampson Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

or In	
Antonio J. Grau	

RESPONSE:

This letter correctly sets forth the understanding of Sampson Creek Community Development District.

Ву:	 	
Title:		
1100.		
Date:		





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

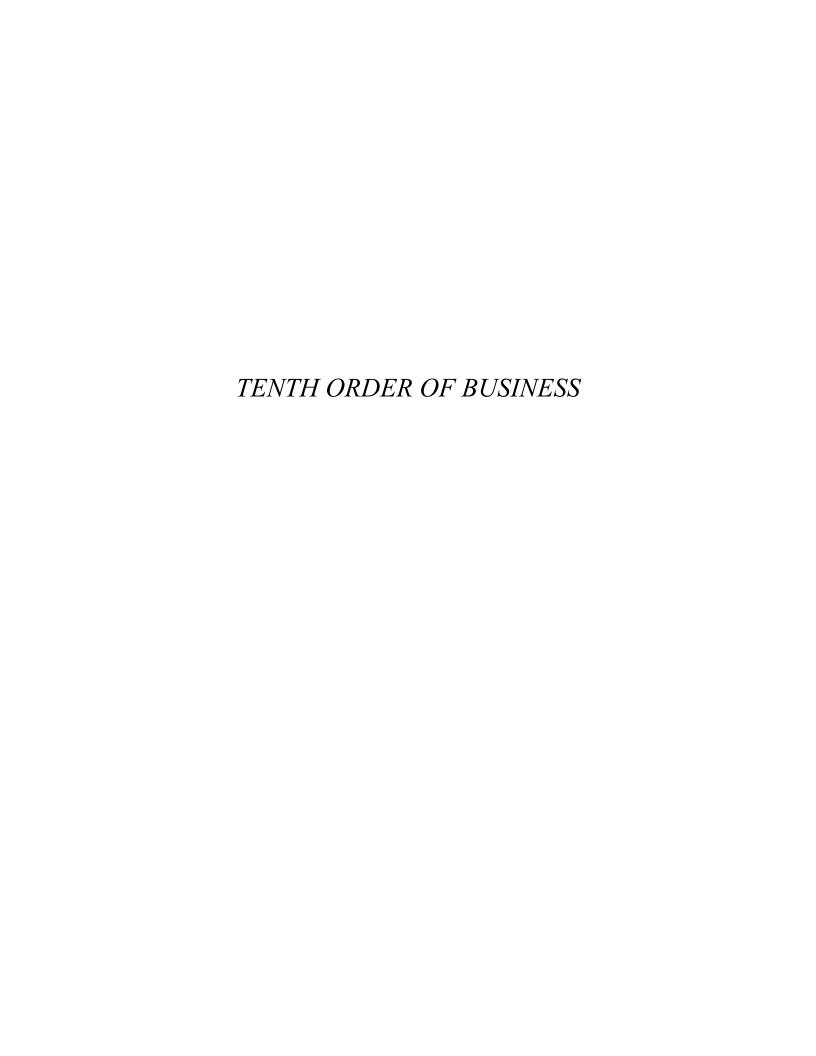
FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791



ESTIMATE

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



Bill to

Sampson Creek CDD St. Johns Golf and Country Club 219 St Johns Golf Dr. Saint Augustine, FL 32092

Estimate details

Estimate no.: 1157

Estimate date: 04/07/2025

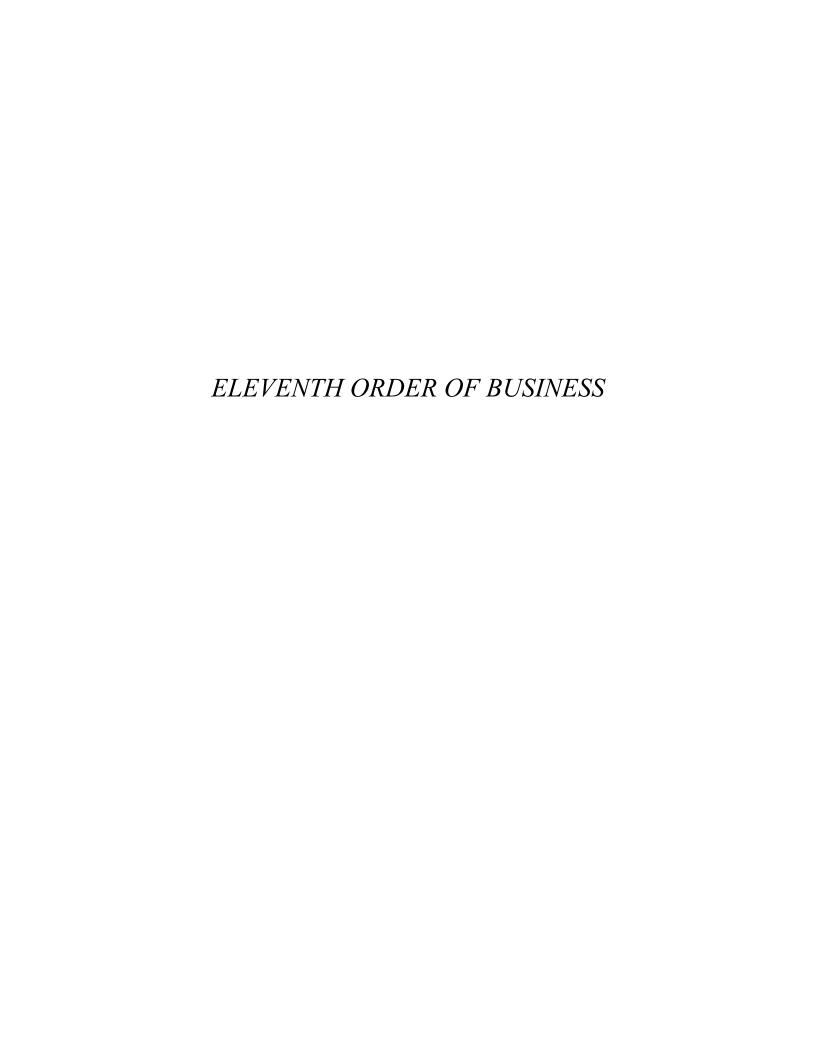
#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	REMOVE APPROXIMATELY 900 LBS OF FILTER SAND & HAUL AWAY, PER EACH UNIT	2	\$800.00	\$1,600.00
2.	POOL PARTS	INSTALL #20 GRIT POOL FILTER SAND, PER 50 LBS BAG	37	\$14.34	\$530.58
3.	POOL PARTS	INSTALL NEW PENTAIR 1 5/8"X12" LATERAL ASSEMBLY, PER EACH	16	\$65.63	\$1,050.08
4.	POOL REPAIR	COMPLETELY DRAIN, EMPTY & DEEP CLEAN COLLECTOR TANK W/ SHOP VACUUM	1	\$300.00	\$300.00
5.	POOL PARTS	1-1/2" HUNTER VALVE DIAPHRAGM	10	\$39.69	\$396.90

Note to customer

The rubber particles from the splash pad coating have made their way into all the flowmeters, valve, filters, diaphragms and sand on the filtration system of the Interactive Water Feature. With the new surface being installed soon I think it will be a good time to perform a deep cleaning and try to get all the old rubber out of the system. This will include a sand change, complete drainage of water, tank deep cleaning and valve diaphragms. Pairing this with the new controller should set us up for success in years to come!

Total

\$3,877.56



Potential Future Capital Improvements Sampson Creek CDD

The prospective project list below is the core of an effort to consider possible future development to the amenities offered to residents of Sampson Creek CDD.

All projects have been suggested by residents, board members, or CDD staff. Residents are welcome to contribute new projects for consideration, or to share their thoughts on any listed project, by contacting CDD staff or board members, or by participating in the public comment periods of board meetings.

From time to time the board may choose to move any of these projects forward for general discussion, to assess interest, to add scope, to develop design documents, to acquire engineering plans, to determine funding options, or to advance from planning to execution.

The presence of a project on this list does not commit the board to any specific actions for any project.

Decisions to develop a project would occur in public meetings and would be part of the public record.

Item	Description	Estimated Cost	
Amenity Room Enhancement	Remodel Amenity Center meeting room to be more versatile and aesthetically pleasing	\$200,000	
Playground Enhancement	Replace old declining wooded playground with modern plastic components	To be Determined	
Fence around Playground	Add fence and access card system around playground area	\$12,810	
Upgrade Fitness Equipment	Upgrade old fitness equipment with new moder machines	To be Determined	
Pool Area Enhancement	Remodel pool area deck to utilize more space that is currently not being used	\$165,000	
Tennis Court Enhancement	Add pass through between courts as well as shaded seating area	To Be Determined	
Pickleball Courts	Construct pickleball courts within the community	\$259,699 - \$293,940	

Potential Future Capital Improvements Sampson Creek CDD

Amenity Meeting Room Enhancement:

The current amenity meeting room was last upgraded years ago when the extension to the amenities building was constructed, which includes the current fitness spaces and equipment. What is now the amenity meeting room was upgraded somewhat from its previous role as the fitness center to its current state.

The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs as inspiration for this project. One of those photos is below, and several more are available in the agenda packet for the regular CDD meeting held on May 16th, 2024.

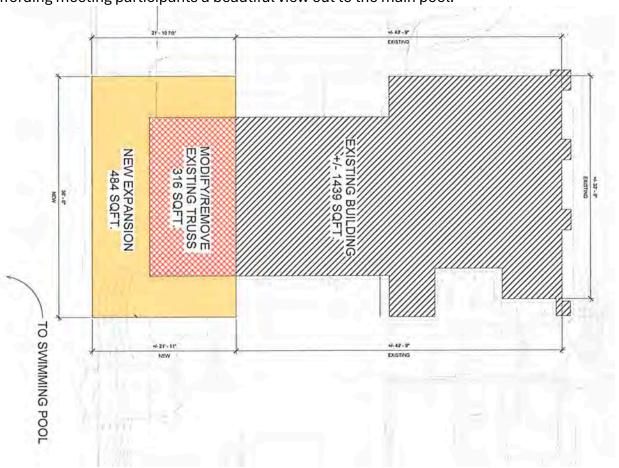


Potential Future Capital Improvements Sampson Creek CDD

Amenity Meeting Room Enhancement:

Matthews Engineering proposed three possible design plans for the amenity room during the regularly scheduled meeting on July 18th, 2024. One of the potential enhancements to increase the current space encompassed by the room is below, the two others can be found in the agenda packet for that July meeting posted on the CDD website.

Any expansion would likely include the addition of windows into the west facing wall, affording meeting participants a beautiful view out to the main pool.



Potential Future Capital Improvements Sampson Creek CDD

Pool Deck Enhancement:

Around 2017 the neighborhood undertook a multi-phased project to enhance the pool area, which included closing-up the baby pool in the upper patio, installing the splashpad and surrounding spaces, and upgrading the upper pool patio to make it more usable for our residents. The first two projects completed, but the third was left incomplete.

This project proposes to complete that original effort by reconfiguring the upper pool deck, opening a staircase between the lower and upper decks that faces the pool, and increasing the available usable space for parents, families, and guests when they enjoy the pool.

Additional design specs are included in the agenda packet for the June 20th, 2024, meeting.



Potential Future Capital Improvements Sampson Creek CDD

Installation of Pickle Ball Courts:

The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

Below is a summary of several key points about the project, for your consideration:

Site Selection:

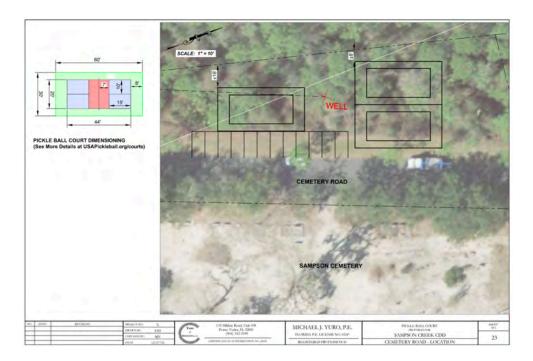
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along cemetery road, which would be accessible via Brookhaven Drive. Please see the attached file with the likely placement of the courts.

Sound Study:

A sound study was commissioned to assess the potential impact around the proposed site. This study has been posted to the CDD website at the following link for your review: https://www.stjohnsgcc.org/documents-2/

Project Cost Estimates:

The CDD's engineering firm has provided an initial project cost estimate of \$294K (for three courts) or \$260k (for two courts). Funds from the 2020 bond series would be utilized to cover these costs.



Potential Future Capital Improvements Sampson Creek CDD

Tennis Court Area Enhancements:

During a recent walk-around of the tennis courts, district staff noted the two oak trees planted between the two fenced-in court areas. One of those trees may not be thriving and that either tree may push roots up under the tennis courts, disrupting the playing surface.

This project is the result of the ensuing, "What else might we do with the space?" conversation started that day. This resulted in three different suggestions should we find ourselves needing to repurpose that space:

Options:

- 1. Re-landscape the area between the fenced in courts
- 2. Open the fences between the two court areas, allowing transit between courts 2 and three without having to leave the fenced in area. Add a covered seating area, similar to those already present on the courts.
- 3. Open the fences as noted above and install a counter area that would allow residents to host small gatherings in the area between the tennis courts, including a permanent roofed shelter area. Add additional cart parking at the sidewalk, and include a 3rd gate to provide carded access to this central area.

This project is in the ideation stage, only, no development work has occurred to-date.

A.

	Pool Deck Renovation										
Contractor	Phone	Demolition	Hardscape	Landscape	Drainage	Fencing	Irrigation	Electrician	Concrete Ramp	Total Estimate Including Taxes	Notes
UrbanEdge	9045158265	\$10,250.00	\$64,147.50	\$63,543.75	\$1,885.00	\$6,250.00	\$6,500.00	\$2,850.00	\$3,850.00	\$164,417.80	No handrail (At least 2- 3k material)
Live Aloha Landscapes	9046149053	\$14,426.54	\$76,006.79	\$45,906.79	\$4,666.67	\$9,333.33	\$8,666.67	\$6,666.67	\$13,333.33	\$179,706.79	Does not include sod
T.N. Lee Services	8507281934	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$289,400.00	No breakdown of price
River Stonework	9047337077	\$10,000.00	\$69,405.00	N/A	N/A	N/A	N/A	N/A	N/A	\$79,405.00	Just demo, pavers and walls
Bent Construction	9043238928										
Smart Pavers	9048853818										
Coastal Luxury Outdoors	9044568344										
Hydra Pools and Pavers	9048443933										
Paverscape Pros	9048306548										
iTopPavers Quality Remodelings	9045259191										
Matanza Pavers	9044662521										
Coastal Paverscape & Pools	9042263237										
Kerry Martin Pool and Spa Builders Inc.	9042622384										
Rubricx Pavers Installers	9044683311										
R Souza Pavers	9045677454										
Solstice Landscaping	9049947457										
Coastal Oak Landscape	9048064500										
Yosemite Irrigation and Landscaping	9043476483										
Scapes	3523279395										
Down to Earth	3212632700										
Tree Amigos	9047781030										

Provided quote
Spoken to but no proposal
Not interested or no response

T.N. Lee Services LLC

PROPOSAL

1/21/25

RE: Sampson Creek CDD - Aquatics PH2 Proposal 2024-07

Mr. Westcott:

I am pleased to offer my proposal to perform the scope of work provided in the construction documents dated 3/20/24 provided by Matthews in the amount of

\$289,400.00 (Two hundred eighty-nine thousand four hundred dollars and zero cents).

The scope of work shall include all items shown per plans, including...

- Demo and removal of the existing pavers, retaining walls, concrete steps, and concrete ramp.
- Construction of new retaining walls, stairs, and ramp walls to match existing.
- Prep and placement of new concrete deck pavers, stair treads and wall caps as show to match existing.
- Form, place, and finish new concrete ramp.
- Provide and install new metal handrails per plans.
- Provide new sod, landscaping, trees, plants, and shrubbery as noted per plans.
- Repair, replacement and/or capping of irrigation is included as needed to provide an operational system. This proposal includes an allowance of \$2,500 for irrigation work due to the unknown status of the existing system.
- Provide drainage behind retaining wall and under pool deck as shown per construction documents.
- All silt fencing, tree protection and inlet protection is included.
- Removal and disposal of all debris and unused material is included.

- All repairs to damaged areas as a direct result of construction activities is included in this proposal. Replacement of sod, fencing, shrubbery, etc. not shown on plans but required to perform the work is included.
- Any required special engineering for retaining walls and handrails is included.
- Any surveying, testing or permitting is included.

Please feel free to contact me if you have any questions.

Sincerely,

Nick Lee

Owner/Project Manager



ST JOHNS GOLF AND COUNTRY CLUB ST AUGUSTINE, FLORIDA 32092

Sales: James Merritt

|St Johns Golf and Country Club | Design-Build

St Augustine, Florida 32092

Est ID: EST5092169 **Date:** Jan-05-2025

Tear Out and Pre	ep		\$14,426.54
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
	* Cat Skid Steer		
2	Concrete Roll Off	Concrete Roll Off - Rental and Pull	
3	dump truck waste		
Hardscape			\$76,006.79
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
3 each	Weed Fabric 4' x 250'		
120 Bags	Concrete - Bagged		
2	Diamond Blade		
	* Cat Skid Steer		
1	Pavers Block Polysand Caps Delivery		
48 tube	PL Landscape Adhesive - 28oz		

3 triaxle	18 ton 57 recycled - 3/4		
1 triaxle	18 ton paver base - 3/8 minus		
Landscape			\$45,906.79
	Landscape Crew		
	Crew Truck (+ Install Trailer)		
	* Cat Skid Steer		
74 ton	Potting Soil		
170 each	Juniper Blue Pacific 1g		
29 each	Liriope Big Blue 1g		
214 1GAL	AGAPANTHUS LILY OF THE NILE BLUE		
344 each	Annuals 1g		
20 each	Annuals 4" 18 per tray PLEASE PUT ANNUAL TYPE - TBD		
65	Duranta Gold Mound - 3 Gal	Duranta Gold Mound - 3 Gal	
18 each	Fakahatchee Grass Dwf 3g		
43 7GAL	PODOCARPUS PRINGLES		
22 each	Plumbago 7g		
3	Sylvester Palm 14' C.T 14' C.T.	Sylvester Palm - 14' C.T.	
9	Japanese Blueberry -45 Gal - 25 Gal	Japanese Blueberry - Pyramidal - 45 Gal	
201 each	Bagged Pinebark 3cuft Small MINIS (50/pallet)		
2 Flat Price	Delivery Charge		
Drainage			\$4,666.67
Fencing			\$9,333.33
Irrigation			\$8,666.67
Electrician			\$6,666.67

Concrete - Ramp \$13,333.33

SOD REPLACEMENT IS NOT IN THIS PROPOSAL	\$0.00
Subtotal	\$179,006.79
Taxes	\$700.00
Estimate Total	\$179,706.79

TERMS

- 1) Signing of contract.
- 2) Signing of supplemental conditions/warranty of contract.
- 3) Deposit Payment of 40% Upon Signing (see line 12)
- 4) Startup payment of 40% due after completion of the first day of project (see line 12)
- 5) Balance due upon completion (20%) (see line 12)
- 6) This quote is valid for 14 days.
- 7) A 3.5% Terminal Fee will be added for credit card payments.
- 8) Please sign & return this proposal along with a deposit to the address below or send pdf copy via email & deposit can be made with a credit card* through our office @ 904 614 9053
- 9) Quote /proposal does not include sod repair or replacement for unforeseen damage caused to existing sod throughout the duration of the project. All reasonable care will be taken to maintain the integrity of existing sod and approximated sod replacement cost can be quoted upon request. Plywood can be used upon request with a charge of \$500.
- 10) Personal items such as Patio Furniture, Hoses, Flowerpots, and BBQs need to be cleared from the project area prior to the project start. Live Aloha LLC is not responsible for damage to personal items during the duration of the project.
- 11) Due to the economic and Supply Chain crisis, freight and material price increases, and surcharges billed by our suppliers after contract execution will be added to the project balance and paid by the client.
- 12) Live Aloha Reserves the right to modify payment terms as necessary to cover material costs. Projects under \$5,000 require a 50% Deposit and 50% upon completion.

Landscape Renovation

SPECIAL CONDITIONS

- 1. Citrus trees are not covered under warranty. It is the homeowner's responsibility to monitor the tree for signs of pests or diseases that are common to the species.
- 2. Although every effort will be made & correct horticultural procedures followed, Live Aloha Landscape and Design cannot be held responsible for the failure of transplant material. Replacements will be done on a Time and Material basis.

• 3. Paving projects where Polymeric sand is specified will be due and payable upon completion of paver installation. When conditions (rain or damp pavers) require delayed Polysand installation, client may withhold 150.00 from final payment and hold until conditions allow completion of the Poly sanding.

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

- 1) Scope: Live Aloha LLC dba: Live Aloha Landscape and Design. shall furnish all materials, tools, equipment, and labor necessary to execute the attached proposal in a substantial and workmanlike manner.
- 2) Owner's Responsibility: Unless otherwise stated in writing, it is the owner's responsibility to ensure adequate
 water supply for plant materials, lawns, etc. It is also the owner's responsibility to provide reasonable access to
 areas where construction/planting is to occur. All construction debris not as a direct result of proposed work, will
 be left on site for the owner to dispose of, to include rock, concrete, masonry, wood, etc. (Unless specifically
 included in the proposal or change order)
- 3) Unavoidable Interruptions: Live Aloha LLC dba: Live Aloha Landscape and Design. shall not be held responsible or liable for any loss, damage, or delay caused by weather, strikes, accidents, or any other delays beyond our control. (such as other contractors)
- 4) Locating Underground Utilities and Property Boundaries: A property may or may not have underground wiring and pipes that are privately owned and underground wiring and pipes that are utility owned. Prior to the start of the project, Live Aloha Landscape and Design will have all utility owned wiring and pipe located by Sunshine 811 as required by State Law. Sunshine 811 does not locate privately owned underground wiring and pipes. The owner(s) are responsible for marking the location of all private utilities including, but not limited to septic, irrigation components, private electric, gas lines, underground pet fences, etc. Live Aloha LLC dba: Live Aloha Landscape and Design. cannot be responsible for any damage caused by improperly marked private utilities. The owner(s) shall be responsible to provide Live Aloha Landscape and Design with an up-to-date plat of survey of the subject property or clearly mark the location of property lines and corners. Live Aloha LLC will not be held responsible for damage to utility lines above building code depth of 6" or untraceable lines. We will do our best to prevent damage to communication lines (WiFi) but due to the poor installation practices of local communication providers (wifi) Live Aloha LLC will not be liable for any damaged communication lines in any construction area proposed in the project.
- 5) Insurance: Owner will carry necessary fire and casualty insurance. Live Aloha LLC dba: Live Aloha Landscape and Design. has in force a comprehensive general liability insurance policy and its employees are fully covered by Workers Compensation Insurance.
- 6) Settling/Erosion: Live Aloha LLC dba: Live Aloha Landscape and Design. will not be responsible for settling of areas where utility lines or un-compacted fill dirt has been installed. Erosion: Live Aloha LLC dba: Live Aloha Landscape and Design. cannot be held responsible or held liable for natural erosion that may occur after the completion of construction.
- Payment-Initial Disclosure: Payments for services are due and payable within the TERMS of the contract. Upon signing the contract and submitting the deposit, your start date will be scheduled. The final balance, including any change orders and applicable taxes, will be due upon project completion. No finance charges will be imposed if the total of such invoice is paid in full within the stated terms. A finance charge will be imposed from the invoice date on the overdue balance at a periodic rate of 1.5% per month (18% annual percentage rate) until paid. Payments will be applied first to previously billed finance charges and thereafter, in order, to the previous invoices, and finally to new invoices.
- 8) In the event of Termination of Contract, Live Aloha LLC dba: Live Aloha Landscape and Design. shall be compensated for services performed to termination date, together with reimbursable expenses then due. Said termination expenses shall include a reasonable amount for overhead and profit. This compensation shall be based upon 10% of the initial contract amount.
- 9) Change Orders will be charged on a Time and Material basis at a labor rate up to \$80/hr. If the requested change order halts the progress of the project or involves deconstructing the agreed upon plan, the client will be responsible for the downtime and changes. Reasonable changes can be made before execution of the work area that do not involve redesigning the project.
- 10) Unforeseen soil conditions such as large rocks, stumps, and/or other hidden objects may result in additional charges. The installation of necessary drain tile may be done at the judgment of Live Aloha LLC dba: Live Aloha Landscape and Design. and shall result in additional charges upon notification and approval of owner.

- 11) Unforeseen Materials Changes/ Pricing/ Availability: Due to the high demand of both landscape and hardscape materials, the availability, variety of materials, and materials pricing provided for the project is subject to change. Live Aloha LLC dba: Live Aloha Landscape and Design cannot be held responsible for sudden availability changes, varietal differences or price point changes in plant materials and hardscape materials listed within the contract. Live Aloha Landscape and Design shall work diligently to provide the homeowner with the best possible substitutes for landscape and hardscape materials within a timely fashion upon notification of lack of availability, size, color or varietal differences, or pricing changes. Homeowners will be notified and can approve or deny price increases and decreases per contractor's recommendations. Possible materials variations include but are not limited to sizes and heights of materials, gallon size, color varietals, prices, etc. Inbound freight surcharges billed for hardscape deliveries will be added to the project balance and are payable by the client.
- 12) Access: It is the responsibility of the customer to provide adequate access to the job site. If the work of others is to be performed in conjunction with our work, that same work must be performed in such a way as not to interfere with the progress of our work.
- 13) Live Aloha LLC is not responsible for any spikes in water consumption before, during or after an installation
- 14) Live Aloha LLC (registration # 48032642) follows and reports to the State of Florida Dept. of Agriculture and Consumer Services for plant inspections. We keep record of all citrus sold to customers and if necessary will inform the Dept Of Agriculture of where and when citrus was sold and installed in the case of any outbreak.
- 15) Base material in proposals are estimated by industry standards. Due to site conditions that may require additional base material we will provide the material and charge the client at the end of the project for the necessary material to prevent downtime in the installation. This cost will not exceed \$200 without approval. You may reserve the right to refuse this option with the condition of client approval beforehand but must be available to approve the change order in a timely manner.

WARRANTY OF CONTRACT

- 1) Warranty and Plant Replacements: Live Aloha LLC dba: Live Aloha Landscape and Design agrees to use correct American Nursery Association horticultural standards in workmanship and materials. We will warranty plants that were not designed/installed properly or were installed with a disease or pest issue from the nursery if the plant fails within 30 days of installation. There must be adequate care from the owner, and they have not died because of mechanical, accidental damage, over or underwatering, freezing, or an act of God. Any replacements that require a machine for planting will be charged a service call fee of \$150.
- Special Note: At the time of installation, accessibility is at its most favorable—oftentimes allowing the contractor greater opportunity to install larger plant material. As the project advances toward completion, accessibility becomes substantially decreased or possibly inaccessible. Therefore, warranted and unwarranted plant replacements may be restricted to size limitations based on existing site conditions and accessibility.
 - 2) This warranty is null and void if:
- a) The account is not paid in full, or the plants have not received adequate care after installation
- b) The plants have been physically damaged by accident, vermin (insect, deer, rabbit, etc.), or vandalism
- c) The plants have been planted in above-ground containers or under overhangs, or
- d) The plants die or yellow due to overwatering or dry-out, or
- e) Plants die due to leaf scorch, or the plants have died because of unusually severe weather which has affected other similar plants in the area.
- 3) Seed and Sod: Live Aloha LLC dba: Live Aloha Landscape and Design. shall use high quality seed and sod that can produce a successful lawn, but cannot control subsequent weather, insect control or care needed by the owner which determines the success or failure after the lawn is planted. Live Aloha LLC dba: Live Aloha Landscapes is not responsible for turf failure after the installation of turf on site. The subsequent viability of seed/sod is the sole responsibility of the purchaser.

All new sod should be treated for sod web worms which may come from the sod farm. Your turf/pest company can take care of this.

Construction Warranty:

Live Aloha LLC - dba: Live Aloha Landscape and Design Dense grade Paver Installations come with a 5 year warranty on craftsmanship. Open grade paver installations come with a lifetime warranty on craftsmanship. This warranty only applies to

projects we install from the subbase up. Any installations over existing base materials are not covered under warranty, such as concrete overlays. If using Belgard products, please see their website for their material warranty. Warranty shall cover materials to the extent they are warranted by the manufacturer and workmanship by Live Aloha, but shall not cover natural properties and reactions of materials such as fine cracks or efflorescence in concrete products, chipping and warping of wood products, and staining of paving materials. All proposals are accepted on the above conditions, and no other warranty or guarantee of any kind, expressed or implied, is assumed. A service call fee of 150.00 will be charged for all warranty calls, unless waived by upper management.

The attached Proposal, Supplemental Conditions, Warranty of Contract, and Contract Specifics (where applicable) are satisfactory and are hereby accepted. Live Aloha LLC - dba: Live Aloha Landscape and Design. is authorized to do the work as specified. Payment will be made as specified in the attached proposal.

After Care Tips

Congratulations on your new landscape! Here are a few tips to keeping up with your landscape!

Softscape:

Most new plantings need to be watered daily for the next two weeks. You should keep the soil around root balls moist and adjust watering as needed. If you should have any concerns or questions contact your designer for guidance. Watering and care after installation is the responsibility of the homeowner/property manager.

To reduce a spike in your water bill you should choose to keep your irrigation settings to local regulations and hand water new plantings.

If you see any signs of stress in your plants, please take a picture and email it to your designer for advice on care. Please note that some plants may require a little extra water when establishing than others.

Live Aloha reserves the right to not warranty plants for improper care by the homeowner/property manager. We will warranty plants that were installed improperly, diseased from nursery, or handled poorly. Special order plants cannot be warrantied.

It is the homeowner's responsibility to monitor their irrigation system's performance. We will not change preset settings unless an irrigation tune up is charged. Watering in between schedules is the responsibility of the homeowner. We will only set irrigation controllers to local regulations.

Sod and seed:

All new sod and seed installations need to be watered daily for two weeks for 30-45 minutes on rotor zones and 15-25 minutes on pop up zones. Once the sod roots into the subbase you can reduce watering. It is normal to see a little browning and yellowing during this process but if you see signs that are concerning, please send a picture to your designer. All new sod should be treated for sod web worms which may come from the sod farm. Your turf/pest company can take care of this, or you can contact us to have our sister company Turf Organics treat.

There is no warranty for sod. Please address any concerns with new sod at the time of installation.

Hardscape:

All our hardscape installations come with a 5 year warranty unless otherwise specified. This warranty does not apply to any installation where we do not install the base material, such as repairs to existing areas and concrete overlays. Please allow 30 days for any sanding or settling claims. Warranty covers first visit at no charge, any visit after that will come with a \$150 service call charge unless waived by management during review of claim. If you are looking to seal your hardscape, please wait 60 days before doing so.

Items covered under warranty are low settling, sanding, loose pavers, and concrete border issues. Wear and tear is not covered under the warranty.

Belgard manufacturer warranty on material applies to all of our installations using their product.

Liahtina:

All our lighting installs come with a 1-year warranty on fixtures, transformers, and wires cut due to not being buried properly. Warranty does not cover bulbs. Any service needed outside of the previously mentioned covered issues will have a \$150 service call fee associated with a tech coming out.

Mulching:

Re-mulch to a depth of 2-3" annually to maintain root and soil health, insulate roots from heat and cold, and keep weeds down.

Fertilization:

Fertilize around the base of all plantings with a general, granulated, slow-release fertilizer twice a year, in fall and spring. Palms will need specialized palm fertilizer applied as per the product guidelines. Although all plantings are installed with a two-year slow-release fertilizer, additional fertilization is recommended starting at the 6 month-1 year mark to ensure best

growth and plant health.

Pruning:

Plants (like people) need haircuts and maintenance. Regular and appropriate pruning depending on plant variety helps keep plants in their best shape. Ask your designer about appropriate pruning methods for any of your installed plants.

Irrigation:

All irrigation work has a 30-day warranty that only involves improper installation, such as heads not set to correct height, pressure issues, or coverage. Any pipe breaks or damaged heads due to third parties will not be covered under the warranty. We will only set irrigation controllers when local regulations.

Contractor:		Client:	
-	James Merritt	-	
Signature Date:	02/12/2025	Signature Date:	
_		_	

Email: james@livealohanow.com

ESTIMATE

River Stonework 8570 Philips Hwy suite #101 Jacksonville, FL 32209 phill@riverstonework.com (904) 7337077 www.riverstonework.com



Bill to

John Westcott st johns golf and country club 219 st johns golf dr st augustine, fl 32092 Ship to
John Westcott
st johns golf and country club
219 st johns golf dr

st augustine, fl 32092

Estimate details

Estimate no.: 14025

Estimate date: 12/12/2024 Expiration date: 01/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.		DEMO			
2.	Demolition	DEMO FOLLOWING: *OLD PAVERS *OLD WALLS *OLD STAIRS	1	\$10,000.00	\$10,000.00
3.		NEW **MEASUREMENTS PROVIDED BY CLIENT**			
4.	Job Preparation	Includes grass and soil removal, grading and alignment. SQFT PROVIDED PLUS 10% FOR CUTS AND WASTE	1	\$1,980.00	\$1,980.00
5.	Paver 2-3/8	Paver 12x12x2-3/8	2280	\$12.00	\$27,360.00
6.	Retaining Wall	NEW RETAINING WALL WITH CAPS 6 ROWS TOTAL WITH REGULAR STONEGATE BLOCKS	1	\$20,000.00	\$20,000.00
7.	Step Up Or Down With Stonegate Wall Block	(5) 4' length x 12" wide x 6" high (5) 24' length x 12" wide x 6" high WITH COPING ON EDGE	1	\$17,000.00	\$17,000.00

9. Job Site Cleaning	Debris and pallets removal and disposal. Overall cleaning.	1	\$165.00	\$165.00
10. Delivery		4	\$350.00	\$1,400.00
11. Sales	DUMPSTERS	1	\$1,500.00	\$1,500.00
12.	COMMENTS			
13.	NOT INCLUDED: *RAMPS *FENCE (REMOVE OR INSTALL) *PLANTERS *IRRIGATION. *GAS/ELECTRICITY/PLUMBING.			
14.	**ALL MEASUREMENTS PROVIDED BY CLIENT**			

Total		\$79,405.00
	Expiry	01/12/2025

date

Note to customer

-Pool renovations, will require professional cleaning.

-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.

-Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.

-If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.

A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

Accepted date

Accepted by

Urban Edge, Inc.

1879 Caravan Trail, Unit #304 Jacksonville, FL 32216 US (904) 515-8265 customerservice@urbanedgelawn.com www.urbanedgelawn.com



Estimate

ADDRESS

St Johns Golf & Country Club 205 St Johns Golf Drive St. Augustine, FL 32092

SHIP TO

St Johns Golf & Country Club 205 St Johns Golf Drive St. Augustine, FL 32092

ESTIMATE # 2821 **DATE** 02/14/2025 EXPIRATION DATE 03/14/2025

ACTIVITY	QTY	RATE	AMOUNT	
Landscape Design/ Installation: New Plant Installations				
Product Sales:Plant Material:Plant Material Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T	
Product Sales:Plant Material:Plant Material Sylvester Palm (14ft. Clear trunk)	3	4,955.00	14,865.00T	
Product Sales:Plant Material:Plant Material Plumbago (18" Height min.)	22	13.50	297.00T	
Product Sales:Plant Material:Plant Material Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T	
Product Sales:Plant Material:Plant Material Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T	
Product Sales:Plant Material:Plant Material Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T	
Product Sales:Plant Material:Plant Material Blue African Lily, 1 gal.	214	7.70	1,647.80T	
Product Sales:Plant Material:Plant Material Juniper 'Blue Pacific', 1 gal.	170	6.75	1,147.50T	
Product Sales:Plant Material:Plant Material Liriope, 1 gal.	29	6.50	188.50T	
Product Sales:Plant Material:Plant Material Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T	
Product Sales:Mulch:Mulch Mulch, per cu yd	15	72.50	1,087.50T	
Product Sales:Sod Sod, St. Augustine 'Floratam', per sq ft	3,600	0.65	2,340.00T	
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T	
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00	
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T	
Installation:Landscape Installation:Landscape Installation Landscape Installation-To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	16,800.00	16,800.00	
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00	

Irrigation Installation to Include: -Install 3 new zones for landscape design.

Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property.

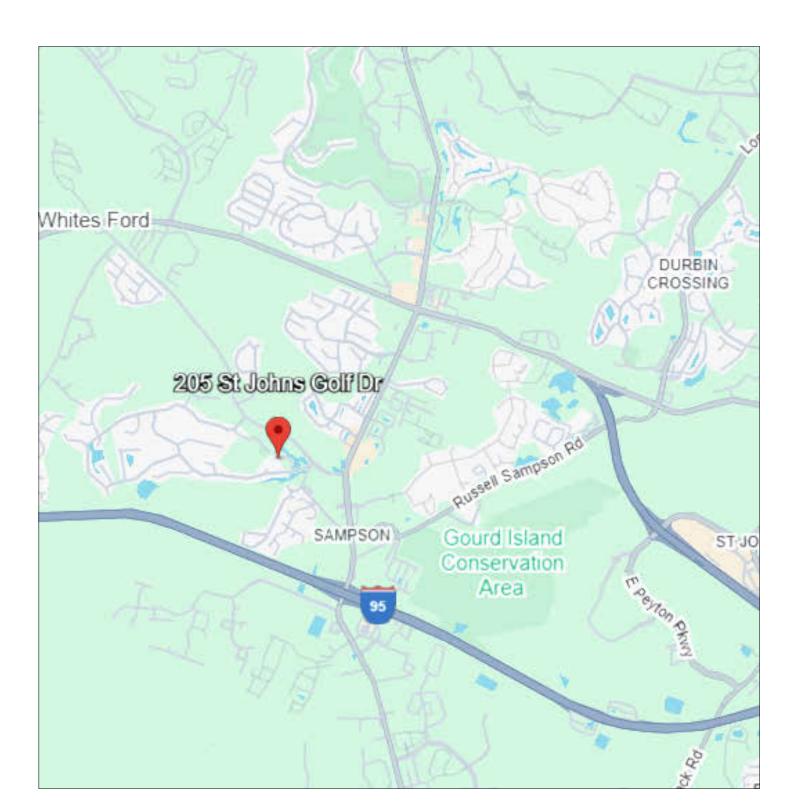
ACTIVITY		QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building material	als on to construction	1	10,250.00	10,250.00
site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	als on to construction			
Hardscape Design/ Installation: New Paver Patio, Retaining Walls Ramp	, Steps & Concrete			
Product Sales:Hardscape Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver sealer & portland cement)	base, polymeric sand,	2,300	8.50	19,550.00T
Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper pave	er patio deck area.	2,300	6.00	13,800.00
Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls	•	486	27.50	13,365.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	3 & 3(0) 3)	285	6.50	1,852.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining w plans. Install fabric along all inside of walls. Capping of all walls a	alls and steps per	1	15,580.00	15,580.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	t completion.	1	685.00	685.00T
Installation:Install Drainage		1	1,200.00	1,200.00
Installation of drainage system Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for low area to match the existing deck pavers. Estimated square footage of existing pavers.		600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cos Construction Items: Performed by our Licensed Tradesman	t.			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket allow. Installation for new is based on the cost allowance.	t fencing if conditions	1	6,250.00	6,250.00T
120 linear feet 1 gate New stainless fasteners Concrete set posts				
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans.		1	2,850.00	2,850.00
Cost allowance based on plan specifications. Pricing is subject to locations of existing wiring and fixture and power supply.	change based on			
Landscape Construction Concrete Ramp Installation: Per specifications of the plan. Estima	ated 350 sq ft 4" thick	1	3,850.00	3,850.00
Notes Installations of specified handrails for ramp and stairs are not included the st	•	1	0.00	0.00
Work is to be performed by others.				
Notes 50% Deposit required before scheduling or start of work can occur DEPOSIT AMOUNT DUE IS \$82,208.90			0.00	
There is a 3% service fee for using a credit card. Please advise if with a credit card and this fee will be added to your invoice.	you would like to pay			
We are grateful for the opportunity to service your	SUBTOTAL			159,276.25
landscape needs! Feel free to contact us with any questions you may have!	TAX TOTAL		A 4 A 4	5,141.55
queeners you may mare.	IOIAL		\$164	,417.80

Accepted By Accepted Date

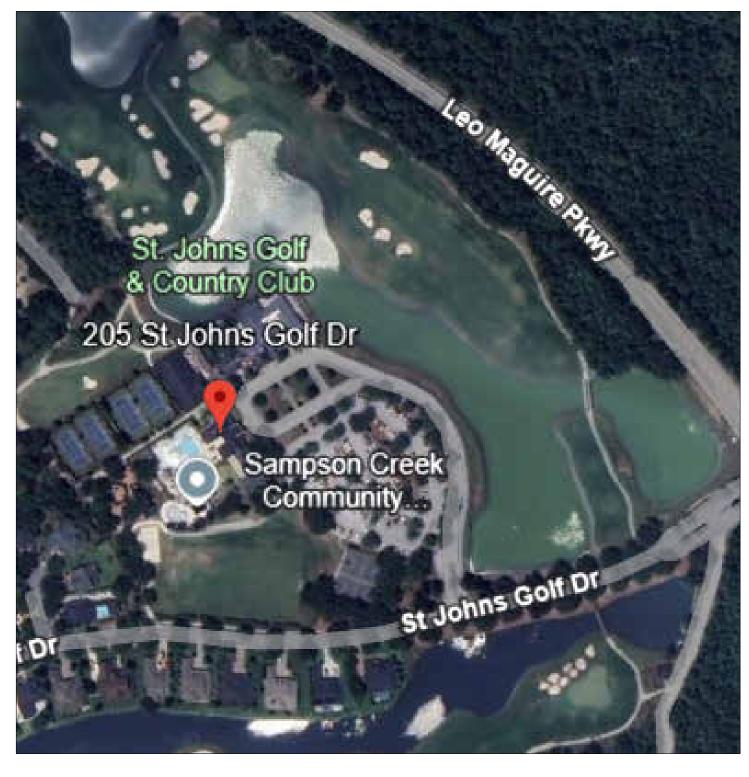


ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

205 ST. JOHNS GOLF DR. ST. AUGUSTINE, FL 32092







OVERALL SITE MAP

DRAWING INDEX								
SHT NO	SHEET NAME	30% ISSUE	ISSUE DATE	CURRENT REV	CURRENT REV DATE	REV ISSUED		
GENERAL								
G000	COVER		05/14/2025					
ARCHITECTUR AD01	RE DEMOLITION FLOOR PLAN - FIRST FLOOR DEMOLITION		05/14/2025					
ARCHITECTUR	-1		00/11/2020					
A100	FLOOR PLAN - CONCEPTS		05/14/2025					
A101	FLOOR PLAN - CONCEPTS		05/14/2025					
A102	PLAN & INTERIOR ELEVATIONS		05/14/2025					
A103	INTERIOR ELEVATIONS		05/14/2025					
A201	EXTERIOR ELEVATION & ROOF PLAN		05/14/2025					
A202	EXTERIOR ELEVATIONS		05/14/2025					
A301	RENDERINGS		05/14/2025					
A302	RENDERINGS		05/14/2025					

MEP ENGR

CIVIL ENGR

CONTACT: T.B.D. ADDRESS:

OWNER

CONTACT: N/A ADDRESS:

PHONE: EMAIL:

STRUCTURAL ENGR

CONTACT: SAMPSON CREEK CDD BOARD ADDRESS: 219 ST. JOHNS GOLF DR.

CONTACT: T.B.D.
ADDRESS:
PHONE:

EMA

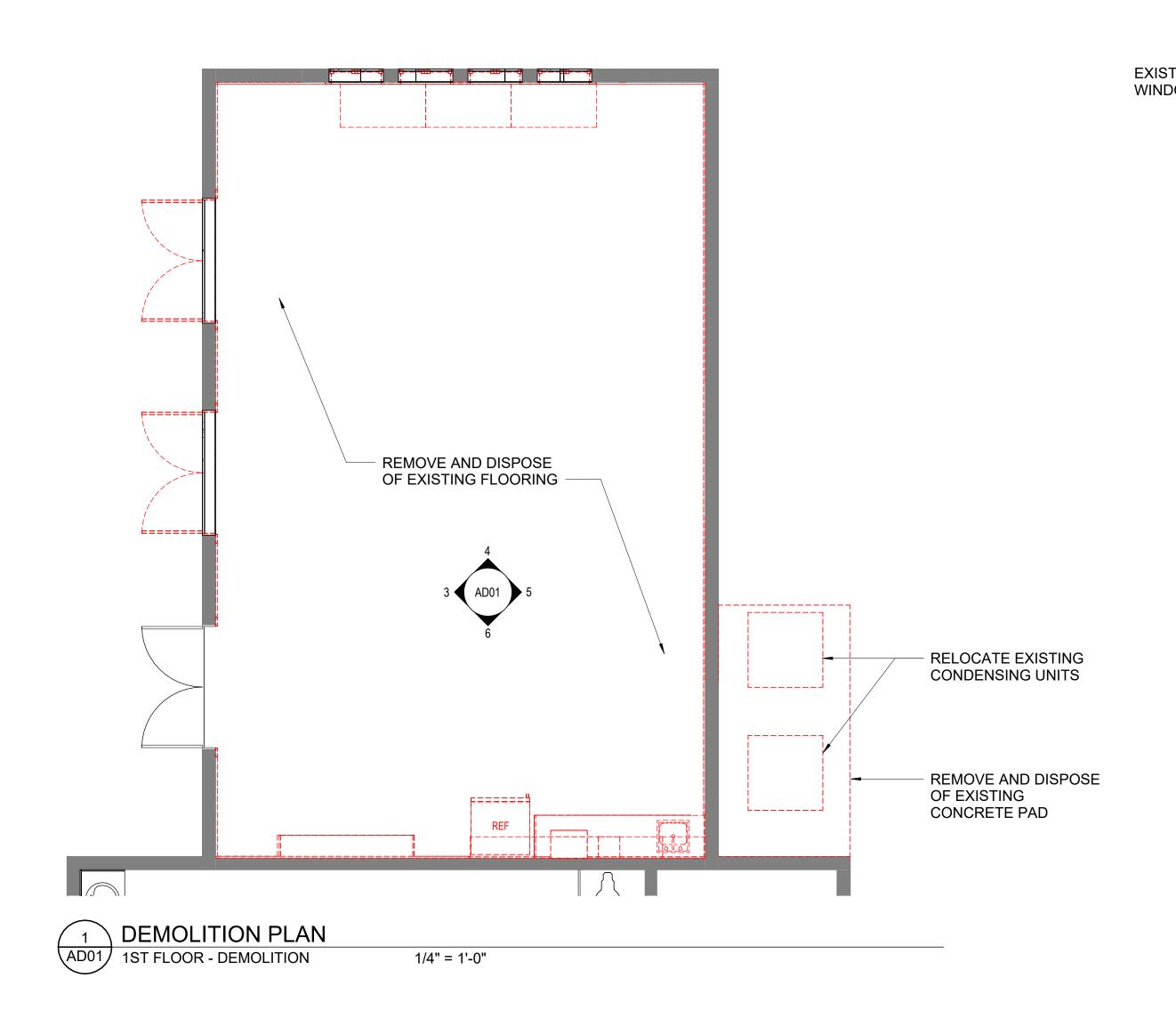
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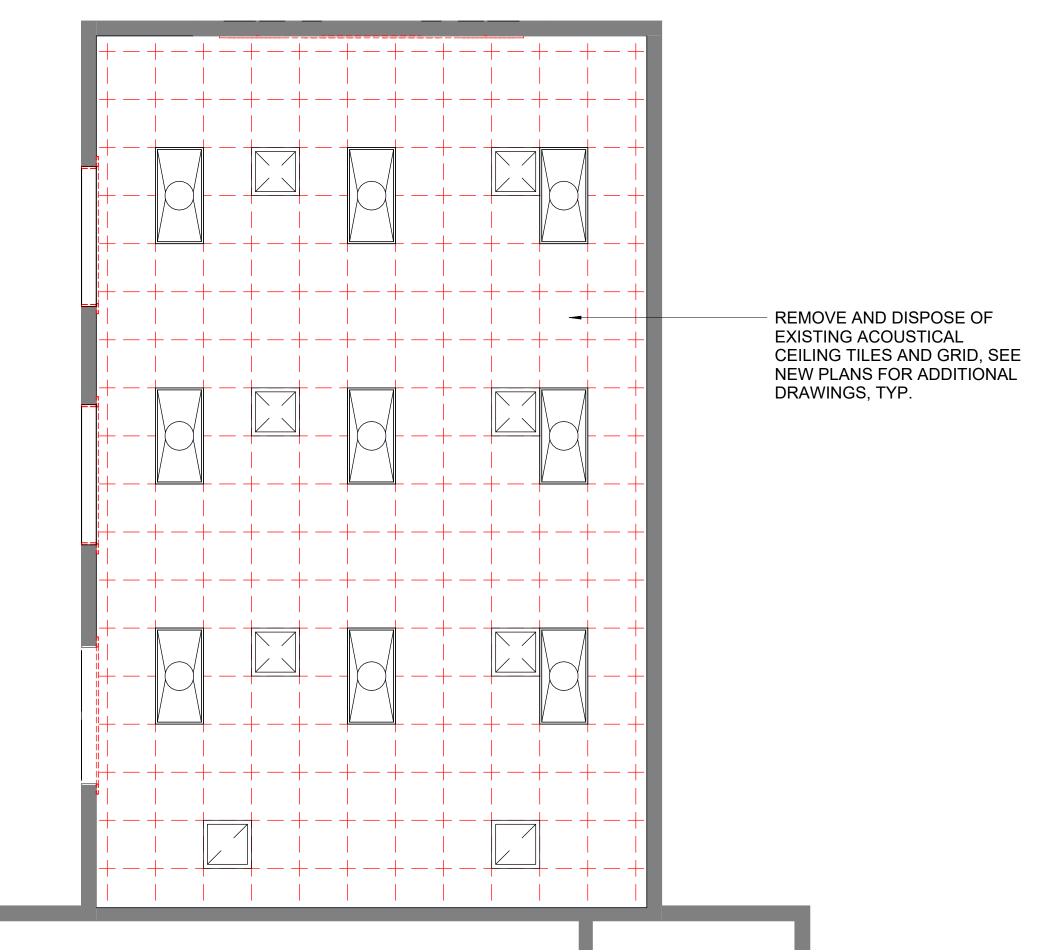
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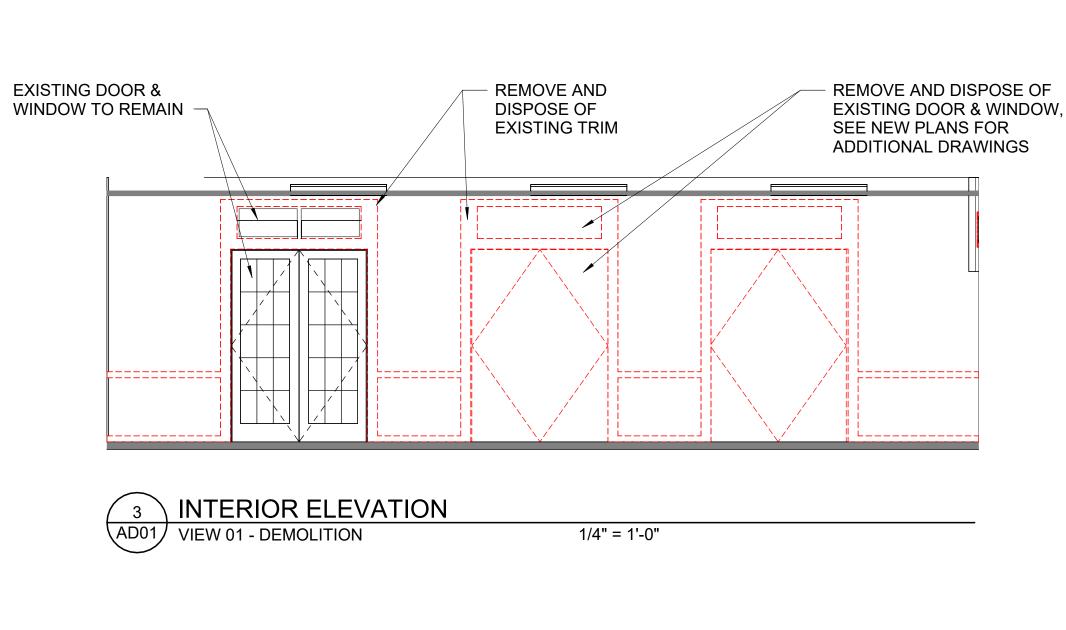
BHIDE & HALL ARCHITECTS, P.A.

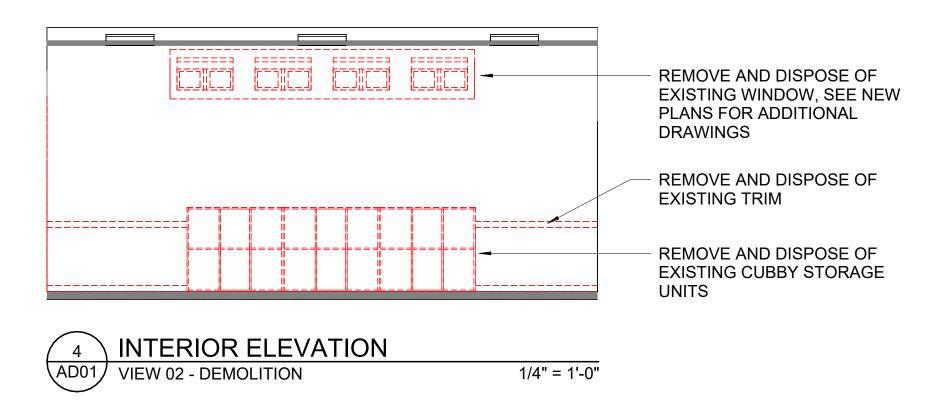
1329 KINGSLEY AVENUE, SUITE C, ORANGE PARK,
FLORIDA 32073

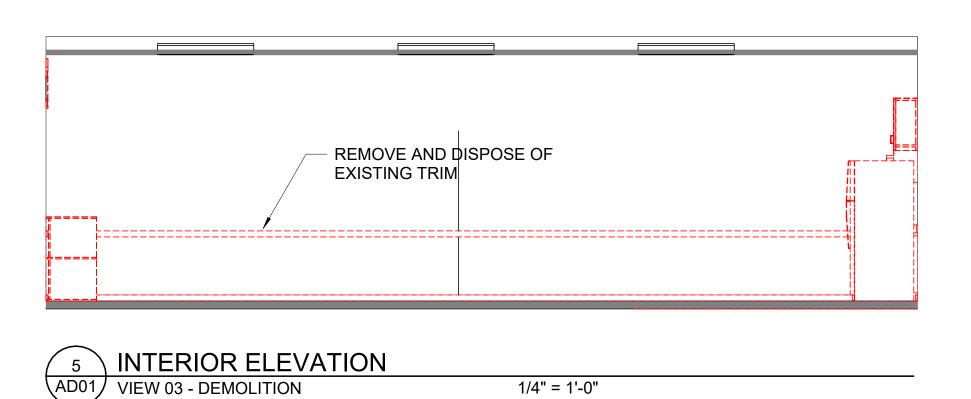
ELECTRONIC SEAL ARCHITECT LICENSE NO PRELIMINARY THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION COVER Schematic Design **G000**

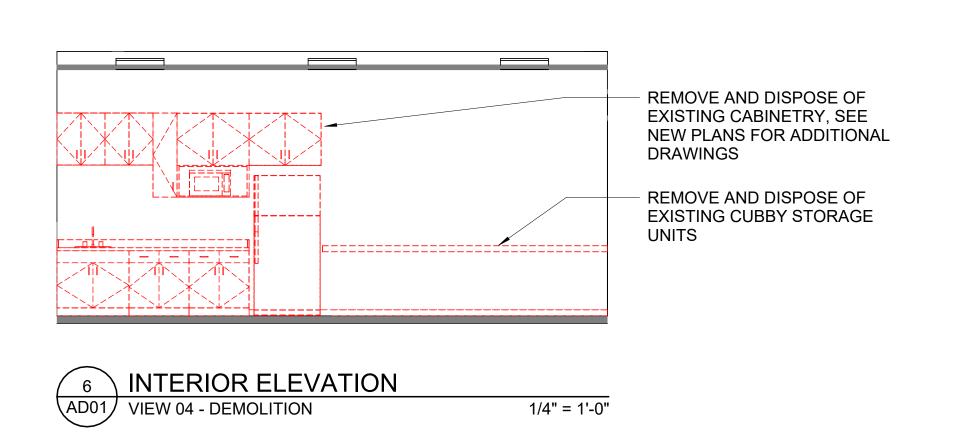


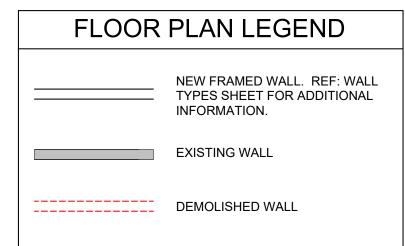


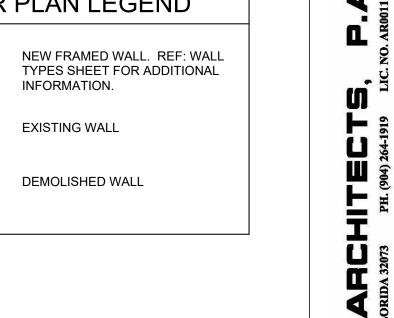














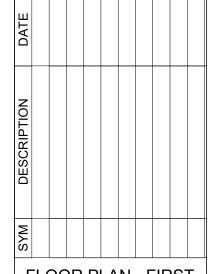
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F & COUNTRY CLUB BUILDING ADDITION

S ELECTRONIC SEAL

ARCHITECT LICENSE NO.

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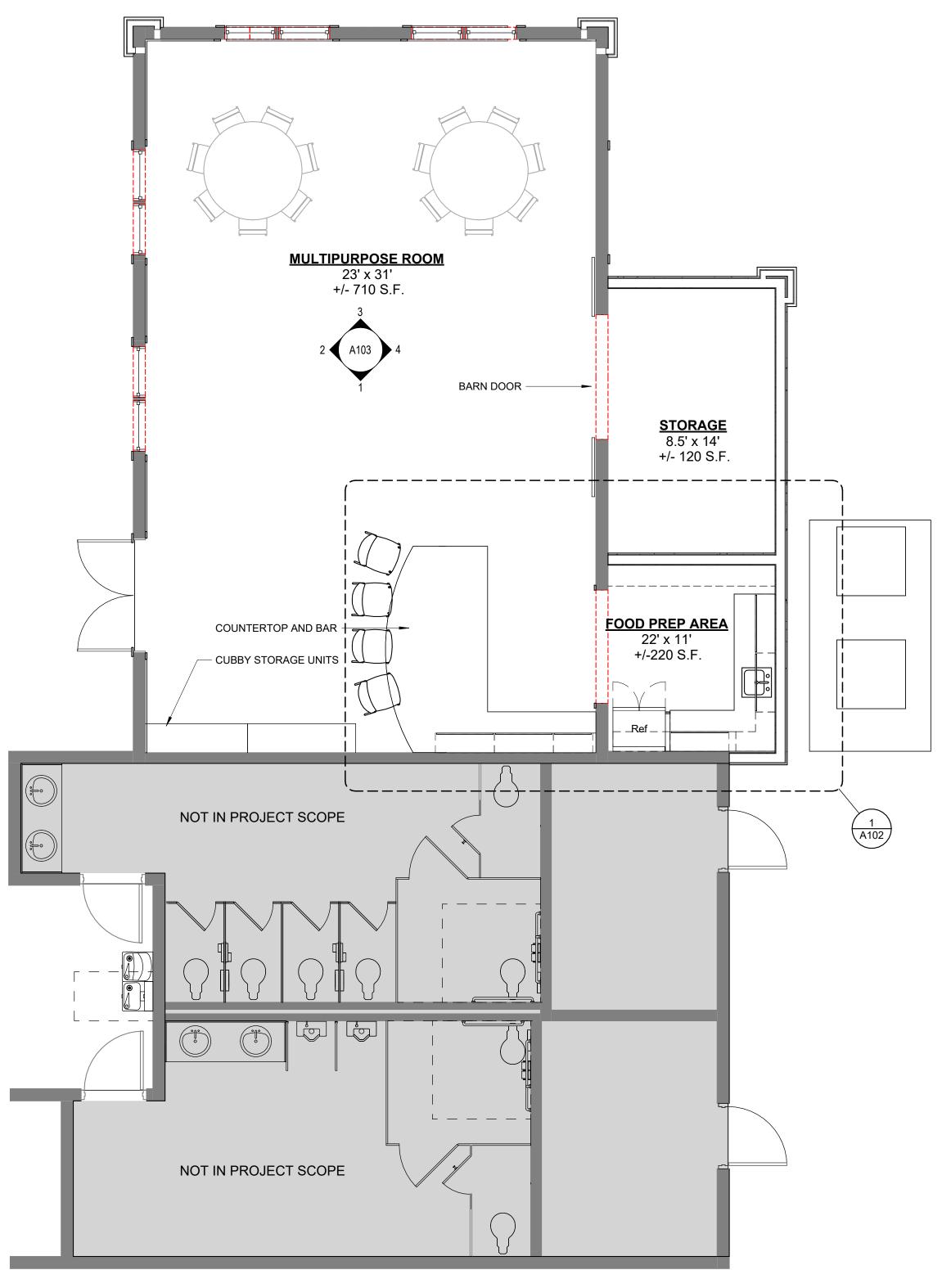
FLOOR PLAN - FIRST FLOOR DEMOLITION

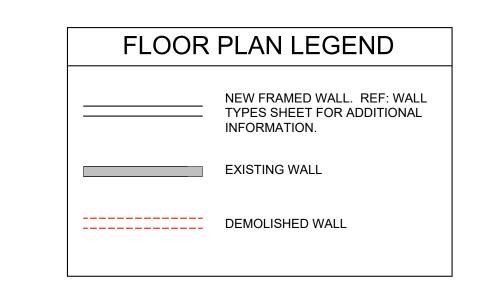
Schematic Design

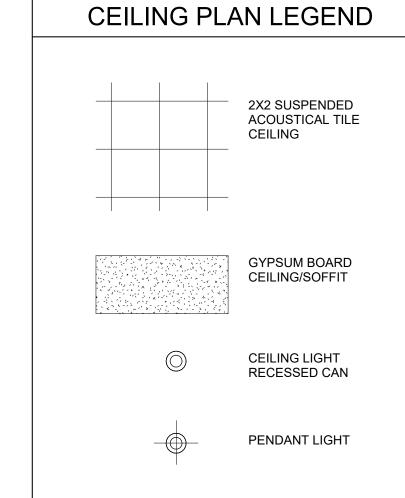
CEILING PLAN - DEMOLITION 1ST FLOOR PLAN - CEILING DEMOLITION

1/4" = 1'-0"









F & COUNTRY CLUB SWIM BUILDING ADDITION

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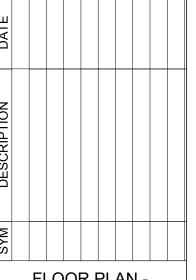
ARCHITECTS, FLORIDA 32073 PH. (904) 264-1919 LIC.

BHIDE 1329 KINGSLEY AVE

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

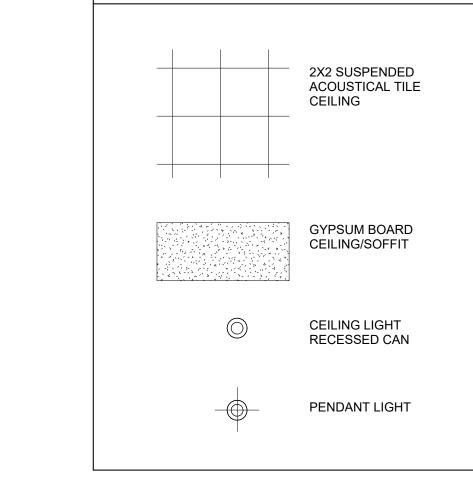


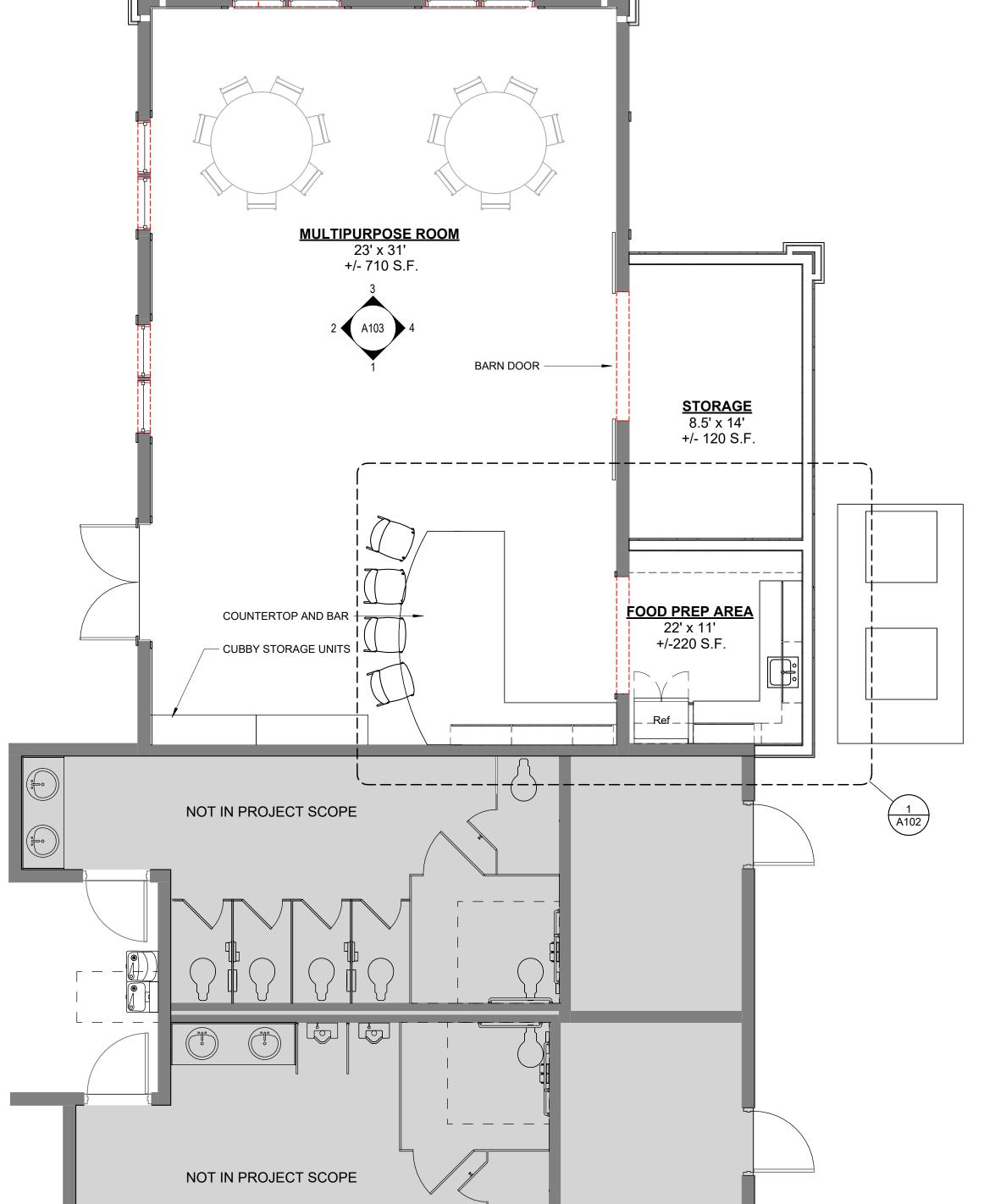
FLOOR PLAN -CONCEPTS

Schematic Design

2 FLOOR PLAN A100 1/4" = 1'-0"







OGE THE PLANS AND SPECIFRICATION COMPLY WITH AND THE APPLICABLE FIRE-SAFETY STANDARDS AS CCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63,

ARCHITECTS, FLORIDA 32073 PH. (904) 264-1919 LIC.

EHIDE 1329 KINGSLEY AVE

F & COUNTRY CLUB BUILDING ADDITION

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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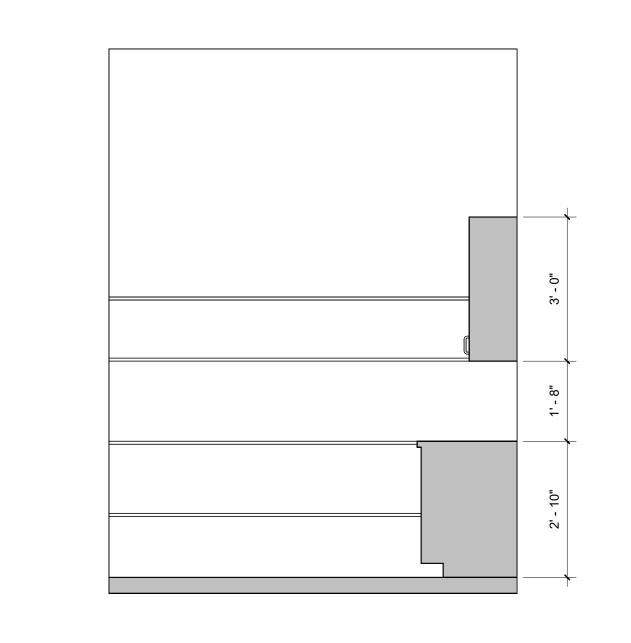
FLOOR PLAN -CONCEPTS

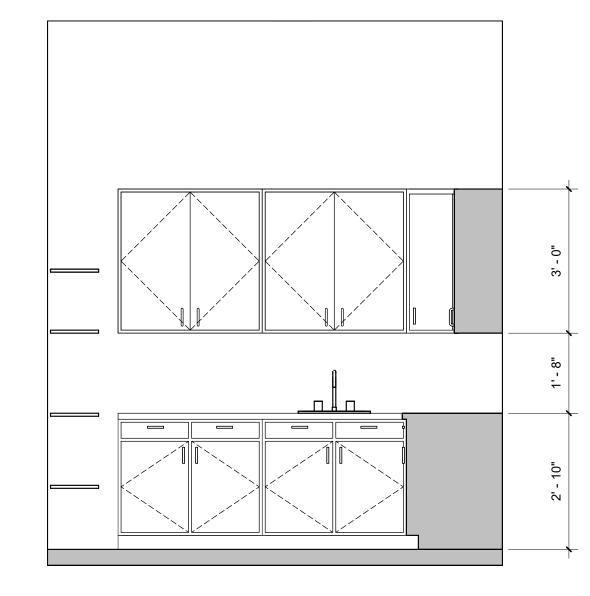
Schematic Design A101

REFLECTED CEILING PLAN (CONCEPT #2)

1/4" = 1'-0" A101

3 FLOOR PLAN (A101) 1/4" = 1'-0"

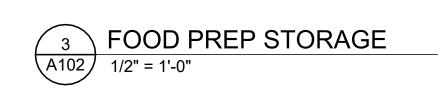


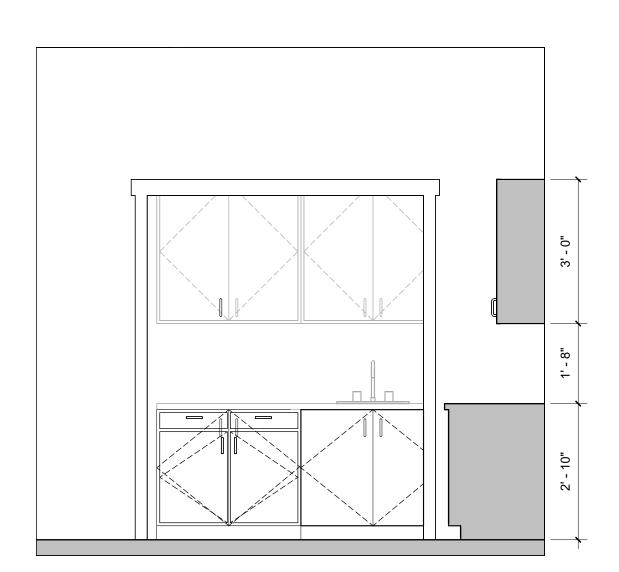


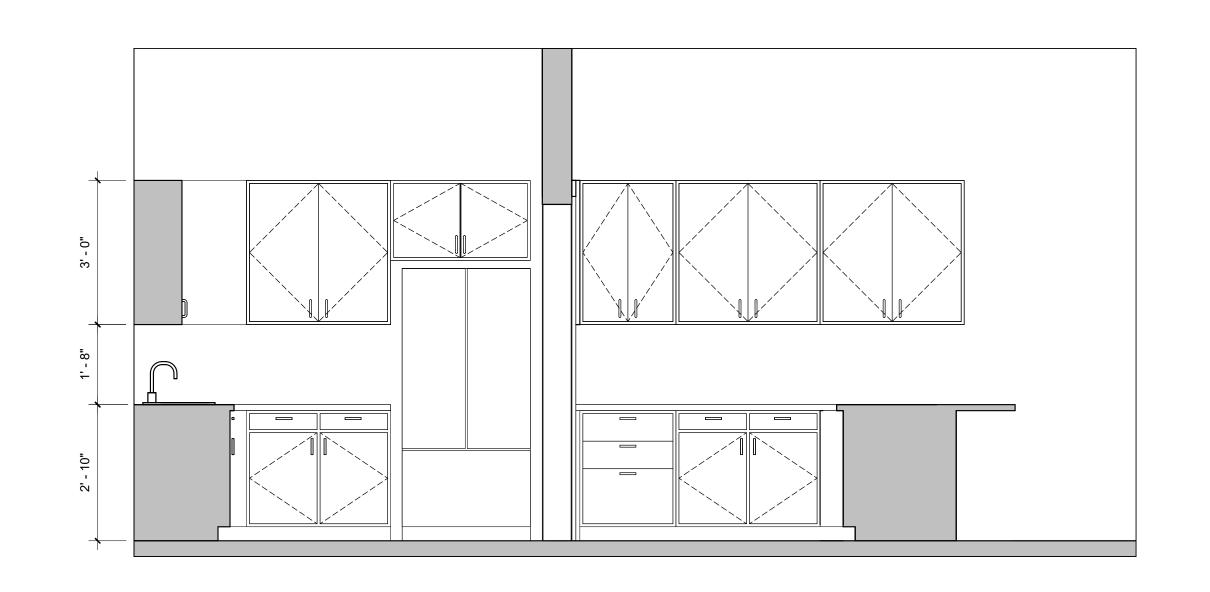
1 ENLARGE FOOD PREP AREA 1/2" = 1'-0"

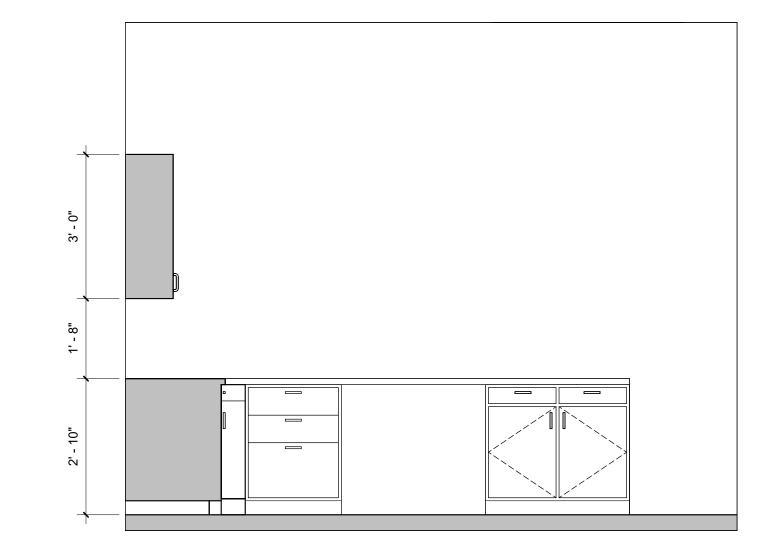
FOOD PREP STORAGE

A102 1/2" = 1'-0"





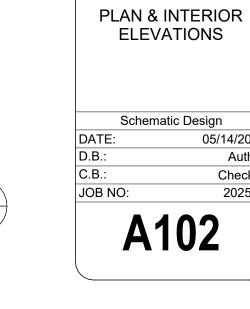




4 FOOD PREP AREA A102 1/2" = 1'-0"







JGE THE PLANS AND SPECIFRICATION COMPLY WITH AND THE APPLICABLE FIRE-SAFETY STANDARDS AS CCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63,

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EHIDE 1329 KINGSLEY AVE

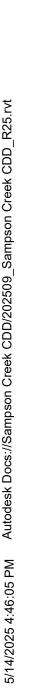
F & COUNTRY CLUB SWIM BUILDING ADDITION

ELECTRONIC SEAL

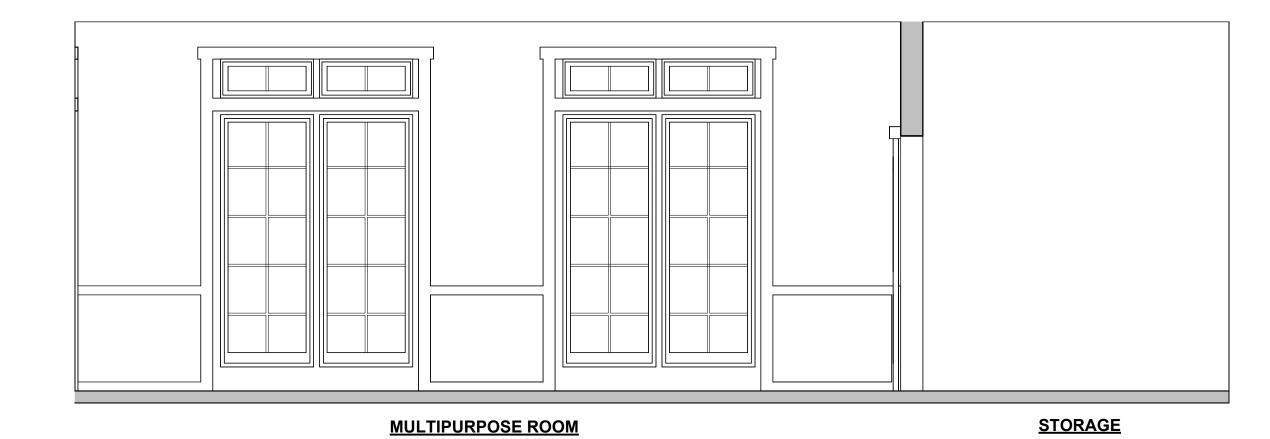
ARCHITECT LICENSE NO.

PRELIMINARY

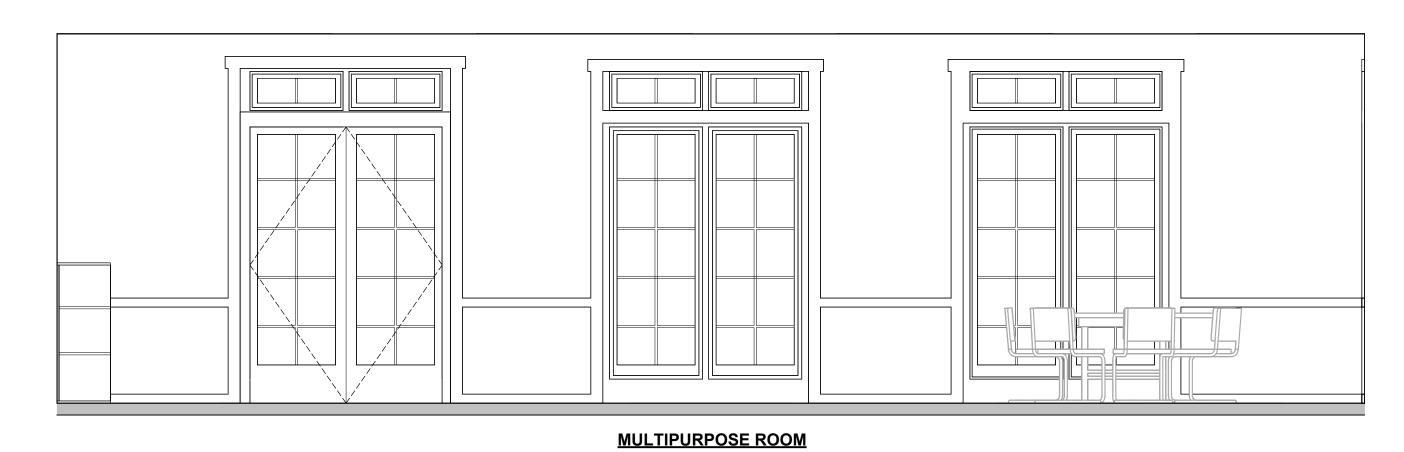
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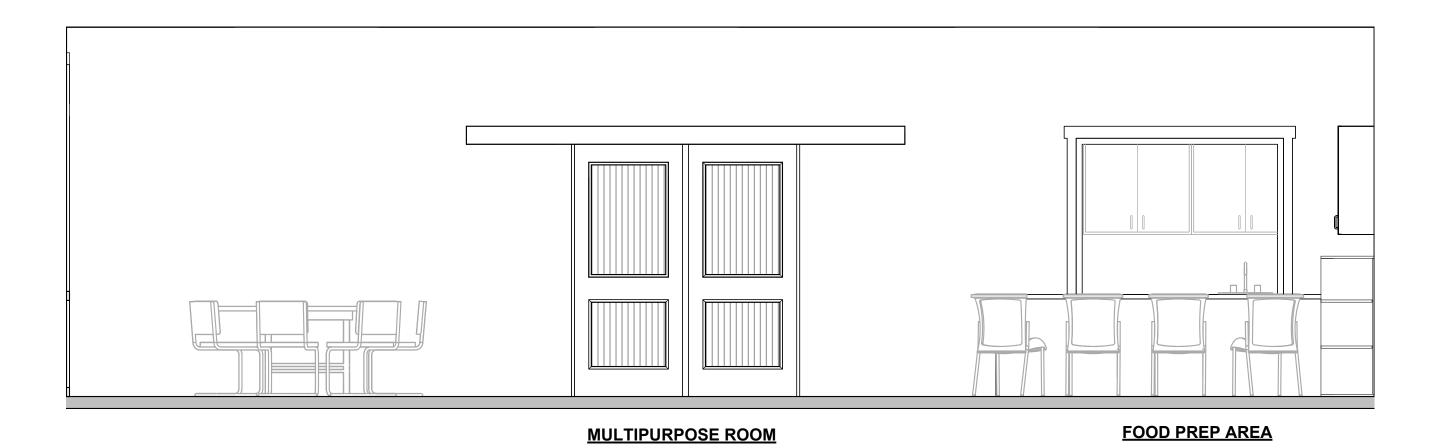
YEOOD PREP AREA & STORAGE



MULTIPURPOSE & STORAGE ROOM
3/8" = 1'-0"



MULTIPURPOSE ROOM ENTRANCE 2 MULTIPU A103 3/8" = 1'-0"



FOOD PREP AREA & MULTIPURPOSE ROOM
3/8" = 1'-0"

OGE THE PLANS AND SPECIFRICATION COMPLY WITH AND THE APPLICABLE FIRE-SAFETY STANDARDS AS CCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63,

ARCHITECTS, FLORIDA 32073 PH. (904) 264-1919 LIC.

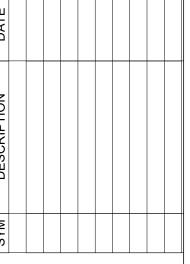
BHIDE 1329 KINGSLEY AVE

F & COUNTRY CLUB SWIM BUILDING ADDITION JOHNS GOLF & TENNIS I 205 S ST. AI ST.

ELECTRONIC SEAL

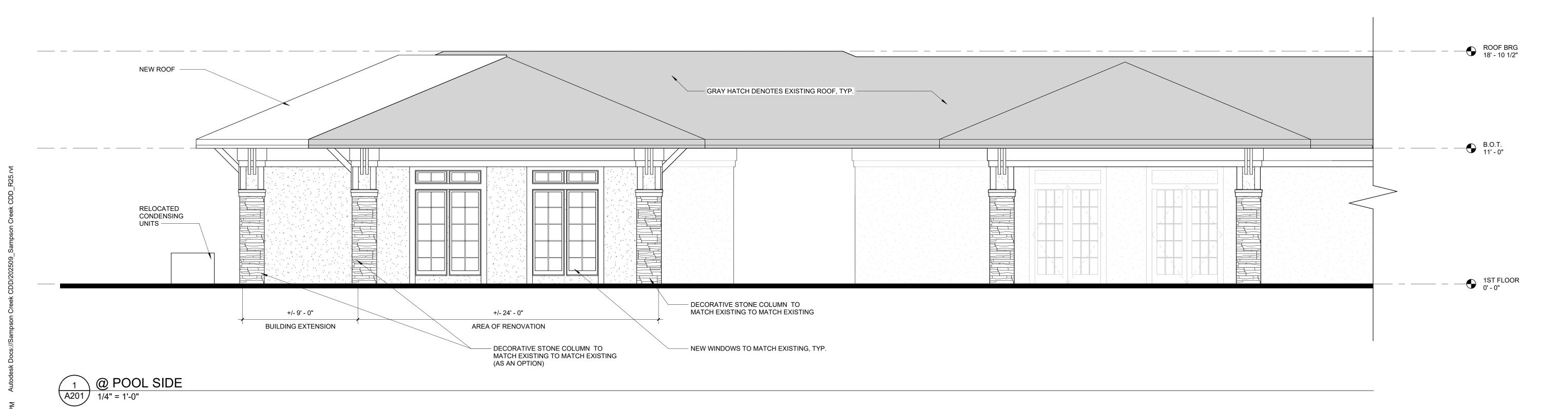
ARCHITECT LICENSE NO.

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INTERIOR ELEVATIONS

Schematic Design



EHIDE & HALL ARCHITECTS, 1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY THE APPLICABLE FIRE-SAFETY STANDARD DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTEF FIGHTS.

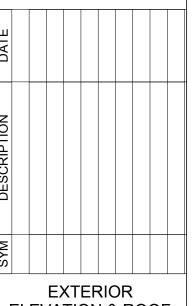
OHNS GOLF & COUNTRY CLUB SWIM
& TENNIS BUILDING ADDITION

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

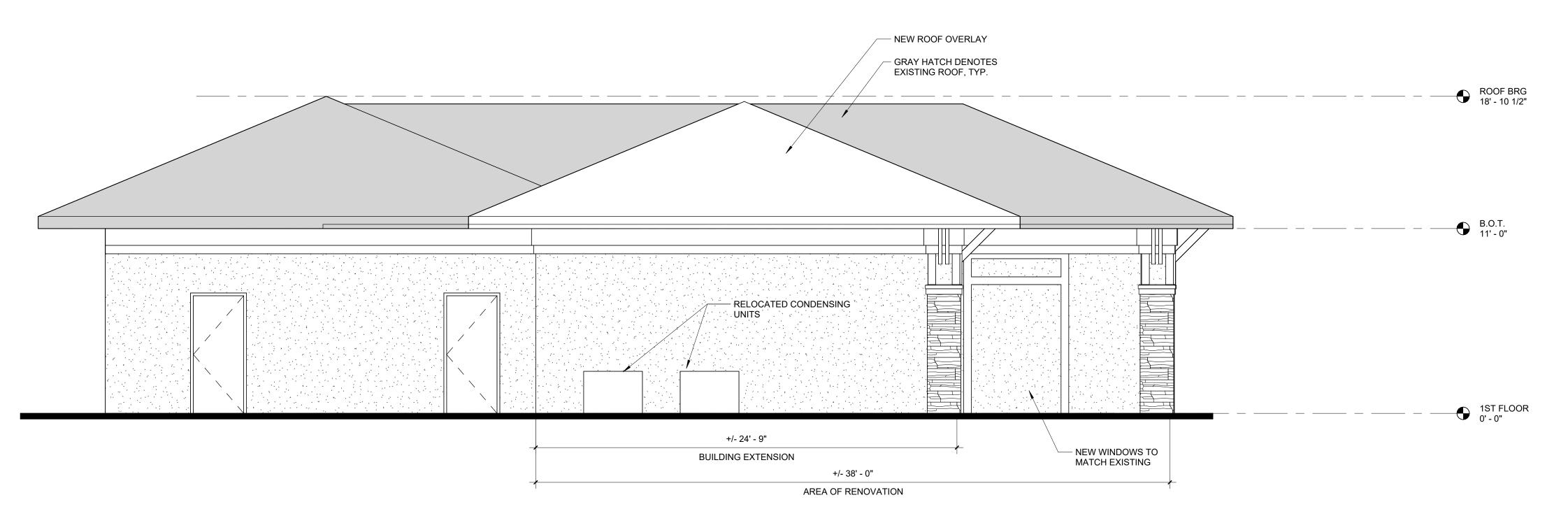
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EXTERIOR ELEVATION & ROOF PLAN

Schematic Design
DATE: 05/14/20
D.B.: Aut
C.B.: Chec

1 @ POOL DECK SIDE 1/4" = 1'-0"



2 @ GOLF COURSES SIDE A202 1/4" = 1'-0"

ARCHITECTS, FLORIDA 32073 PH. (904) 264-1919 LIC.

EHIDE

1329 KINGSLEY AVE

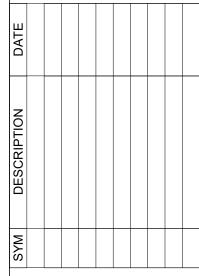
F & COUNTRY CLUB SWIM BUILDING ADDITION ST.

ARCHITECT LICENSE NO.

ELECTRONIC SEAL

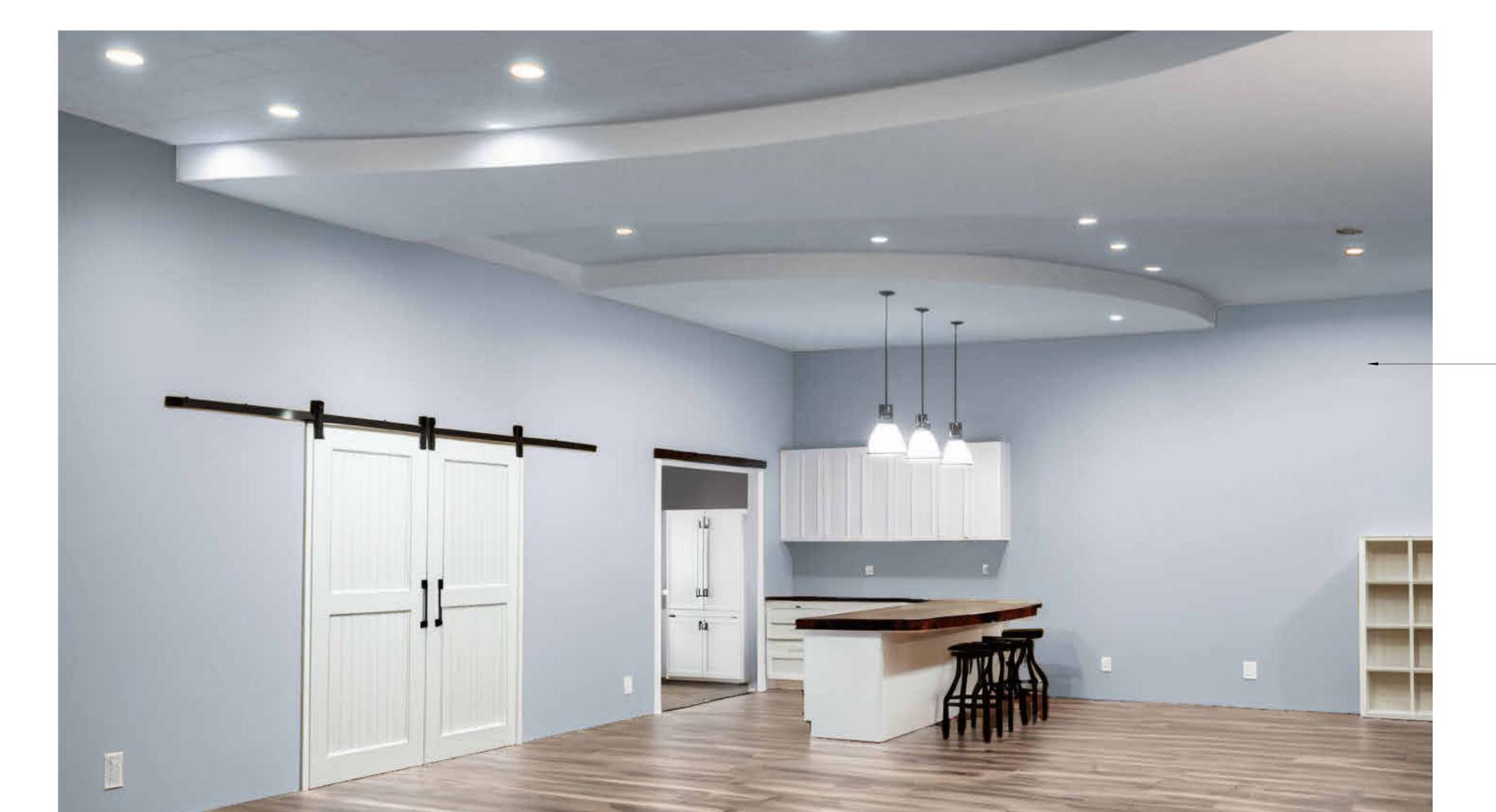
PRELIMINARY

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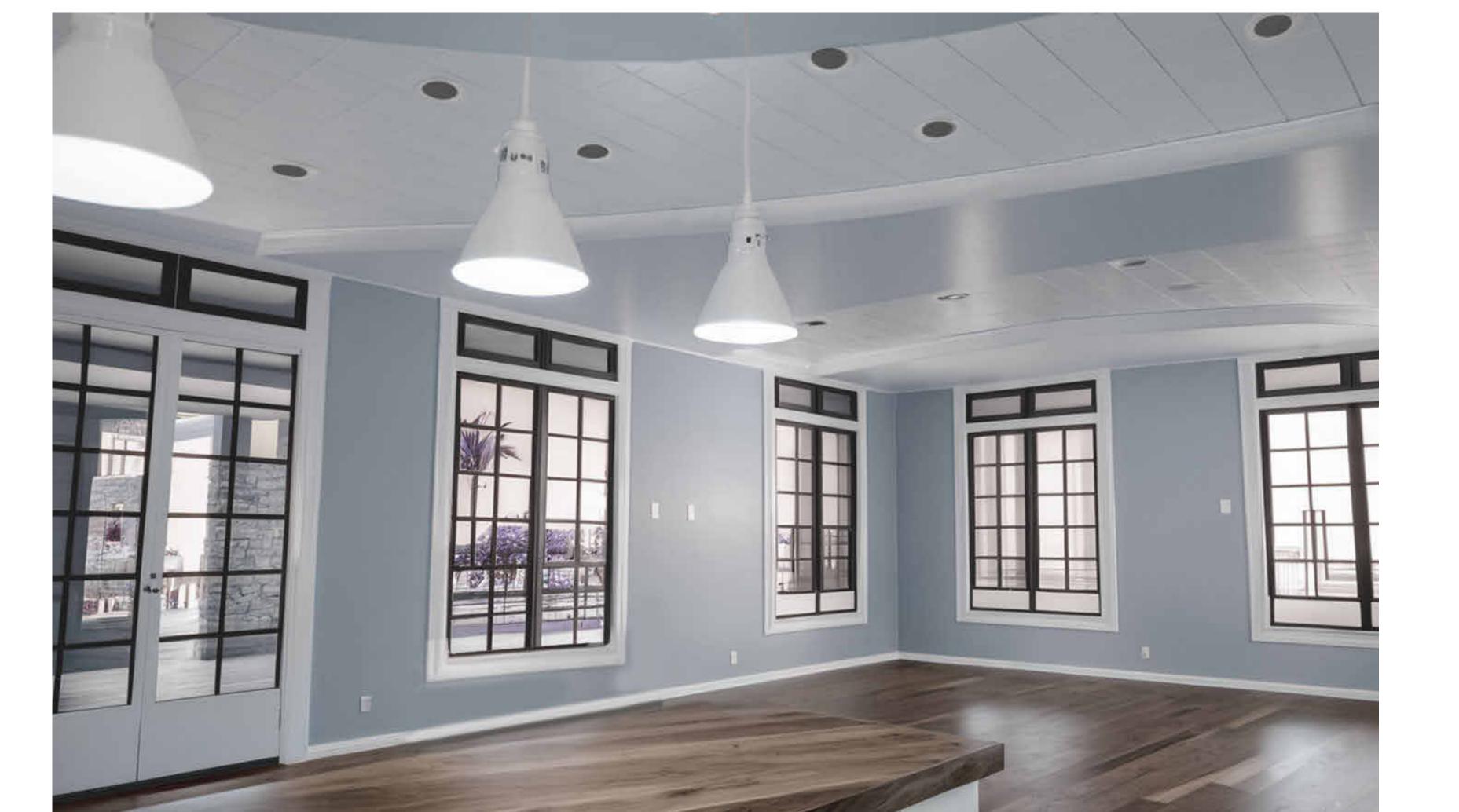


EXTERIOR ELEVATIONS

Schematic Design



EXAMPLE OF COOL LIGHTING



USING ADJUSTABLE TEMPERATURE LED LIGHT FIXTURES, WE CAN CONTROL THE LIGHT TEMPERATURE TO ENHANCE THE ACTIVITY OF THE ROOM. WARM LIGHTING, COOL LIGHT, LIGHTING THAT IS DESIGN FOR RELAXATION OR WORK/MEETINGS

1329 KINGSLEY AVENUE, SUITE C C
TO THE BEST OF THE ARCHITE
THE APPLICABLE MINIMUM BUIL
DETERMINED BY THE LOCAL A

F & COUNTRY CLUB SWIM BUILDING ADDITION
ST. JOHNS GOLF DR.

JOHNS GOLF & TENNIS B 205 ST ST. AU

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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DESCRIPTION

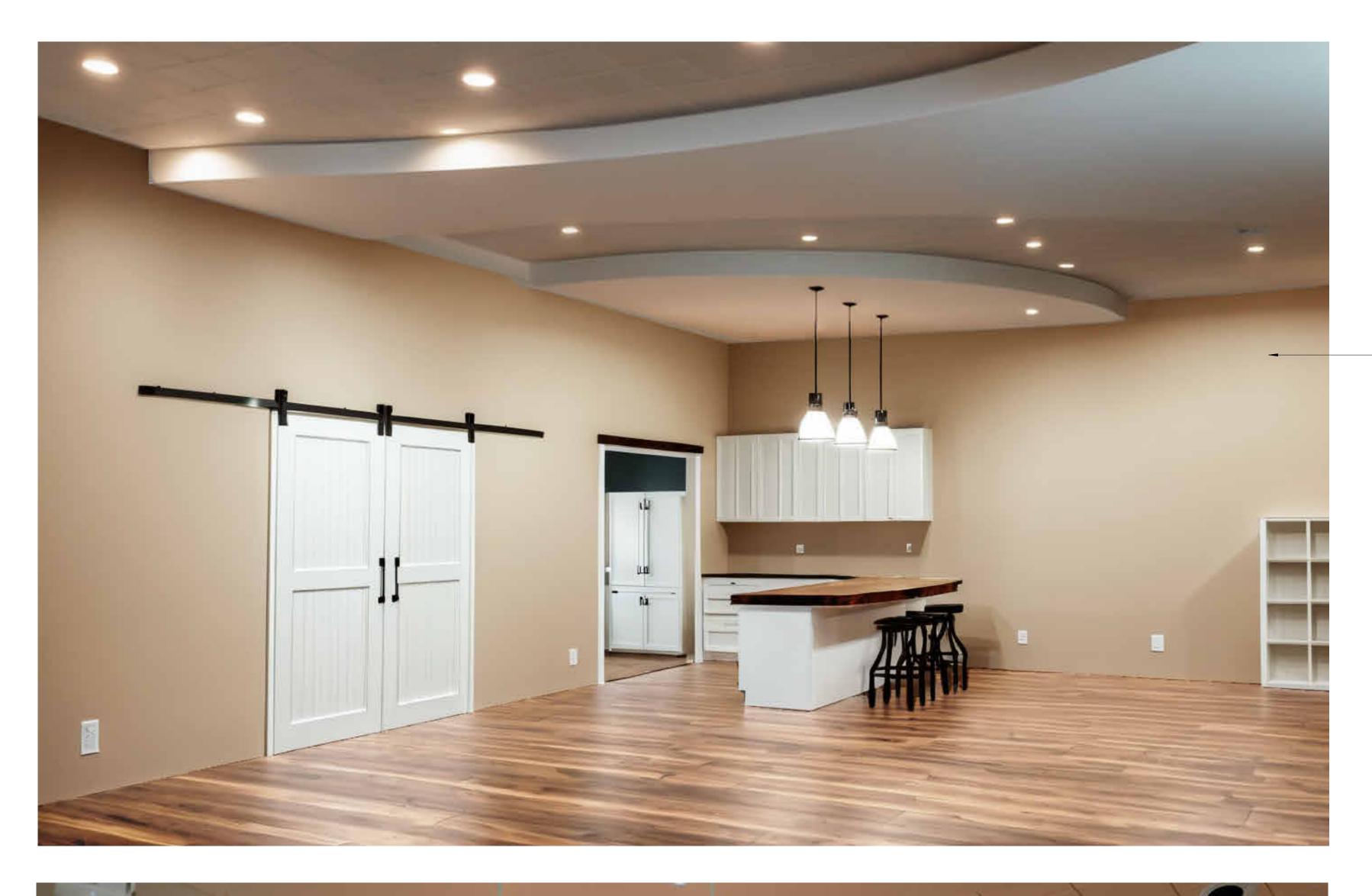
RENDERINGS

Schematic Design

DATE: 05/14/20

D.B.: Auth

C.B.: Check



USING ADJUSTABLE TEMPERATURE LED LIGHT

FIXTURES, WE CAN CONTROL THE LIGHT TEMPERATURE TO ENHANCE THE ACTIVITY OF THE ROOM. WARM LIGHTING, COOL LIGHT, LIGHTING THAT IS DESIGN FOR RELAXATION OR WORK/MEETINGS

EXAMPLE OF WARM LIGHTING

EXAMPLE OF WARM LIGHTING



BHIDE 1329 KINGSLEY AVE

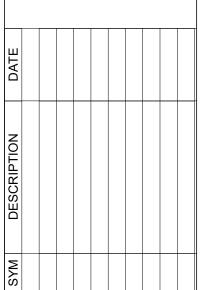


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ELECTRONIC SEAL

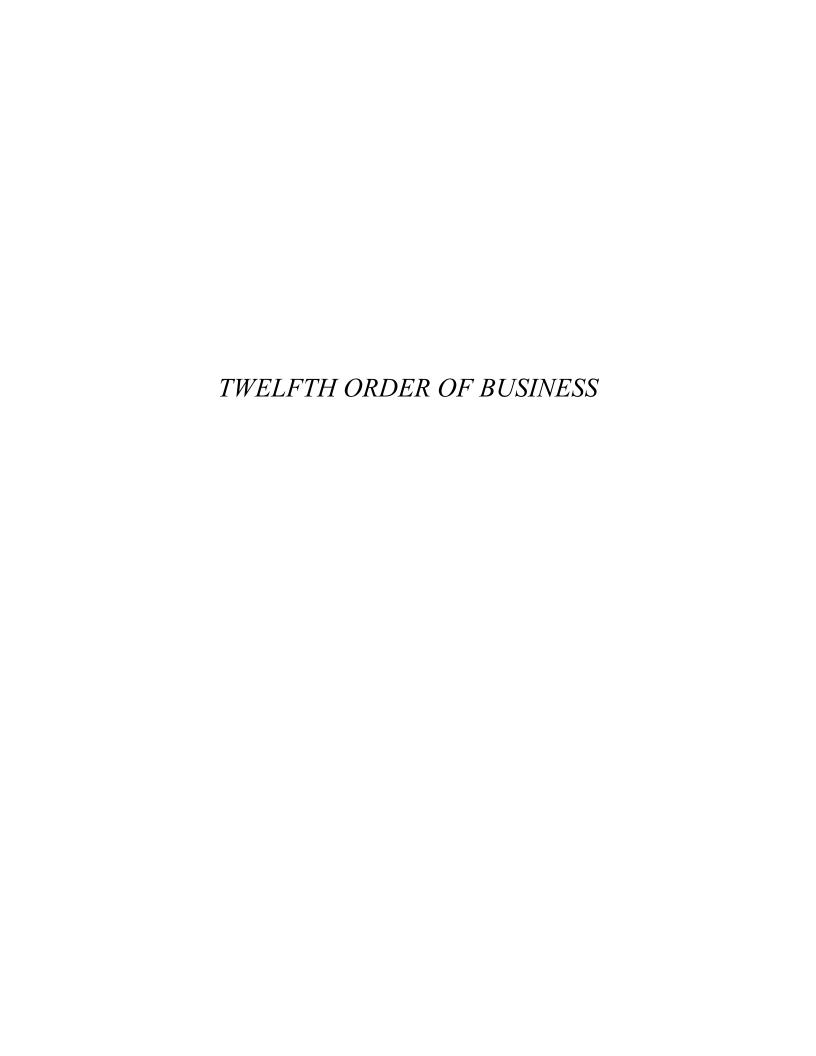
ARCHITECT LICENSE NO.

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RENDERINGS

Schematic Design



RESOLUTION 2025-04

[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Sampson Creek Community Development District ("District") prior to June 15, 2025, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT:

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
- 2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 21, 2025

TIME: 6:00 p.m.

LOCATION: St. Johns Golf & Country Club Meeting Room

219 St. Johns Golf Drive St. Augustine, Florida 32092

- 3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*.
- 4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2025.

ATTEST:	SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

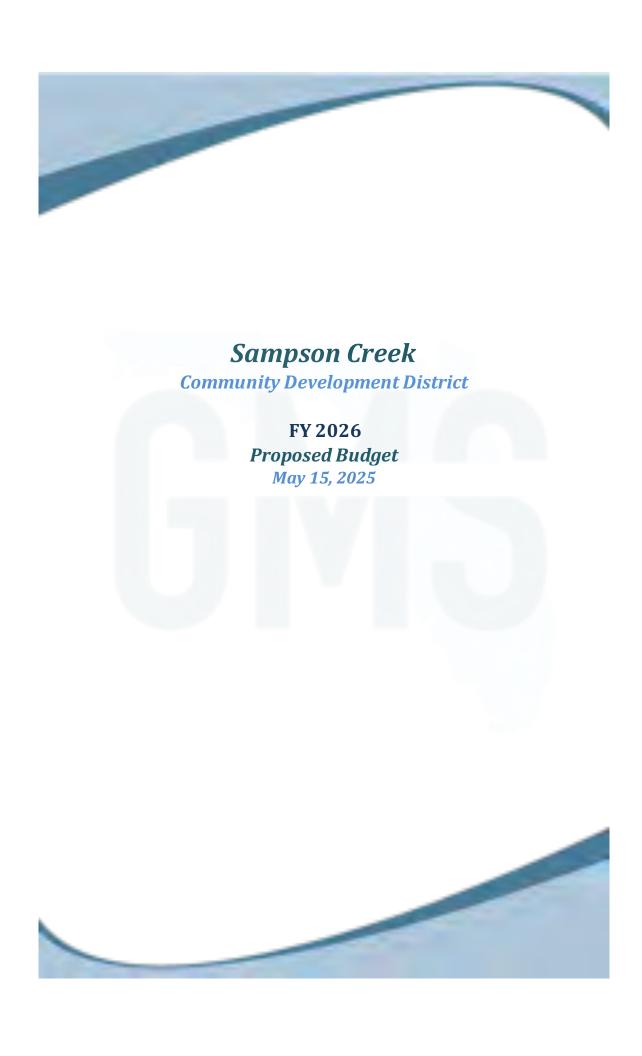


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10	Debt Service Fund Series 2016 - Amortization Schedule
11	Debt Service Fund Budget - Series 2020
12	Debt Service Fund Series 2020 - Amortization Schedule

Sampson Creek

Community Development District

Community Development District										
	Adopted Budget	Adopted Budget	Adopted Budget	Actual Thru	Projected Next	Total Projected	Total Projected	Proposed Budget	Increase/Decrease from	Increase/Decrease Percent from
Description	FY 2023	FY 2024	FY 2025	4/30/25	5 Months	9/30/25	Variance	FY 2026	Previous Year	Previous Year
Revenues										
Maintenance Assessments	\$965,283	\$1,109,669	\$1,158,783	\$1,134,436	\$24,348	\$1,158,783	\$0	\$1,245,554	\$86,771	7%
Interest Income	\$75	\$75	\$5,000	\$11,942	\$8,530	\$20,472	\$15,472	\$15,000	\$10,000	200%
Youth Programs Income	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Clubhouse Income	\$250	\$250	\$1,000	\$1,460	\$750	\$2,210	\$1,210	\$1,000	\$0	0%
Insurance Proceeds Carryforward Surplus	\$0 \$101,609	\$0 \$163,315	\$0 \$125,091	\$0 \$125,091	\$0 \$0	\$0 \$125,091	\$0 \$0	\$0 \$65,125	\$0 (\$59,966)	0% -48%
TOTAL REVENUES	\$1,112,217	\$1,318,310	\$1,289,874	\$1,272,928	\$33,627	\$1,306,556	(\$11,754)	\$1,326,679	\$8,369	1%
Expenditures										
<u>Administrative</u>										
Supervisor Fees	\$12,000	\$12,000	\$12,000	\$5,600	\$5,000	\$10,600	(\$1,400)	\$12,000	\$0	0%
FICA Expense	\$918	\$918	\$918	\$428	\$383	\$811	(\$107)	\$918	\$0	0%
Engineering	\$15,000	\$15,000	\$15,000	\$12,537	\$12,537	\$25,073	\$10,073	\$15,000	\$0	0%
Dissemination	\$2,000	\$2,120	\$2,226	\$1,299	\$928	\$2,226	(\$0)	\$2,337	\$111	5%
Arbitrage	\$1,200	\$1,200	\$1,200	\$0	\$1,200	\$1,200	\$0	\$1,200	\$0	0%
Assessment Roll	\$5,000	\$5,300	\$5,565	\$5,565	\$0	\$5,565	\$0	\$5,843	\$278	5%
Attorney	\$30,000	\$30,000	\$23,963	\$6,619	\$9,267	\$15,885	(\$8,078)	\$23,963	\$0	0%
Annual Audit	\$3,615	\$3,715	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0	0%
Trustee Fees	\$9,750	\$8,500	\$8,500	\$8,405	\$0	\$8,405	(\$95)	\$8,869	\$369	4%
Management Fees	\$56,286	\$62,600	\$65,730	\$38,343	\$27,388	\$65,730	(\$0)	\$69,017	\$3,286	5%
Information Technology	\$1,000	\$1,060	\$1,113	\$649	\$464	\$1,113	\$0	\$1,169	\$56	5%
Telephone	\$300	\$400	\$400	\$443	\$316	\$759	\$359	\$400	\$0	0%
Postage	\$1,000	\$500	\$600	\$242	\$173	\$416	(\$184)	\$600	\$0	0%
Printing & Binding	\$1,500	\$500	\$400	\$117	\$84	\$201	(\$199)	\$400	\$0	0% 9%
Insurance	\$8,751	\$10,200	\$11,037	\$11,037	\$0	\$11,037	\$0	\$12,053	\$1,016	0%
Legal Advertising	\$1,350	\$1,350	\$1,350	\$162 \$477	\$1,137 \$341	\$1,299 \$817	(\$51)	\$1,350	\$0 \$0	0%
Other Current Charges	\$1,350	\$1,500	\$1,000	\$477 \$26	\$341 \$19	\$817 \$45	(\$183)	\$1,000	\$0 \$0	0%
Office Supplies Dues, Licenses & Subscriptions	\$500 \$175	\$100 \$175	\$100 \$175	\$26 \$175	\$19 \$0	\$45 \$175	(\$55) \$0	\$100 \$175	\$0 \$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$175	\$0	\$175	\$0	\$175	\$0	070
TOTAL ADMINISTRATIVE	\$151,695	\$157,138	\$155,277	\$92,122	\$63,234	\$155,356	\$80	\$160,393	\$5,117	3%
<u>Field</u>										
Field Operations Manager*	\$78,750	\$47,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
General Manager*	\$0	\$0	\$183,369	\$108,365	\$77,404	\$185,769	\$2,400	\$193,091	\$9,722	5%
Landscape Maintenance (Brightview Landscape)*	\$102,552	\$158,472	\$166,398	\$96,405	\$68,861	\$165,266	(\$1,132)	\$166,398	\$0	0%
Landscape Maintenance (St Johns Golf)	\$65,000	\$65,000	\$57,000	\$27,199	\$19,428	\$46,627	(\$10,373)	\$30,000	(\$27,000)	-47%
Landscape Maintenance Contingency	\$52,000	\$52,000	\$52,000	\$34,864	\$24,903	\$59,767	\$7,767	\$52,000	\$0	0%
Lake Maintenance	\$26,460	\$30,000	\$30,000	\$16,520	\$11,800	\$28,320	(\$1,680)	\$30,000	\$0	0%
Amenities and Recreation Management*	\$76,387	\$76,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Amenities and Recreation Management-Assistant*	\$16,206	\$16,206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Security	\$59,854	\$73,514	\$79,888	\$48,267	\$34,476	\$82,743	\$2,855	\$83,500	\$3,612	5%
Gym Equipment Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$30,000	100%
Lifeguards/Pool Monitors	\$40,892	\$46,434	\$46,434	\$7,867	\$38,567	\$46,434	\$0	\$46,434	\$0	0%
Pool Maintenance	\$35,000	\$35,000	\$35,000	\$23,746	\$16,962	\$40,708	\$5,708	\$35,000	\$0	0%
Splash Pad Maintenance/Chemicals	\$6,000	\$6,000	\$6,000	\$3,500	\$2,500	\$6,000	\$0	\$6,000	\$0	0%
Janitorial Maintenance	\$22,500	\$22,500	\$22,500	\$12,277	\$8,769	\$21,046	(\$1,454)	\$22,500	\$0	0%
Electric	\$68,000	\$76,500	\$80,000	\$45,623	\$32,588	\$78,210	(\$1,790)	\$82,500	\$2,500	3%
Water	\$16,000	\$16,000	\$18,500	\$9,941	\$7,101	\$17,042	(\$1,458)	\$18,500	\$0	0%
Refuse Service	\$500	\$500	\$500	\$0	\$0	\$0	(\$500)	\$500	\$0	0%

Sampson Creek
General Fund

Community Development District

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Total Projected Variance	Proposed Budget FY 2026	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<u> Field - continued</u>					\$0				\$0	0%
Permits	\$2,000	\$2,000	\$2,000	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0	0%
Repairs & Maintenance	\$20,000	\$45,000	\$32,849	\$7,331	\$5,237	\$12,568	(\$20,281)	\$32,849	\$0	0%
Street & Tennis Court Lighting Maintenance	\$11,000	\$11,000	\$8,281	\$1,013	\$724	\$1,737	(\$6,544)	\$5,000	(\$3,281)	-40%
Repairs & Replacements-Amenity Center	\$20,000	\$20,000	\$20,000	\$13,026	\$9,304	\$22,330	\$2,330	\$20,000	\$0	0%
Γennis Court Maintenance	\$7,500	\$7,500	\$3,897	\$757	\$540	\$1,297	(\$2,600)	\$2,500	(\$1,397)	-36%
Supplies	\$12,500	\$20,000	\$16,563	\$6,267	\$4,476	\$10,743	(\$5,820)	\$12,500	(\$4,063)	-25%
Special Events	\$25,000	\$25,000	\$25,000	\$15,792	\$9,208	\$25,000	\$0	\$25,000	\$0	0%
Holiday Decorations	\$20,000	\$15,000	\$15,000	\$11,947	\$0	\$11,947	(\$3,053)	\$15,000	\$0	0%
Workers Compensation Insurance	\$2,000	\$2,000	\$2,000	\$0	\$0	\$0	(\$2,000)	\$0	(\$2,000)	-100%
Property Insurance*	\$24,902	\$41,298	\$45,947	\$40,983	\$0	\$40,983	(\$4,964)	\$45,091	(\$856)	-2%
Telephone/Internet/Cable TV	\$12,500	\$12,500	\$7,000	\$7,671	\$5,480	\$13,151	\$6,151	\$14,000	\$7,000	100%
Website Maintenance	\$5,040	\$5,040	\$1,000	\$528	\$377	\$905	(\$95)	\$1,056	\$56	6%
Office Supplies	\$500	\$700	\$700	\$118	\$84	\$203	(\$497)	\$700	\$0	0%
Contingencies	\$3,000	\$11,004	\$0	\$0	\$0	\$0	\$0	\$7,500	\$7,500	0%
Youth Programs	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
TOTAL FIELD	\$877,043	\$985,255	\$957,826	\$540,007	\$380,788	\$920,795	(\$37,031)	\$979,619	\$21,792	2%
TOTAL EXPENDITURES	\$1,028,738	\$1,142,394	\$1,113,103	\$632,130	\$444,022	\$1,076,152	(\$36,951)	\$1,140,012	\$26,909	2%
								Total Expenture Inc	T	\$26,909.35
Other Sources/(Uses)								Total Expentire inci	rease	\$20,909.55
Capital Reserve Transfer		(\$200,000)	(\$200,000)	(\$200,000)	\$0	(\$200,000)	\$0	(\$200,000)	\$0.00	0%
interfund Transfer-Excess/Shortage DS Revenues		\$24,084	\$23,229	\$34,720	\$0	\$34,720	\$11,492	\$13,333	\$9,895	28%
TOTAL OTHER SOURCES AND USES		(\$175,916)	(\$176,771)	(\$165,280)	\$0	(\$165,280)	\$11,492	(\$186,667)	\$9,895	
		(\$175,916) \$0	(\$176,771) \$0	(\$165,280) \$475,519	\$0 (\$410,394)	(\$165,280) \$65,125	\$11,492 \$36,689	(\$186,667) \$0	\$9,895 (\$8,645)	
			\$0 FY 2021	\$475,519 FY 2022			\$36,689 FY 2025	\$0 FY 2026		
		\$0 Net Assessment	\$0 FY 2021 \$965,414.03	\$475,519 FY 2022 \$965,283.04	(\$410,394) FY 2023 \$965,283.04	\$65,125 <u>FY 2024</u> \$1,108,803.61	\$36,689 FY 2025 \$1,158,783.40	\$0 FY 2026 \$1,245,554.19		
		\$0 Net Assessment Net Golf Course	\$0 FY 2021 \$965,414.03 \$13,256.58	\$475,519 FY 2022 \$965,283.04 \$13,256.58	(\$410,394) FY 2023 \$965,283.04 \$13,256.58	\$65,125 FY 2024 \$1,108,803.61 \$13,705.90	\$36,689 FY 2025 \$1,158,783.40 \$14,323.65	\$0 FY 2026 \$1,245,554.19 \$15,396.22		
		Net Assessment Net Golf Course Net to Residential	\$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45	\$475,519 EY 2022 \$965,283.04 \$13,256.58 \$952,026.46	(\$410,394) FY 2023 \$965,283.04 \$13,256.58 \$952,026.46	\$65,125 FY 2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71	\$36,689 FY 2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75	\$0 FY 2026 \$1,245,554.19 \$15,396.22 \$1,230,157.97		
	No. of	Net Assessment Net Golf Course Net to Residential Residential Units	\$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45 799	\$475,519 FY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799	(\$410,394) FY 2023 \$965,283.04 \$13,256.58 \$952,026.46 799	\$65,125 FY 2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799	\$36,689 EY 2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799	\$0 FY 2026 \$1,245,554.19 \$15,396.22 \$1,230,157.97 799		
	No. of Net Residential	Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment	\$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45 799 \$1,191.69	\$475,519 FY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	(\$410,394) FY 2028 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$65,125 FY 2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799 \$1,370.59	\$36,689 EY2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799 \$1,432.37	\$0 FY 2026 \$1,245,554.19 \$15,396.22 \$1,230,157.97 799 \$1,539.62		
	No. of Net Residential Gross Residential U	Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment Jnit Assessment	\$0 EY2021 \$965,414.03 \$13,256.58 \$952,157.45 799 \$1,191.69 \$1,267.75	\$475,519 FY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52 \$1,267.75	\$410,394) FY2028 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52 \$1,267.75	\$65,125 FY 2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799 \$1,370.59 \$1,458.07	\$36,689 FY 2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799 \$1,432.37 \$1,523.79	\$0 FY 2026 \$1,245,554.19 \$15,396.22 \$1,230,157.97 799 \$1,539.62 \$1,637.90		
EXCESS REVENUES (EXPENDITURES)	No. of Net Residential Gross Residential U	Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment Jnit Assessment	\$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45 799 \$1,191.69	\$475,519 FY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	(\$410,394) FY 2028 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$65,125 FY 2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799 \$1,370.59	\$36,689 EY2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799 \$1,432.37	\$0 FY 2026 \$1,245,554.19 \$15,396.22 \$1,230,157.97 799 \$1,539.62		

^{*} Causes for Increase-FY25

Sampson Creek Entered into a contract with Vesta Property Services for onsite management. This removed the Field Operations Manager, Amenity Manager, and Facility staff and added a full time General Manager and Assistant Hours to those roles. Total for previous contract amount was \$167,593 (Total for Field Ops, Amenity Manager, and Facility Staff). New contract amount is \$183,369.

Landscape Maintenance Increase per Contract

Increase in Property Insurance Premium

GENERAL FUND BUDGET FISCAL YEAR 2026

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested in a custodian account with US Bank. The amount is based upon the estimated average balance of funds available during the fiscal year.

Youth Programs Income

Income earned from hosting a summer camp, Kids Night Out, Tiny Tots Soccer, and School Days Out.

Miscellaneous Income

Income earned from Clubhouse activities.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 6 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, to provide this service.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 and 2020 Special Assessment Bonds.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

GENERAL FUND BUDGET FISCAL YEAR 2026

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2016 Capital Improvement Revenue and Refunding Bonds and Series 2020 Capital Improvement Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc..

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

GENERAL FUND BUDGET FISCAL YEAR 2026

Maintenance:

General Manager

The District has contracted with Vesta Property Services for the property management of Sampson Creek Community Development District. Their responsibilities include supervising contracted vendors, coordinating of maintenance repairs and replacement of District grounds, buildings and roads, and to review/approve all related invoices.

Landscape Maintenance

The District has contracted with Brightview Landscape to provide landscaping and irrigation maintenance services to all the common areas within the District. St. Johns Golf Management will provide maintenance of all Bermuda turf areas.

Description	<u>Monthly</u>	<u>Annually</u>
Brightview Landscape	\$13,206	\$166,938
St. Johns Golf Club	\$5,417	\$30,000
Contingency		<u>\$52,000</u>
Total		\$248,938

Lake Maintenance

The District has a contract with Lake Doctors who provide monthly water management services to all the lakes throughout the District.

Description	<u>Monthly</u>	<u>Annually</u>
Lake Doctors	\$2,500	\$30,000

Amenities and Recreation Management

The District has contracted with Vesta Property Services for providing a full-time Recreational Director, who coordinates special events and youth programs for the District and manages use of the recreational facilities. Included in this line is also a part-time facility assistant.

Security

Security Alarm services of the clubhouse provided by Certified Security Systems. Also included are the costs for St. Johns Sheriff's Office patrol and Central Security Agency.

Lifeguards and Pool Monitors

Cost to provide lifeguard services and pool monitors during the pool operation season from ASG/Vesta.

Pool Maintenance

The District currently has a contract with C Buss Enterprises for pool cleaning, water testing, treatment, checking chemicals and back washing of the Amenity Center pool.

Splash Pad Maintenance/Chemicals

The cost to maintain the newly built splash pad.

Janitorial Maintenance

Weekly cleaning of the clubhouse.

GENERAL FUND BUDGET FISCAL YEAR 2026

Electric

The cost of electricity for Sampson Creek CDD for the following accounts:

Account Number	Description	Amount
08744-67061	380 St. John's Golf Drive #IRR	\$91.80
16229-99512	219 St. John's Golf Drive #Pool	\$13,189.48
19350-09421	211 St. John's Golf Drive #LITES	\$2,121.12
46974-44356	9402 Leo Maguire Pkwy #2	\$313.20
55613-33054	2125 County Road 210 W	\$1,136.76
59216-52565	205 St. John's Golf Drive	\$5,079.88
61084-35154	944 Leo Maguire Parkway #1	\$313.20
80369-00598	205 St. John's Golf Drive #Swim Club	\$8,451.64
72556-88074	Leo Maguire Parkway #Streetlights	\$31,755.68
33381-88364	1574 Drury Court #1	\$8,895.52
	Contingency	\$11,151.72
TOTAL		\$82,500.00

Water/Sewer

Cost of water/sewer from JEA for the following accounts:

Account Number	Description	Amount
8274324200	380 St. John's Golf Drive #IRR	\$10,406.75
1487324200	Eagle Point Drive #IRR	\$4,618.25
	Contingency	\$3,475.00
TOTAL		\$18,500.00

Refuse

This item includes the cost of garbage disposal for the District.

Permits

Pool permit fees from the St. Johns County Health Department.

Repairs and Maintenance

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

Street & Tennis Court Lighting Maintenance

Represents costs associated with repairs and replacement of district street lights, tennis court lights and other facility lighting.

GENERAL FUND BUDGET FISCAL YEAR 2026

Repairs and Replacements-Amenity Center

Represents costs associated with repairs and replacement for the Amenity Center.

Tennis Court Maintenance

Represents costs associated with repairs of the tennis courts.

Lighting Repairs and Maintenance

Represents costs associated with repairs of the lighting throughout the District.

Supplies

Miscellaneous supplies needed for the Clubhouse.

Special Events

Monthly events and organized functions the District provides for all residents.

Property Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Telephone/Internet/Cable Television

The District has contracted with Comcast to provide telephone, internet, and cable connectivity services and communications.

Website Maintenance

The monthly Constant Contact application fees for community communications via e-blasts and surveys.

Office Supplies

Miscellaneous office supplies.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Reserve

Money set aside for future replacements of capital related items.

Youth Programs

Costs associated with Youth Programs to include staffing, field trips, and user fees and meals. The program is fully self-supporting and funded by user fees.

Sampson Creek Community Development District

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Interest Income	\$500	\$5,129	\$3,663	\$8,792	\$5,000
Carry Forward Surplus	\$162,963	\$154,684	\$0	\$154,684	\$279,095
TOTAL REVENUES	\$163,463	\$159,813	\$3,663	\$163,476	\$284,095
Expenditures					
Repairs and Replacements	\$63,797	\$84,381	\$0	\$84,381	\$63,797
TOTAL EXPENDITURES	\$63,797	\$84,381	\$0	\$84,381	\$63,797
Other Sources/(Uses)					
Capital Reserve Transfer	\$200,000	\$200,000	\$0	\$200,000	\$200,000
TOTAL OTHER	\$200,000	\$200,000	\$0	\$200,000	\$200,000
EXCESS REVENUES	\$299,666	\$275,431	\$3,663	\$279,095	\$420,298

Community Development District Debt Service Fund

Series 2020 Capital Improvement Revenue Bonds

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
Description	FY 2025	4/30/25	5 Months	9/30/25	FY 2026
Revenues					
Special Assessments - Levy (1)	\$552,515	\$539,191	\$13,324	\$552,515	\$552,515
Interest Income	\$2,500	\$10,219	\$7,299	\$17,518	\$2,500
Carry Forward Surplus ⁽²⁾	\$95,119	\$101,362	\$0	\$101,362	\$82,620
TOTAL REVENUES	\$650,134	\$650,772	\$20,624	\$671,396	\$637,635
Expenditures					
Series 2016					
Interest - 11/01	\$67,028	\$67,028	\$0	\$67,028	\$61,988
Interest - 05/01	\$67,028	\$0	\$67,028	\$67,028	\$61,988
Principal - 05/01	\$420,000	\$0	\$420,000	\$420,000	\$430,000
TOTAL EXPENDITURES	\$554,055	\$67,028	\$487,028	\$554,055	\$553,975
Other Sources/(Uses)					
Interfund Transfer In / (Out)-GF ⁽³⁾	(\$23,229)	(\$34,720)	\$0	(\$34,720)	(\$13,333)
TOTAL OTHER	(\$23,229)	(\$34,720)	\$0	(\$34,720)	(\$13,333)
EXCESS REVENUES	\$72,850	\$549,024	(\$466,404)	\$82,620	\$70,327

11/26 Interest Expense \$ 56,613

		Per Unit	Per Unit	Total	Total
Lot Size	Unit Count	2016-1	2016-2	2016-1	2016-2
55'	48	\$488.52	\$41.34	\$23,448.96	\$1,984.32
65'	34	\$524.74	\$48.85	\$17,841.16	\$1,660.90
75'	43	\$577.72	\$56.37	\$24,841.96	\$2,423.91
85'	37	\$633.26	\$63.89	\$23,430.62	\$2,363.93
100'	56	\$796.11	\$75.16	\$44,582.16	\$4,208.96
100'	1	\$0.00	\$75.16	\$0.00	\$75.16
Golf Course	1	\$15,244.79	\$751.61	\$15,244.79	\$751.61
Total	220			\$149,389.65	\$13,468.79
		Per Unit	Per Unit	Total	Total
Lot Size	Unit Count	2016-1	2016-2	2016-1	2016-2
55'	96	\$540.78	\$41.34	\$51,914.88	\$3,968.64
65'	160	\$579.30	\$48.85	\$92,688.00	\$7,816.00
65'	1	\$0.00	\$48.85	\$0.00	\$48.85
75'	232	\$636.88	\$56.37	\$147,756.16	\$13,077.84
85'	75	\$698.40	\$63.89	\$52,380.00	\$4,791.75
100'	16	\$875.73	\$75.16	\$14,011.68	\$1,202.56
Total	580			\$358,750.72	\$30,905.6

Net Assessment	\$552,515
Plus Collection Fees (6%)	\$35,267
Gross Assessment	\$587,782

 $^{^{(1)}}$ Net Amount Assessed.

 $^{^{(2)}}$ Carry forward surplus is net of the reserve requirement.

 $^{^{(3)}}$ Excess funds in the 2016 Revenue account after November 1st get transferred to the general fund.

Community Development District

Series 2016 Capital Improvement Revenue and Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	\$ 4,620,000.00	\$ 420,000.00	\$ 67,027.50	\$ -
11/01/25	\$ 4,200,000.00	\$ -	\$ 61,987.50	\$ 549,015.00
05/01/26	\$ 4,200,000.00	\$ 430,000.00	\$ 61,987.50	\$ -
11/01/26	\$ 3,770,000.00	\$ -	\$ 56,612.50	\$ 548,600.00
05/01/27	\$ 3,770,000.00	\$ 440,000.00	\$ 56,612.50	\$ -
11/01/27	\$ 3,330,000.00	\$ -	\$ 50,837.50	\$ 547,450.00
05/01/28	\$ 3,330,000.00	\$ 455,000.00	\$ 50,837.50	\$ -
11/01/28	\$ 2,875,000.00	\$ -	\$ 44,012.50	\$ 549,850.00
05/01/29	\$ 2,875,000.00	\$ 470,000.00	\$ 44,012.50	\$ -
11/01/29	\$ 2,405,000.00	\$ -	\$ 36,962.50	\$ 550,975.00
05/01/30	\$ 2,405,000.00	\$ 485,000.00	\$ 36,962.50	\$ -
11/01/30	\$ 1,920,000.00	\$ -	\$ 29,687.50	\$ 551,650.00
05/01/31	\$ 1,920,000.00	\$ 500,000.00	\$ 29,687.50	\$ -
11/01/31	\$ 1,420,000.00	\$ -	\$ 22,187.50	\$ 551,875.00
05/01/32	\$ 1,420,000.00	\$ 460,000.00	\$ 22,187.50	\$ -
11/01/32	\$ 960,000.00	\$ -	\$ 15,000.00	\$ 497,187.50
05/01/33	\$ 960,000.00	\$ 475,000.00	\$ 15,000.00	\$ -
11/01/33	\$ 485,000.00	\$ -	\$ 7,578.13	\$ 497,578.13
05/01/34	\$ 485,000.00	\$ 485,000.00	\$ 7,578.13	\$ 492,578.13
		\$ 4,620,000.00	\$ 716,758.75	\$ 5,336,758.75

Community Development District Debt Service Fund

Series 2020 Capital Improvement Revenue Bonds

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
Description	FY 2025	4/30/25	5 Months	9/30/25	FY 2023
Revenues					
Special Assessments - Levy (1)	\$73,780	\$72,003	\$1,777	\$73,780	\$73,780
Interest Income	\$750	\$3,824	\$2,731	\$6,555	\$750
Carry Forward Surplus ⁽²⁾	\$51,436	\$53,056	\$0	\$53,056	\$60,203
TOTAL REVENUES	\$125,966	\$128,882	\$4,508	\$133,390	\$134,733
Expenditures					
<u>Series 2020</u>					
Interest - 11/01	\$31,594	\$31,594	\$0	\$31,594	\$31,475
Interest - 05/01	\$31,594	\$0	\$31,594	\$31,594	\$31,475
Principal - 05/01	\$10,000	\$0	\$10,000	\$10,000	\$10,000
TOTAL EXPENDITURES	\$73,188	\$31,594	\$41,594	\$73,188	\$72,950
EXCESS REVENUES	\$52,778	\$97,288	(\$37,085)	\$60,203	\$61,783

11/26 Interest Expense

\$31,356

Assessments per unit for FY 2025-2026:

		Per Unit	Total
Lot Size	Unit Count	2020-1	2020-1
55'	48	\$73	\$3,510
65'	34	\$86	\$2,938
75'	43	\$100	\$4,288
85'	37	\$113	\$4,181
100'	57	\$133	\$7,578
Golf Course	1	\$1,329	\$1,329
Total	220		\$23,823.26

		Per Unit	Total
Lot Size	Unit Count	2020-2	2020-2
55'	96	\$73	\$7,020
65'	161	\$86	\$13,912
75'	232	\$100	\$23,133
85'	75	\$113	\$8,475
100'	16	\$133	\$2,127
Total	580		\$54,666

Net Assessment	\$73,780
Plus Collection Fees (6%)	\$4,709
Gross Assessment	\$78,490

 $^{^{(1)}}$ Net Amount Assessed.

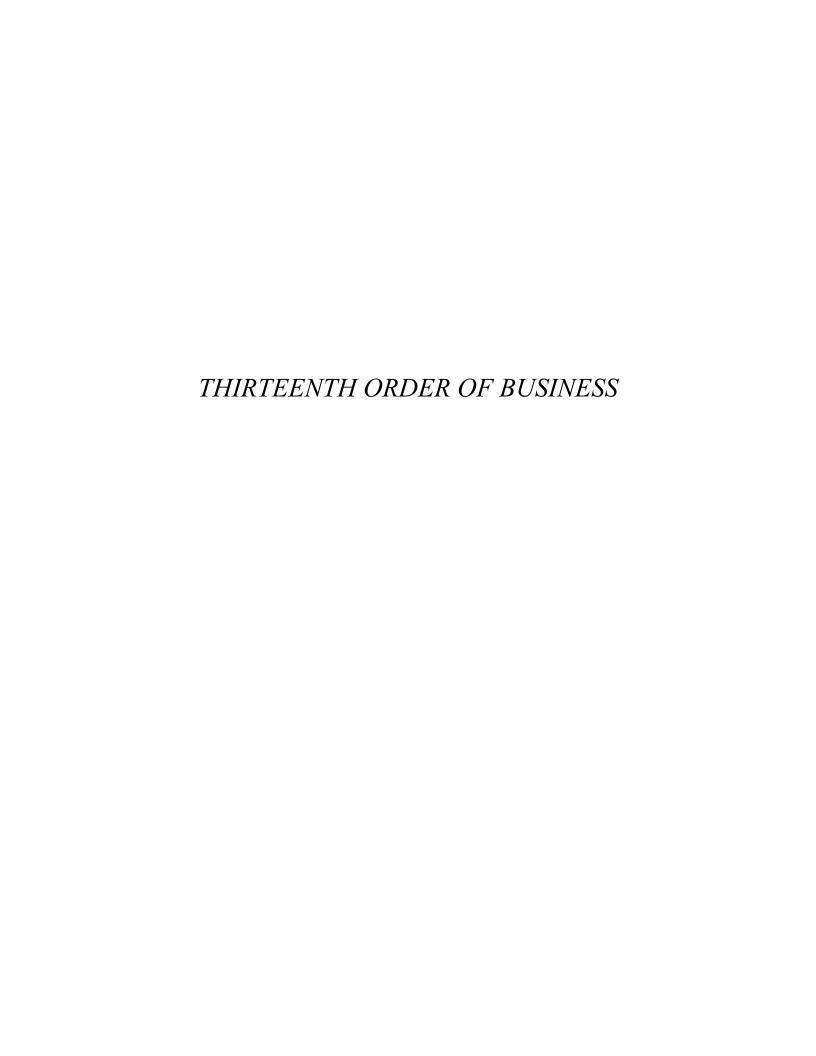
 $^{^{\}left(2\right)}$ Carry forward surplus is net of the reserve requirement.

Community Development District

Series 2020, Capital Improvement Revenue Bonds

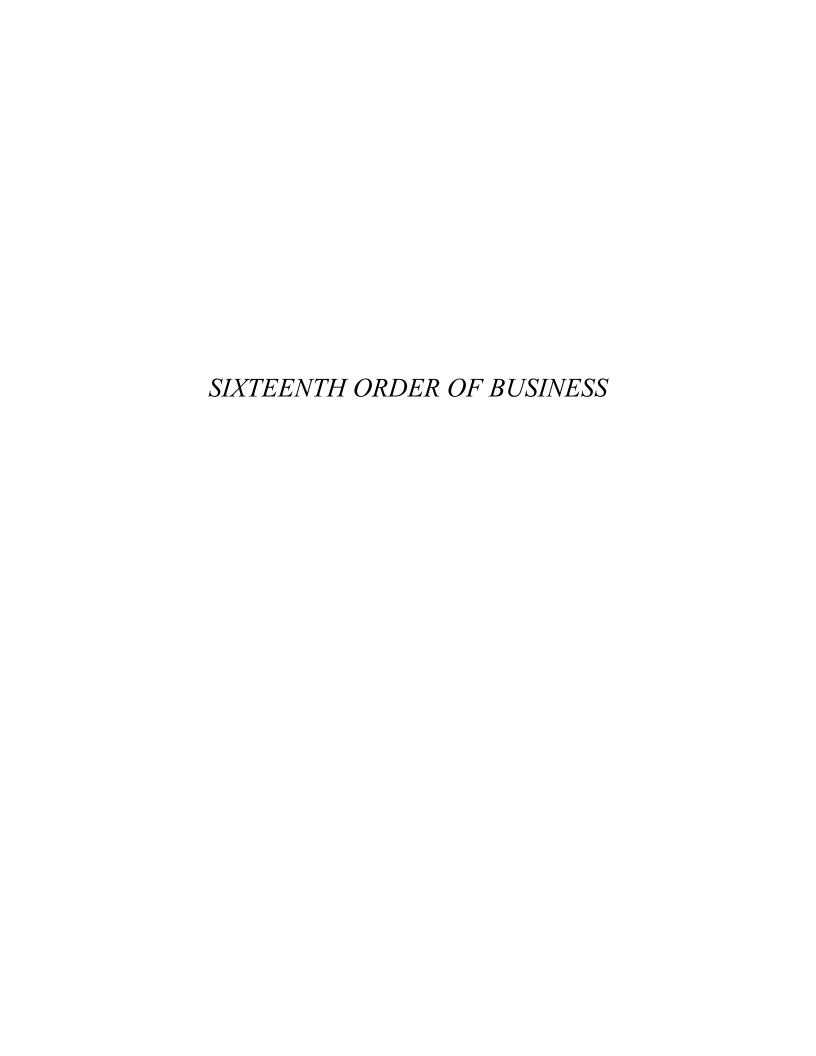
AMORTIZATION SCHEDULE

DATE	E	BALANCE	PRINCIPAL	INTEREST		TOTAL	
05/01/25	\$	2,480,000	\$ 10,000.00	\$	31,593.75	\$	-
11/01/25	\$	2,470,000	\$ -	\$	31,475.00	\$	73,068.75
05/01/26	\$	2,470,000	\$ 10,000.00	\$	31,475.00	\$	-
11/01/26	\$	2,460,000	\$ -	\$	31,356.25	\$	72,831.25
05/01/27	\$	2,460,000	\$ 10,000.00	\$	31,356.25	\$	-
11/01/27	\$	2,450,000	\$ -	\$	31,237.50	\$	72,593.75
05/01/28	\$	2,450,000	\$ 10,000.00	\$	31,237.50	\$	-
11/01/28	\$	2,440,000	\$ -	\$	31,118.75	\$	72,356.25
05/01/29	\$	2,440,000	\$ 10,000.00	\$	31,118.75	\$	-
11/01/29	\$	2,430,000	\$ -	\$	31,000.00	\$	72,118.75
05/01/30	\$	2,430,000	\$ 10,000.00	\$	31,000.00	\$	-
11/01/30	\$	2,420,000	\$ -	\$	30,881.25	\$	71,881.25
05/01/31	\$	2,420,000	\$ 10,000.00	\$	30,881.25	\$	-
11/01/31	\$	2,410,000	\$ -	\$	30,762.50	\$	71,643.75
05/01/32	\$	2,410,000	\$ 60,000.00	\$	30,762.50	\$	-
11/01/32	\$	2,350,000	\$ -	\$	30,050.00	\$	120,812.50
05/01/33	\$	2,350,000	\$ 65,000.00	\$	30,050.00	\$	-
11/01/33	\$	2,285,000	\$ -	\$	29,278.13	\$	124,328.13
05/01/34	\$	2,285,000	\$ 270,000.00	\$	29,278.13	\$	-
11/01/34	\$	2,015,000	\$ -	\$	26,071.88	\$	325,350.00
05/01/35	\$	2,015,000	\$ 300,000.00	\$	26,071.88	\$	-
11/01/35	\$	1,715,000	\$ -	\$	22,509.38	\$	348,581.25
05/01/36	\$	1,715,000	\$ 305,000.00	\$	22,509.38	\$	-
11/01/36	\$	1,410,000	\$ -	\$	18,506.25	\$	346,015.63
05/01/37	\$	1,410,000	\$ 315,000.00	\$	18,506.25	\$	-
11/01/37	\$	1,095,000	\$ -	\$	14,371.88	\$	347,878.13
05/01/38	\$	1,095,000	\$ 320,000.00	\$	14,371.88	\$	-
11/01/38	\$	775,000	\$ -	\$	10,171.88	\$	344,543.75
05/01/39	\$	775,000	\$ 330,000.00	\$	10,171.88	\$	-
11/01/39	\$	445,000	\$ -	\$	5,840.63	\$	346,012.50
05/01/40	\$	445,000	\$ 445,000.00	\$	5,840.63	\$	450,840.63
Total			\$ 2,480,000	\$	780,856.25	\$3	,260,856.25

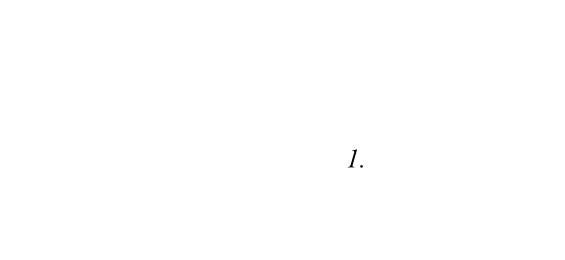


Sampson Creek Agreement Tracker							
Description	Enity	First Contract Date	Contract Start Date	Contract Renewals	Contract End Date		
Mathews Design Rate Increase	Mathews Design Group	4/4/16	10/17/24	Automatic Annual Renewal	10/17/25 If Not Renewed		
Lake Maintenance Services	Lake Doctors	9/1/01	9/12/24	Automatic Annual Renewal	9/30/25 If Not Renewed		
License Plate Reader	Flock Safety	11/1/23	11/1/23 11/1/23		11/1/25 Cancellation 30 Days Prior to End of Term		
Security Rate Change	Central Security	12/18/17	11/1/24	Automatic Annual Renewal	12/31/25 If Not Renewed		
Amenity & Operations Maintenance	Vesta	10/1/23	10/1/23	Two (2) Additional One (1) Year Renewals	9/30/26 If not Renewed		
Landscape Maintenance	Brightview	11/1/22	11/1/22	Annual One (1) Year Renewals for Two (2) Years	11/1/25 with Both Annual Renewals		
Pool Maintenance	C Buss Enterprises	10/6/22	10/6/22	Automatic Annual Renewal	10/31/23; Renewed for FY 24 & 25		
District Counsel	Kutak Rock LLP	10/21/2021*	2/8/22	Automatic Annual Renewal	No End Date Unless Terminated		
District Management	GMS	9/8/05	9/8/05	Automatic Annual Renewal	No End Date Unless Terminated		
Dissemination Agent	GMS	9/22/16	9/22/16	Automatic Annual Renewal	No End Date Unless Terminated		
Athletic Field Maintenance	Golf Course (Troon)	2/16/15	2/16/15	Automatic Annual Renewal	12/31/15 ("Initial Term") If Not Renewed		
Lifeguards	TBD	N/A	3/17/25	None	Contract Only for Spring/Summer Season		
Janitorial	Jani-King	10/12/11	1/1/20	Automatic Annual Renewal	12/31/20 If Not Renewed		

^{*}District transitioned from Hopping, Green & Sams to Kutak Rock at this date. The District Attorney remained the same.



A.



MINUTES OF MEETING SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **April 17, 2025** at 6:05 p.m. at the St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Mike Yuro Chairman
Graham Leary Vice Chairman
Mike Davis Assistant Secretary
Lori Weitzel Assistant Secretary
Kyle Geary by phone Assistant Secretary

Also present were:

Daniel Laughlin GMS

Wes Haber *by phone*Jason Davidson

Kutak Rock, LLP
Vesta Property Services

Mike Silverstein Matthews
Daniel Bauman Brightview

Rodney Hicks Brightview

The following is a summary of the actions taken at the April 17, 2025 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS Roll Call

Mr. Laughlin called the meeting to order at 6:05 p.m. A quorum was present.

SECOND ORDER OF BUSINESS Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS Public Comment (regarding agenda items

listed below)

Mr. Laughlin opened the public comment period.

Resident (Danna Carpenter, 846 Hampton Crossing Way) spoke about the email regarding trespassing. She has had this problem for years now with kids coming over from the next development riding E-bikes and scooters and fishing. Kids are snarky stating there are not any no trespassing or no fishing signs. She asked to have signs put up. Mr. Laughlin will provide an update during his report. He confirmed there is a conservation easement through that area which makes it more difficult to install fencing. Mr. Davis suggested installing no trespassing signs on the berm on the opposite side of the pond.

FOURTH ORDER OF BUSINESS Security Update

Mr. Davis noted he contacted security and they did commit to being at the meeting, however he does not see a representative. Mr. Yuro noted if he shows up, he can give a report.

FIFTH ORDER OF BUSINESS Amenities Booking Request

Mr. Laughlin stated he is not aware of any booking requests. Ms. Weitzel asked if there has been any issues or complaints with football having the whole field. Mr. Davis has noted four concerns consistent with use of the field in its entirety. He sent out another reminder email of their contractual obligations but would like to physically show up on the field and have a conversation with them to show them we are trying to continue this partnership. Mr. Yuro noted he could be talked very easily into pulling the plug on it and telling them to go find something else. Mr. Laughlin noted they will continue to monitor and can terminate at any time for cause.

SIXTH ORDER OF BUSINESS

BrightView Landscape Update

- A. Annual Operations Calendar
- **B.** Quality Site Assessment
- C. Consideration of Enhancement Proposals

Mr. Yuro noted the community is looking from a landscape perspective the best he has seen it in a long time. Mr. Davis feels the entrance is the most visually disappointing. Ms. Weitzel asked if the dead flowers in the middle of the beds will be taken out. Mr. Bauman noted they can try to cut those dwarf roses back to try to get some rejuvenation. Mr. Leary asked for an update on the water issue at the soccer field. Mr. Bauman noted everything works and is in good shape. There should be a total run time of 240. Mr. Leary didn't observe it running this morning. Mr. Bauman

would check with the golf course to see if they turned the water off. Mr. Yuro confirmed that Brightview and the golf course finalized who is responsible for what areas.

Mr. Hicks presented proposal 8638704 for Bermuda sod repair between the basketball courts and the parking lot totaling \$3,270.51. Service order 8639427 is a top-dress area, it's the common area near 1,000 Eagle Pointe and 1050 Eagle Point for \$693.42. Service order 8638571 is the entrance island on Leo Maguire sod replacement totaling \$2,651.45. Service order 8638684 for entrance at St. Johns Golf Dr. repair areas of Bermuda on turf edge of pond bank for \$5,910.48. Mr. Laughlin pointed out part of that area is golf course property. Service order 8638647 entrance of St. Johns Golf Dr. repair turf between sidewalk and curb for \$5,482.76. Service order 8638617 top dress for entrance at St. Johns Golf Dr. for \$115.57. Service order 8639461 in the amount of \$1,001.08 for repair of St. Augustine sod between amenities and tennis courts. Mr. Yuro asked if they do pick all or some of these areas will Brightview be able to maintain them with parameters in place like irrigation and sunlight. Mr. Bauman noted if they do all areas, they will phase them in by installing the sod and letting it take root for two weeks and then pick another area to start. Mr. Yuro is in favor of top-dressing areas and if it works then continue and narrow down areas that need full scale sod replacement. Mr. Leary asked to top dress around the parking lot basketball area. Service order 8644796 for sod repair near basketball court/soccer field and sidewalk for \$6,457.80. Service order 8640361 repair of St. Augustine between holes 4 & 5 for \$896.02.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor, the Enhancement Proposals – Service Order #'s 8639424, 8638647, 8638617, 8639461, 8640361 & 8644796, were approved 5-0.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber emailed Soft Crete noting the District is not able to accept their offer to remove but is willing to accept \$7K to resolve the issues as they believe there were defects. He does not have an update today but hopefully will have a response for the Board at the next meeting.

B. Engineer

Mr. Silverstein has been tracking three items. The first is Clinton Hill Crossing bulkhead where there were problems with washout of material through the wall into the pond. They ripped out the old tie-ins and extended them further out with more fabric and concrete. Obviously, they won't know if this fix did the trick until a sizeable storm event. A small depression was filled in, sod was installed and everything looks good. Barefoot Marine has a one-year warranty on the product. Mr. Silverstein noted if there is a warranty and everything is done to their satisfaction he would move to pay them.

He is tracking the 420 St. Johns Golf Dr. pipe repair where the pipes are in rough shape. A concrete blockage has been removed. APS sent a proposal to line the entire 400 ft. of pipe. The proposal was not complete so is not in the packet. The proposal to line 450 ft. of pipe is \$90,385 and to sheet pile protect that at the end would be \$40K. He received a proposal addressing each damage as they go through the pipe for \$91,865 and would complete the repair. He has found less expensive ways to combine the repair methods and save almost \$20K by reconfiguring their matrix. He can mix and match the repair remedies such as one part of sectional liner and another part with a Quick-Lock. The lowest he can get on this is \$75K. The other alternative would be to dig up the pipe and replace it. Mr. Yuro would be in favor to wait and see what develops. Mr. Silverstein noted his concern is the pipe hasn't seen flow going in that direction very long. Now that the blockage is cleared, it's going to start to wash more. He suggested repairing it with the rainy season coming. Mr. Yuro noted before making a decision, they would need to coordinate with the golf course because half of this is on golf course property. Mr. Silverstein recommended doing the work to get ahead of it. He will look into more bids.

Mr. Silverstein received an APS proposal for hole 7 for near \$100K. They would drain the pond closer to the T box and go inside it to fiberglass line it. He suggested to dig it up, coupon patch it and then pour concrete around it for somewhere between \$12,275-\$16,955. The golf course will strip the grass and then put it back once the work is done.

Mr. Silverstein presented two proposals for pipe repair at hole 7 from Armstrong Contracting at \$12,800 and Flamingo at \$16,955.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor, the \$12,800 Estimate from Armstrong Contracting & Time Repair with Golf Course Closure, was approved 5-0.

C. Manager

Mr. Laughlin spoke about the Hampton Crossing Way situation. He has been waiting for an update from Glen Crossing to work out something as a combination. The best route would be to stop them from coming to begin with. Mr. Leary asked if there are folks going from our neighborhood over there too, like two-way traffic. Ms. Carpenter doesn't know about that. She noted the people at the end of the cul-de-sac do have no trespassing signs because they have a fence. The rest of the neighbors don't have fences. Mr. Lauglin noted the side of the pond where the homes are, the residents land goes into the middle of the pond bank so any of that pond on the home side is homeowner land. The District owns the land across the ponds. Mr. Davis noted there is an obvious path being worn through the small strip of forest on the Glen St. Johns side. He suggested maybe the District can post on their side of that path. They are coming through the conservation easement. Mr. Yuro noted E-bikes are not allowed in the conservation easement. Mr. Laughlin stated signage could maybe be put on the pond bank but probably not in the conservation easement. A barrier could maybe be made by adding some bushes. The ultimate goal would be to work on it two parts to where the District can do something in conjunction with them. There is better opportunity on that side to at least discourage it as they have land where a fence could be put up even not in the conservation easement at the end of the cul-de-sac. Mr. Laughlin will get with Glen St. John on this again.

Mr. Laughlin stated the landscape contract is coming up on its last year, renewal is November 1st. He noted they are under the formal bid threshold amount and asked Wes if the Board would like to would they be able to add extra years to BrightView? Mr. Haber noted yes as long as they are under the amount. The District could negotiate year four pricing with them. Mr. Leary noted some spec stuff needs to get tidied up and it's a good opportunity to have some new bids because of that and the soccer field possibly being part of it. Mr. Laughlin noted by negotiating with BrightView, they might get a better price than if they put it out to bid for everybody. The soccer field could be bid out as its own bid. Mr. Yuro recommended updating the scope as well as flower bed enhancements at the entrances. The contract with definitive areas identified needs to be updated. Mr. Davidson noted BrightView is not interested in maintaining

the soccer field. He noted AgrowPro works on specific sports fields. Daniel noted they could get an updated RFP at least a scope going.

D. General Manager

1. Amenities and Operations Report

Mr. Davidson reviewed the Field Operations Report on page 113 of the agenda package. Mr. Leary stated he is very comfortable with Agrowpro doing the soccer field. They have 32 Reel mowers in their fleet. The owner is very confident they could do this work for the District. AgrowPro would do the entire sidewalk to the hedge line to the basketball court where the wooded fence line goes, everything within that area. He asked what the Board would like to do next. Daniel will have the Agrowpro/soccer field discussion added to the next agenda.

2. Lake Doctors Report

The Lake Doctors Reports start on page 117 of the agenda package. No concerns have been received from residents.

3. Fitness Equipment

Mr. Davidson provided a gym equipment summary on page 124 of the agenda package with purchase and lease proposals from LifeFitness and Techno Gym for the Board to review. Mr. Leary asked where the equipment is manufactured. Techno Gym is manufactured in Italy and LifeFitness is out of the US. This does not include cardio equipment or dumbbells. A preventative maintenance plan would need to be initiated. Mr. Yuro asked to confirm what the lease per month cost would be less taxes and that this is only the strength equipment by the next meeting. This item was tabled.

4. Tennis Court Resurfacing

Mr. Davidson stated the issues seem to be with the membrane. There are a lot of cracks. ProCourt revisited for crack repairs and it was stated fiberglass strips were applied over all visible cracks rather than a full fiberglass membrane. There is a lift by where the trees are so could be root issues. The courts were resurfaced in August 2023. Jason and Mr. Laughlin will go back to the vendor. Mr. Yuro had issues a week and a half after the crack repair was done. This item was tabled.

5. Basketball Court Resurfacing

This item was tabled.

EIGHTH ORDER OF BUSINESS

Consideration of YMCA Proposal for Summer Camp

Mr. Davidson introduced Jennifer and Chuck representatives of the YMCA. They have been partnering with the YMCA in other communities which has been very successful in the summer camp programs. There are basically no changes from last year to what is proposed this year. The price stays at \$225 per person and 10% revenue sharing. Ms. Weitzel asked with the YMCA taking over, what is the policy in terms of who can come to camp. Mr. Davidson noted a member of St. Johns Golf resident could bring a nonresident with them. Chuck provided an overview of the YMCA being a trusted partner in the Gulf Coast area for 110 years.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor, the YMCA Proposal for Summer Camp, was approved 5-0.

NINTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

Mr. Laughlin stated this is the tying in of the Board of Supervisors as the Audit Committee. There is potential where the audit committee is not the Board and the Board can appoint residents to the audit committee. In that case, there is a second step to where the actual Board is accepting the audit committee's recommendation.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor, the Acceptance of the Audit Committee's Recommendation, was approved 5-0.

TENTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

- A. Pool Deck Renovations
- **B.** Amenity Meeting Room Upgrade

Mr. Davis noted the Urban Edge quote is the most effective one and they should be kept warm as a vendor contact (Chad). The perfect combination would be to renovate the amenity center meeting room and remodel the pool deck area with the pool money that is available. Also

making a decision prior to knowing if they can fit both projects in together so continuing to advance the renovation. For the amenity room upgrade, the schedule is 30% schematic design to be done by April 30th and 60% design plan by May 21st. They should know more about the room project next month.

Mr. Yuro received a resident email requesting to revisit pickleball courts and Brookhavens opposition was because of the light but if the lights were shut off by 9:00 p.m. they would be okay at night. He responded that was not the opposition, it was traffic and to resurrect it, feel free to come to the Board.

C. Playground Equipment

Mr. Davidson stated he would like to contact Kompan who is known for unique playground structures to have them come out and look at the space and area then come back with ideas. Ms. Weitzel stated they have a certain amount of money and they want to do the pool deck and amenity room hand in hand but looking at the playground, it is deteriorating rapidly which is a safety issue. She asked the Board to be open to maybe not being able to do this conjoined with that because it's more of an upkeep and a safety issue. Mr. Yuro stated they all agree that maintaining existing infrastructure is more important than new infrastructure for example the pickleball courts.

ELEVENTH ORDER OF BUSINESS Contracts Review

Mr. Yuro stated they need to start the process with the landscape, tightening up the scope.

TWELFTH ORDER OF BUSINESS Review of the Fiscal Year 2026 Budget

Mr. Laughlin stated this is a very rough draft and it will not be approved until next month. There is an error in the formula at the bottom showing the increase because its showing \$166 as proposed and after speaking with the accountant the actual increase right now is \$101. There has to be 60 days between approval and adoption. They have been transferring \$200K to the capital reserve for a while to get it caught up. This one has the \$200K and the capital currently is up to over \$300K. Mr. Leary noted \$8K savings was budgeted this year that they haven't realized yet. He would like to target no worse than 5% so the residents aren't crushed with a big increase. He mentioned seeing cost increases with things such as tariffs. He has asked

Jason to take a look at staffing. Daniel offered to send the Board the excel version of the budget. Mr. Davis suggested having in the net assessments section in between the two lines, next to FY26 a variance column to FY25.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

Ms. Weitzel spoke about the desire to have food truck Fridays in the community. She noted an increased amount of underage children operating golf carts in the neighborhood and asked if security is allowed to do anything. Daniel noted its part of their policies so if they are on District property, they mirror the laws. Anything on the streets would be the sheriff's office. She asked to send a reminder email regarding golf carts and under age 16 drivers.

Mr. Leary stated they didn't have the security update. There is a loud, unregistered motorcycle that is driving around the community on the roads and the amenity roads. Complaints are coming through. He reached out to Daniel and asked for the opportunity to have an officer keep an eye out. Mr. Davis stated this came up a couple of months ago and he understood that the police found somebody that was coming from off property. He is not sure if the individual is breaking any CDD rules. Mr. Laughlin asked Wes if they can restrict motorized scooters on the paths if golf carts are allowed on them. Wes noted it would be difficult to do.

Mr. Davis asked Jason to keep sidewalks in his management report every month. He spoke about sidewalk panels that need to be ground down and quality control. Mr. Davidson noted they plan on reviewing these areas next week. A mini maintenance project should be addressing where sidewalks cross or intersect with driveways. Mr. Laughlin noted they can discuss adding a line item for sidewalk maintenance. Recently they have been using capital for that. Mr. Davis noted where Eagle Point starts in the middle of St. Johns Golf, that stretch of sidewalk that starts at St. Johns Golf and goes to the first driveway, there are two painted panels that are lifted that look like they would fall into the height that should have been shaved and were not shaved.

FOURTEENTH ORDER OF BUSINESS Public Comments

Mr. Laughlin noted there is no public present.

FIFTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes
 - 1. March 20, 2025 Board of Supervisors Meeting
 - 2. March 20, 2025 Audit Committee Meeting
- B. Financial Statements as of February 28, 2025
- C. Check Register

Mr. Laughlin presented the minutes of the March 20, 2025 Board of Supervisors meeting and the March 20, 2025 Audit Committee meeting. The financial statements as of March 31st and the check register totaling \$43,649.72 are in the agenda package for review. Unless there are any questions or comments, just looking for a motion to approve.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the Consent Agenda was approved 5-0.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 15, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated the next meeting is scheduled for May 15, 2025 at 6:00 p.m. at this location.

SEVENTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the meeting was adjourned 5-0.

Secretary/Assistant Secretary	Chairman/Vice Chairman

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MINUTES OF MEETING SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **April 17, 2025** at 6:00 p.m. at the St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Mike Yuro
Graham Leary
Wice Chairman
Vice Chairman
Mike Davis
Assistant Secretary
Lori Weitzel
Kyle Geary by phone
Assistant Secretary
Assistant Secretary

Also present were:

Daniel Laughlin GMS

Wes Haber *by phone* Kutak Rock, LLP

The following is a summary of the actions taken at the April 17, 2025 Audit Committee meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS Review and Ranking of Proposals Received in Response to RFP for Audit

Mr. Laughlin stated two proposals were received, both companies are big in governmental auditing. Mr. Laughlin created a ranking sheet with the rankings out of 100. The first one is ability of personnel at 20 points, Grau and Berger Toombs both received 20. The second criteria is proposer's experience, both Grau and Berger Toombs received 20. The third criteria is understanding of scope and both proposers received 20. Fourth criteria is ability to furnish the required services, Berger Toombs received 14 points because there have been issues with them not getting the audits completed on time. Grau is usually within one month of the

District giving them the materials they have the audit complete so Grau received 20 there. Finally, price is simpler and broken out. The pricing for Berger and Toombs for five years of service is \$27,375 and Grau & Associates total for five years is \$20,000 therefore Grau received 20 points and Berger received 12. Berger, Toombs, Elam, Gaines and Frank had a total of 86 and Grau & Associates had a total of 100 which would award Grau the contract.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor, Accepting Staff Rankings with Grau & Associates Ranked #1, was approved.

THIRD ORDER OF BUSINESS

Other Business

Mr. Laughlin had no other business.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the meeting was adjourned.





Sampson Creek Community Development District

[PERIODS INCLUDED: October 01, 2024 thru April 30, 2025]



Thursday, May 8, 2025

Financial Services Dashboard Status Report - March 2025 EOM Report

CDD District Name: Sampson Creek Community Development District ("District")

Last Updated: % of Fiscal Year Completed:

5/8/25 58.33%

GMS Lead(s): Sharyn Henning (Financials) and Daniel Laughlin (District Management)

Торіс	Status
Financial State Of The Union:	
Financial State Of The Official.	
[PERIODS INCLUDED: October 01, 2024 thru April 30, 2025]	10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited) Excess Revenue/Cash and Cash Equivalents Current Fiscal Year Current Ending Fund Balance/Cash & Cash Equivalents

\$ 403,897.49 \$ 356,928.21 **\$ 760,825.70**

56%

0) In Good Order 0) In Good Order 0) In Good Order

FYTD Tax Assessments Collected \$

Ś

Field Operations

1,745,630 97.59%

(0) In Good Order

General Fund

Category	<u>Budget</u>			<u>Actuals</u>	Acti	uals % Budget	
Total Revenues	\$	1,164,783	\$	1,147,838	.00	99%	10) In Good Order
	[PERIODS I	NCLUDED: Octobe	r 01, 2024	thru April 30, 20	<u>)25]</u>		
Total	\$	1,113,103	\$	625,630	.000	56%	10) In Good Order
Administrative	\$	155,277	\$	92,122	.000	59%	10) In Good Order

533,507

General Fund - Material Line items

957,826

Administrative

	-				
Engineer	\$ 15,000	\$	12,537	.000	84%
Attorney	\$ 23,963	\$	6,619	.000	28%
	Field Op	<u>erations</u>			
Security Operations	\$ 79,888	\$	48,267	.000	60%
Repairs & Maintenance	\$ 32,849	\$	7,331	.000	22%
Electric	\$ 80,000	\$	39,123	.00	49%
Landscape	\$ 275,398	\$	158,468	.000	58%
	<u>Recreatio</u>	n Facility			
Onsite Staffing	\$ 183,369	\$	108,365	.00	59%
	Long Ter	rm Debt			
	10/1/24	D11-	! D		4/20/25

	10/1/24	PHILLIPA	<u>i rayiileiits</u>	4/30/23
Series 2016	\$ 4,620,000	\$	-	\$ 4,620,000
Series 2020	\$ 2,480,000	\$	-	\$ 2,480,000
	\$ 7,100,000	\$	-	\$ 7,100,000

10) In Good Order

Capital Reserve

	<u>Budget</u>	Acti	ual to Date	Encumbered	<u>v</u>	<u>ariances</u>	
Capital Outlay	\$ 63,797	\$	84,381	\$ -	\$	(20,584)	10) In Good Order
Funding (1)	\$ 200,000	\$	200,000	\$ -	\$	-	10) In Good Order
Account Balance	\$ 299,666	\$	275,431	\$ -	\$	(24,235)	10) In Good Order

Series 2020 Construction Account

	10/	<u>1/24</u>	Actual to	Date	Interest I	ncome	4	1/30/25	
Account Balance	\$	574,025	\$	45,873	\$	12,436	\$	540,589	10) Ir

⁽¹⁾ Transfer will be completed once the District is 90% collected in assessment collections for FY 2024.

Financial Services Dashboard Status Report - March 2025 EOM Report

CDD District Name: Sampson Creek Community Development District ("District")

Last Updated: % of Fiscal Year Completed:



GMS Lead(s): Sharyn Henning (Financials) and Daniel Laughlin (District Management)

opic Status

Description	Fxn	enditures
2001111011	- LAP	- indicares
Landscaping & Irrigation		
Irrigation Pumps/Equip. Partial Allowance	\$	8,000.00
Landscaping Replacement Allowance	\$	8,000.00
Painting		
Amenity Exterior	\$	11,106.00
Playground		
Wood Playground Equipment Refurbishment	\$	6,000.00
Total for 2023-2024	\$	33,106.00

2024-2025 Capital Reserve Repairs		
Description	Expe	nditures
Landscaping & Irrigation		
Landscaping Replacement Allowance	\$	8,280.00
Furniture, Fixtures, & Equipment		
Fitness Equipment Annual Allowance	\$	4,140.00
Mechanical Systems		
Heat Pump 2	\$	8,280.00
Heat Pump 3	\$	11,592.00
Basketball Courts		
Asphalt Resurfacing (Color Coat)	\$	6,471.00
Total for 2024-2025	\$	38,763.00

2025-2026 Capital Reserve Repairs		
Description	Ехре	enditures
Site Concrete		
Concrete Curb & Gutter Allowance	\$	8,570.00
Concret Sidewalk Allowance	\$	8,570.00
Site Lighting		
Light Bollards - Parking Lot	\$	5,999.00
Light Poles - Parking Lot	\$	25,709.00
Fencing/Gates/Acess Control		
Access Control Allowance	\$	5,356.00
Landscaping & Irrigation		
Landscaping Replacement Allowance	\$	8,570.00
Roofing		
Asphalt Shingles - Original Buildings	\$	33,508.00
Furniture, Fixtures & Equipment		
Fitness Equipment Annual Allowance	\$	4,285.00
Mechanical Systems		
Heat Pump 1	\$	8,570.00
Tennis Courts		
Asphalt Court Resurfacing (Color Coat)	\$	30,508.00
Total for 2025-2026	\$	139,645.00

Community Development District

Unaudited Financial Reporting April 30, 2025



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Sampson Creek Community Development District Combined Balance Sheet April 30, 2025

		General		bt Service	Сар	ital Projects	Totals		
		Fund		Fund		Fund	Gover	nmental Fund	
Assets:									
Cash:									
Operating Account	\$	10,274	\$	-	\$	-	\$	10,274	
Petty Cash Account	\$	7,104	\$	-	\$	-	\$	7,104	
Capital Projects Account	\$	-	\$	-	\$	5,987	\$	5,987	
Due from Capital Projects	\$	2,509	\$	-	\$	-	\$	2,509	
Deposits	\$	820	\$	-	\$	-	\$	820	
Investments:									
US Bank Custody	\$	779,628	\$	-	\$	-	\$	779,628	
State Board of Administration	\$	-	\$	-	\$	304,762	\$	304,762	
Series 2016									
Reserve	\$	_	\$	193,381	\$	-	\$	193,381	
Revenue	\$	-	\$	549,024	\$	-	\$	549,024	
Construction	\$	-	\$	-	\$	6,907	\$	6,907	
Series 2020						•		•	
Reserve	\$	_	\$	112,710	\$	_	\$	112,710	
Revenue	\$	_	\$	97,288	\$	_	\$	97,288	
Construction	\$	-	\$	-	\$	543,097	\$	543,097	
Total Assets	\$	800,334	\$	952,404	\$	860,754	\$	2,613,492	
	•	•	•	•	•	·	-	· · ·	
Liabilities:			_		_		_		
Accounts Payable	\$	39,508	\$	-	\$	35,318	\$	74,826	
Due to General Fund	\$	-	\$	-	\$	2,509	\$	2,509	
Total Liabilites	\$	39,508	\$	-	\$	37,826	\$	77,335	
Fund Balance:									
Nonspendable:									
Prepaid Items	\$	820	\$	-	\$	-	\$	820	
Restricted for:									
Debt Service - Series 2016	\$	-	\$	742,406	\$	-	\$	742,406	
Debt Service - Series 2020	\$	-	\$	209,998	\$	-	\$	209,998	
Capital Projects - Series 2016	\$	-	\$	-	\$	6,907	\$	6,907	
Capital Projects - Series 2020	\$	-	\$	-	\$	540,589	\$	540,589	
Assigned for:									
Capital Reserves	\$	-	\$	-	\$	275,431	\$	275,431	
Unassigned	\$	760,006	\$	-	,	, -	\$	760,006	
Total Fund Balances	\$	760,826	\$	952,404	\$	822,927	\$	2,536,157	
		000.004							
Total Liabilities & Fund Balance	\$	800,334	\$	952,404	\$	860,754	\$	2,613,492	

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Pro	rated Budget		Actual			
	Budget	Thru 04/30/25		Thru	u 04/30/25	7	Variance	
Revenues:								
Assessments - Tax Roll	\$ 1,158,783	\$	1,158,783	\$	1,134,436	\$	(24,348)	
Interest Income	\$ 5,000	\$	2,917	\$	11,942	\$	9,025	
Clubhouse Income	\$ 1,000	\$	583	\$	1,460	\$	877	
Total Revenues	\$ 1,164,783	\$	1,162,283	\$1	1,147,838	\$	(14,446)	
Expenditures:								
General & Administrative:								
Supervisor Fees	\$ 12,000	\$	7,000	\$	5,600	\$	1,400	
FICA Expense	\$ 918	\$	536	\$	428	\$	107	
Engineering	\$ 15,000	\$	8,750	\$	12,537	\$	(3,787)	
Dissemination	\$ 2,226	\$	1,299	\$	1,299	\$	0	
Arbitrage	\$ 1,200	\$	700	\$	-	\$	700	
Assessment Roll	\$ 5,565	\$	5,565	\$	5,565	\$	-	
Attorney	\$ 23,963	\$	13,978	\$	6,619	\$	7,359	
Annual Audit	\$ 4,000	\$	2,333	\$	-	\$	2,333	
Trustee Fees	\$ 8,500	\$	4,958	\$	8,405	\$	(3,446)	
Management Fees	\$ 65,730	\$	38,343	\$	38,343	\$	0	
Information Technology	\$ 1,113	\$	649	\$	649	\$	(0)	
Telephone	\$ 400	\$	233	\$	443	\$	(209)	
Postage	\$ 600	\$	350	\$	242	\$	108	
Printing & Binding	\$ 400	\$	233	\$	117	\$	116	
Insurance	\$ 11,037	\$	11,037	\$	11,037	\$	-	
Legal Advertising	\$ 1,350	\$	788	\$	162	\$	626	
Other Current Charges	\$ 1,000	\$	583	\$	477	\$	106	
Office Supplies	\$ 100	\$	58	\$	26	\$	32	
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-	
Total General & Administrative	\$ 155,277	\$	97,568	\$	92,122	\$	5,446	

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	7	/ariance
Operations & Maintenance								
•								
Field General Manager (Vesta)	\$	183,369	\$	106,965	\$	108,365	\$	(1,400)
Landscape Maintenance (Brightview Landscape)	\$	166,398	\$	97,065	\$	96,405	\$	661
Landscape Maintenance (St Johns Golf)	\$	57,000	\$	33,250	\$	27,199	\$	6.051
Landscape Maintenance Contingency	\$	52,000	\$	30,333	\$	34,864	\$	(4,531)
Lake Maintenance	\$	30,000	\$	17,500	\$	16,520	\$	980
Security	\$	79,888	\$	46,602	\$	48,267	\$	(1,665)
Lifeguards/Pool Monitors	\$	46,434	\$	27,087	\$	7,867	\$	19,220
Pool Maintenance	\$	35,000	\$	20,417	\$	23,746	\$	(3,330)
Splash Pad Maintenance/Chemicals	\$	6,000	\$	3,500	\$	3,500	\$	(3,330)
Janitorial Maintenance	\$	22,500	\$	13,125	\$	12,277	\$	848
Electric	\$	80,000	\$	46,667	\$	39,123	\$	7,544
Water	\$	18,500	\$	10,792	\$	9,941	\$	850
Refuse Service	\$	500	\$	292	\$	7,741	\$	292
Permits	\$	2,000	\$	1,167	\$	_	\$	1,167
Repairs & Maintenance	\$	32,849	\$	19,162	\$	7,331	\$	11,831
Street & Tennis Court Lighting Maintenance	\$	8,281	\$	4,831	\$	1,013	\$	3,818
Repairs & Replacements-Amenity Center	\$	20,000	\$	11,667	\$	13,026	\$	(1,359)
Tennis Court Maintenance	\$	3,897	\$	2,273	\$	757	\$	1,517
Supplies	\$	16,563	\$	9,662	\$	6,267	\$	3,395
Special Events	\$	25,000	\$	15,792	\$	15,792	\$	3,373
Holiday Decorations	\$	15,000	\$	11,947	\$	11,947	\$	_
Workers Compensation Insurance	\$	2,000	\$	1,167	\$	11,517	\$	1,167
Property Insurance	\$	45,947	\$	45,947	\$	40,983	\$	4,964
Telephone/Internet/Cable TV	\$	7,000	\$	4,083	\$	7,671	\$	(3,588)
Website Maintenance	\$	1,000	\$	583	\$	528	\$	55
Office Supplies	\$	700	\$	408	\$	118	\$	290
Subtotal Field Expenditures	\$	957,826	\$	582,282	\$	533,507	\$	48,775
Total Operations & Maintenance	\$	957,826	\$	582,282	\$	533,507	\$	48,775
Total Expenditures	\$	1,113,103	\$	679,850	\$	625,630	\$	54,221
		_,,	-	21.0,222			,	,
Excess (Deficiency) of Revenues over Expenditures	\$	51,680			\$	522,208		
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(200,000)	\$	(200,000)	\$	(200,000)	\$	-
Interfund Transfer-Excess/Shortage DS Revenues	\$	23,229	\$	23,229	\$	34,720	\$	11,492
Total Other Financing Sources/(Uses)	\$	(176,771)	\$	(176,771)	\$	(165,280)	\$	11,492
Not Change in Fund Delenge	¢	(125 004)			¢	256.020		
Net Change in Fund Balance	\$	(125,091)			\$	356,928		
Fund Balance - Beginning	\$	125,091			\$	403,897		
Fund Balance - Ending	\$	(0)			\$	760,826		
runu balance - Enumg	Ą	(0)			Þ	700,020		

Sampson Creek Community Development District Month to Month FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-2	5	Jul-2	5	Aug-25	Sep-25		Tota
Revenues:																
Assessments - Tax Roll	\$ -	\$ 101,661	\$ 178,896	\$ 727,803	\$ 95,907	\$ -	\$ 30,169	\$ - \$	-	\$	-	\$	-	\$ -	\$ 1	1,134,436
Interest Income	\$ -	\$ 959	\$ 907	\$ 1,262	\$ 3,062	\$ 2,827	\$ 2,924	\$ - \$	-	\$	-	\$	-	\$ -	\$	11,942
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	-
Clubhouse Income	\$ 50	\$ -	\$ 50	\$ 790	\$ -	\$ 125	\$ 445	\$ - \$	-	\$	-	\$	-	\$ -	\$	1,460
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	-
Total Revenues	\$ 50	\$ 102,620	\$ 179,853	\$ 729,855	\$ 98,969	\$ 2,952	\$ 33,538	\$ - \$	-	\$	-	\$	-	\$ -	\$ 1	,147,838
Expenditures:																
General & Administrative:																
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ - \$	-	\$	-	\$	-	\$ -	\$	5,600
FICA Expense	\$ 61	\$ 46	\$ 61	\$ 61	\$ 46	\$ 77	\$ 77	\$ - \$	-	\$	-	\$	-	\$ -	\$	428
Engineering	\$ 4,965	\$ 2,825		\$ 2,093	\$ 65	\$ 1,234	\$ 1,355	\$ - \$	-	\$	-	\$	-	\$ -	\$	12,537
Dissemination	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ - \$	-	\$	-	\$	-	\$ -	\$	1,299
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	-
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	5,565
Attorney	\$ 2,692	\$ -	\$ -	\$ 2,885	\$ 1,042	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	6,619
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ 4,364	\$ - \$	-	\$	-	\$	-	\$ -	\$	8,405
Management Fees	\$ 5,478	\$ 5,478	\$ 5,478	\$ 5,478	\$ 5,478	\$ 5,478	\$ 5,478	\$ - \$	-	\$	-	\$	-	\$ -	\$	38,343
Information Technology	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ - \$	-	. \$	-	\$	-	\$ -	\$	649
Telephone	\$ 86	\$ 79	\$ 56	\$ 64	\$ 59	\$ 50	\$ 50	\$ - \$	-	\$	-	\$	-	\$ -	\$	443
Postage	\$ -	\$ 207	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	242
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ 24	\$ 29	\$ 21	\$ 7	\$ - \$	-	\$	-	\$	-	\$ -	\$	117
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162	\$ - \$	-	\$	-	\$	-	\$ -	\$	162
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ 61	\$ 117	\$ 32	\$ 88	\$ - \$	-	\$	-	\$	-	\$ -	\$	477
Office Supplies	\$ 26	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$	-	\$	-	\$ -	\$	175
Total General & Administrative	\$ 31,203	\$ 9,649	\$ 6,711	\$ 11,743	\$ 7,749	\$ 12,209	\$ 12,858	\$ - \$		\$	-	\$	-	\$ -	\$	92,122

Community Development District Month to Month FY 2025

	Oct-24		Nov-24		Dec-24		Jan-25		Feb-25	1	Mar-25	Aj	or-25		May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance															-			- 		
Field Expenditures																				
Field/Amenity Operation Manager (Vesta) \$	15,481	\$	15.481	\$	15,481	\$	15,481	\$	15,481	\$ 1	5,481 \$	15	481	\$	- \$	- \$	- \$	- \$	- \$	108,365
Landscape Maintenance (Brightview Landscape) \$		\$		\$,	\$		\$	13,866		3,866 \$			\$	- \$	- \$	- \$	- \$	- \$	96,405
Landscape Maintenance (St Johns Golf) \$		\$		\$,	\$		\$	5,419		- \$		_	\$	- \$	- \$	- \$	- \$	- \$	27,199
Landscape Maintenance Contingency \$	1,968		-	\$,	\$	4,682		- \$		2,654 \$		667	\$	- \$	- \$	- \$	- \$	- \$	34,864
Lake Maintenance \$	2,360	\$		\$,	\$		\$	2,360		2,360 \$			\$	- \$	- \$	- \$	- \$	- \$	16,520
Security \$	6,849	\$	7,104		,	\$		\$	6,152		7,126 \$			\$	- \$	- \$	- \$	- \$	- \$	48,267
Lifeguards/Pool Monitors \$	-	\$	-	\$		\$		\$	- 5		4,582 \$			\$	- \$	- \$	- \$	- \$	- \$	7,867
Pool Maintenance \$	3,545	\$	2,862	\$	2,790	\$	3,788	\$	3,137		7,713 \$		(88)	\$	- \$	- \$	- \$	- \$	- \$	23,746
Splash Pad Maintenance/Chemicals \$	500	\$		\$		\$		\$	500		500 \$		500		- \$	- \$	- \$	- \$	- \$	3,500
Janitorial Maintenance \$	1,811	\$	2,236	\$	1,611	\$	1,786	\$	1,611	\$	1,611 \$	1	611	\$	- \$	- \$	- \$	- \$	- \$	12,277
Electric \$	6,405	\$		\$		\$		\$	6,528		6,577 \$			\$	- \$	- \$	- \$	- \$	- \$	39,123
Water \$	1,177	\$	1,358	\$		\$	1,473		1,102	\$	1,816 \$	1	571	\$	- \$	- \$	- \$	- \$	- \$	9,941
Refuse Service \$	-	\$		\$	-	\$		\$	- 5	\$	- \$			\$	- \$	- \$	- \$	- \$	- \$	-
Permits \$	_	\$	-	\$	-	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	-
Repairs & Maintenance \$	2,103	\$	2,048	\$	233	\$	-	\$	884	\$	233 \$	1	830	\$	- \$	- \$	- \$	- \$	- \$	7,331
Street & Tennis Court Lighting Maintenance \$		\$		\$	1,013	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	1,013
Repairs & Replacements-Amenity Center \$	405	\$	487	\$	408	\$	596	\$	1,929	\$	1,802 \$	7	400	\$	- \$	- \$	- \$	- \$	- \$	13,026
Tennis Court Maintenance \$	-	\$	757	\$	-	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	757
Supplies \$	982	\$	660	\$	323	\$	290	\$	673	\$	2,116 \$	1	223	\$	- \$	- \$	- \$	- \$	- \$	6,267
Special Events \$	3,591	\$	3,658	\$	2,950	\$	448	\$	890	\$	2,678 \$	1	578	\$	- \$	- \$	- \$	- \$	- \$	15,792
Holiday Decorations \$	-	\$	5,973	\$	5,973	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	11,947
Workers Compensation Insurance \$	-	\$	-	\$	-	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	-
Property Insurance \$	40,983	\$	-	\$	-	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	40,983
Telephone/Internet/Cable TV \$	1,022	\$	1,012	\$	1,105	\$	1,100	\$	1,228	\$	1,098 \$	1,	107	\$	- \$	- \$	- \$	- \$	- \$	7,671
Website Maintenance \$	88	\$	88	\$	-	\$	-	\$	88 \$	\$	176 \$		88	\$	- \$	- \$	- \$	- \$	- \$	528
Office Supplies \$	-	\$	51	\$	-	\$	-	\$	- \$	\$	19 \$		49	\$	- \$	- \$	- \$	- \$	- \$	118
Contingencies \$	-	\$	-	\$	-	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	-
Youth Programs \$	-	\$	-	\$	-	\$	-	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	-
G 1 1 P. 11 P	405.000		EE 404	•	FF F00	Φ.	((000	Φ.	(4.046		0.400 #	==0		Φ.			.			E00 E0E
Subtotal Field Expenditures \$	107,890	\$	77,124	\$	75,503	\$	66,020	\$	61,846	> 7	2,408 \$	72,	717	\$	- \$	- \$	- \$	- \$	- \$	533,507
Total Operations & Maintenance \$	107,890	\$	77,124	\$	75,503	\$	66,020	\$	61,846	\$ 7	2,408 \$	72.	717	\$	- \$	- \$	- \$	- \$	- \$	533,507
		-	,	-	,		,	7			_, +			7	· · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·		,
Total Expenditures \$	139,093	\$	86,773	\$	82,214	\$	77,764	\$	69,595	\$ 8	4,617 \$	85,	574	\$	- \$	- \$	- \$	- \$	- \$	625,630
Excess (Deficiency) of Revenues over Expendi \$	(139,043)	\$	15,847	\$	97,639	\$ 6	652,091	\$	29,375	\$ (8	1,665) \$	(52)	036)	\$	- \$	- \$	- \$	- \$	- \$	522,208
Other Financing Sources/Uses:																				
,		.		Φ.		.	200.000	d.		•				φ.		*	*	*		(200,000)
Capital Reserve Transfer \$	-		-				200,000)		- \$		- \$		-		- \$	- \$	- \$	- \$		(200,000)
Interfund Transfer-Excess/Shortage DS Revenue \$	-	\$	-	\$	34,720	\$	-	\$	- \$	5	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	34,720
Total Other Financing Sources/Uses \$	-	\$	-	\$	34,720	\$ (2	200,000)	\$	- \$	\$	- \$		-	\$	- \$	- \$	- \$	- \$	- \$	(165,280)
Net Change in Fund Balance \$	(139,043)	\$	15,847	\$	132,360	\$ 4	452,091	\$	29,375	\$ (8	1,665) \$	(52	036)	\$	- \$	- \$	- \$	- \$	- \$	356,928
recondinge in rund balance	(107,040)	Ψ	13,017	Ψ	102,000	Ψ 7	102,071	Ψ	<u> </u>	v (U	1,000) \$	(34)	000)	Ψ	- J	- J	- 4	- .	- Ф	000,720

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30,2025

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	552,515	\$	539,191	\$	(13,324)
Interest	\$	2,500	\$	1,458	\$	10,219	\$	8,761
Total Revenues	\$	555,015	\$	553,973	\$	549,410	\$	(4,563)
Expenditures:								
Interest - 11/1	\$	67,028	\$	67,028	\$	67,028	\$	-
Principal - 5/1	\$	420,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	67,028	\$	-	\$	-	\$	-
Total Expenditures	\$	554,055	\$	67,028	\$	67,028	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	960			\$	482,382		
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	(23,229)	\$	(23,229)	\$	(34,720)	\$	(11,492)
Total Other Financing Sources/(Uses)	\$	(23,229)	\$	(23,229)	\$	(34,720)	\$	(11,492)
Net Change in Fund Balance	\$	(22,269)			\$	447,662		
Fund Balance - Beginning	\$	95,119			\$	294,744		
Found Delenes Fording	¢	72.050			¢	742.406		
Fund Balance - Ending	\$	72,850			\$	742,406		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted		ated Budget u 04/30/25	The	Actual	V	ariance
	Budget	1 1111	u 04/30/25	1 1111	u 04/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 73,780	\$	73,780	\$	72,003	\$	(1,777)
Interest	\$ 750	\$	438	\$	3,824	\$	3,386
Total Revenues	\$ 74,530	\$	74,218	\$	75,826	\$	1,609
Expenditures:							
Interest - 11/1	\$ 31,594	\$	31,594	\$	31,594	\$	(0)
Principal - 5/1	\$ 10,000	\$	-	\$	-	\$	-
Interest - 5/1	\$ 31,594	\$	-	\$	-	\$	-
Total Expenditures	\$ 73,188	\$	31,594	\$	31,594	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,343			\$	44,233		
Net Change in Fund Balance	\$ 1,343			\$	44,233		
Fund Balance - Beginning	\$ 51,436			\$	165,766		
Fund Balance - Ending	\$ 52,778			\$	209,998		

Sampson Creek

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30,2025

	 Adopted	Prorated Budget			Actual		
	Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Revenues							
Interest	\$ 500	\$	292	\$	5,129	\$	4,837
Total Revenues	\$ 500	\$	292	\$	5,129	\$	4,837
Expenditures:							
Capital Outlay	\$ 63,797	\$	37,215	\$	84,381	\$	(47,166)
Total Expenditures	\$ 63,797	\$	37,215	\$	84,381	\$	(47,166)
Excess (Deficiency) of Revenues over Expenditures	\$ (63,297)			\$	(79,253)		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ 200,000	\$	200,000	\$	200,000	\$	-
Total Other Financing Sources (Uses)	\$ 200,000	\$	200,000	\$	200,000	\$	-
Net Change in Fund Balance	\$ 136,703			\$	120,747		
Fund Balance - Beginning	\$ 162,963			\$	154,684		
Fund Balance - Ending	\$ 299,666			\$	275,431		

Sampson Creek Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Ado			ted Budget		ctual		
	Buc	lget	Thru	Thru 04/30/25		04/30/25	Va	riance
Revenues								
Interest	\$	-	\$	-	\$	150	\$	150
Total Revenues	\$	-	\$	-	\$	150	\$	150
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	150		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	150		
Fund Balance - Beginning					\$	6,757		
Fund Balance - Ending					\$	6,907		

Sampson Creek

Community Development District Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30,2025

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	ı 04/30/25	Thr	u 04/30/25	V	ariance
Revenues							
Interest	\$ -	\$	-	\$	12,436	\$	12,436
Total Revenues	\$ -	\$	-	\$	12,436	\$	12,436
Expenditures:							
Capital Outlay	\$ -	\$	-	\$	45,873	\$	(45,873)
Total Expenditures	\$ -	\$	-	\$	45,873	\$	(45,873)
Excess (Deficiency) of Revenues over Expenditures	\$ -			\$	(33,437)		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ -			\$	(33,437)		
Fund Balance - Beginning				\$	574,025		
Fund Balance - Ending				\$	540,589		

Sampson Creek

Community Development District

Long Term Debt Report FY 2025

Series	2016, Special Assessment Bonds	
Interest Rate:	2.40%	
Maturity Date:	5/1/25	\$420,000
Interest Rate:	2.50%	,
Maturity Date:	5/1/26	\$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	\$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	\$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	\$1,420,000
Bonds outstanding - 9/30/2024		\$4,620,000
Less: Current Bonds Outstanding	May 1, 2025 (Mandatory)	\$0 \$4,620,000
cui i ciit Donus Outstanding		Ψ 1 ,020,000
Series	2020, Special Assessment Bonds	
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$765,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000
Bonds outstanding - 9/30/2024		\$2,480,000
Less:	May 1, 2025 (Mandatory)	\$0
Current Bonds Outstanding		\$2,480,000
Total Current Bonds Outstanding		\$7,100,000

		2016 Bond			2020 - Combined	
Stated:	\$7,595,000.00	\$ 2,156,730.51 \$ 0.28	\$ 9,751,730.51	\$ 2,520,000.00	\$ 1,080,046.24 \$ 0.43	\$ 3,600,046.24

Period		Principal	Interest	Total			Principal	Interest	Total
FY 2024	\$	410,000.00	\$ 143,792.50	\$ 553,792.50	- 5	\$	10,000.00	\$ 63,425.00	\$ 73,425.00
FY 2025	\$	420,000.00	\$ 134,055.00	\$ 554,055.00	9	\$	10,000.00	\$ 63,187.50	\$ 73,187.50
FY 2026	\$	430,000.00	\$ 123,975.00	\$ 553,975.00	:	\$	10,000.00	\$ 62,950.00	\$ 72,950.00
FY 2027	\$	440,000.00	\$ 113,225.00	\$ 553,225.00	:	\$	10,000.00	\$ 62,712.50	\$ 72,712.50
FY 2028	\$	455,000.00	\$ 101,675.00	\$ 556,675.00	:	\$	10,000.00	\$ 62,475.00	\$ 72,475.00
FY 2029	\$	470,000.00	\$ 88,025.00	\$ 558,025.00	:	\$	10,000.00	\$ 62,237.50	\$ 72,237.50
FY 2030	\$	485,000.00	\$ 73,925.00	\$ 558,925.00	:	\$	10,000.00	\$ 62,000.00	\$ 72,000.00
FY 2031	\$	500,000.00	\$ 59,375.00	\$ 559,375.00	:	\$	10,000.00	\$ 61,762.50	\$ 71,762.50
FY 2032	\$	460,000.00	\$ 44,375.00	\$ 504,375.00	:	\$	60,000.00	\$ 61,525.00	\$ 121,525.00
FY 2033	\$	475,000.00	\$ 30,000.00	\$ 505,000.00	:	\$	65,000.00	\$ 60,100.00	\$ 125,100.00
FY 2034	\$	485,000.00	\$ 15,156.26	\$ 500,156.26	:	\$	270,000.00	\$ 58,556.26	\$ 328,556.26
FY 2035	\$	-	\$ -	\$ -	:	\$	300,000.00	\$ 52,143.76	\$ 352,143.76
FY 2036	\$	-	\$ -	\$ -	:	\$	305,000.00	\$ 45,018.76	\$ 350,018.76
FY 2037	\$	-	\$ -	\$ -	:	\$	315,000.00	\$ 37,012.50	\$ 352,012.50
FY 2038	\$	-	\$ -	\$ -	:	\$	320,000.00	\$ 28,743.76	\$ 348,743.76
FY 2039	\$	-	\$ -	\$ -	9	\$	330,000.00	\$ 20,343.76	\$ 350,343.76
FY 2040	\$	-	\$ -	\$ -	9	\$	445,000.00	\$ 11,681.26	\$ 456,681.26
	\$ 5	5,030,000.00	\$ 927,578.76	\$ 5,957,578.76		\$ 2	2,490,000.00	\$ 875,875.06	\$ 3,365,875.06

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts FY 2025

Gross Assessments \$ 1,236,636.96 \$ 587,766.20 \$ 78,489.51 \$ 1,902,892.67 Net Assessments \$ 1,162,438.74 \$ 552,500.23 \$ 73,780.14 \$ 1,788,719.11

											64.99%		30.89%		4.12%	100.00%
												20	019A-1 Debit	20	19A-2 (A1)	
Date	Distribution	(Gross Amount	Ca	ommissions	Dis	count/Penalty	Interest	Net Receipts	C	&M Portion		Service	D_{0}	ebt Service	Total
11/05/24	Distribution #1	\$	20,349.03	\$	1,343.87	\$	380.10	\$ -	\$ 18,625.06	\$	12,103.91	\$	5,752.91	\$	768.24	\$ 18,625.06
11/15/24	Distribution #2	\$	66,527.65	\$	2,661.11	\$	1,277.33	\$ -	\$ 62,589.21	\$	40,674.98	\$	19,332.58	\$	2,581.65	\$ 62,589.21
11/19/24	Distribution #3	\$	79,950.64	\$	3,198.02	\$	1,535.05	\$ -	\$ 75,217.57	\$	48,881.80	\$	23,233.23	\$	3,102.53	\$ 75,217.56
12/06/04	Distribution #4	\$	168,379.05	\$	6,735.16	\$	3,232.88	\$ -	\$ 158,411.01	\$	102,946.91	\$	48,930.05	\$	6,534.05	\$ 158,411.01
12/18/24	Distribution #5	\$	124,221.32	\$	4,968.84	\$	2,385.05	\$ -	\$ 116,867.43	\$	75,948.89	\$	36,098.06	\$	4,820.49	\$ 116,867.44
01/09/25	Distribution #6	\$	1,186,290.01	\$	47,451.49	\$	22,776.77	\$ -	\$ 1,116,061.75	\$	725,297.45	\$	344,729.57	\$	46,034.72	\$ 1,116,061.74
01/14/25	INTEREST	\$	-	\$	-	\$	-	\$ 3,855.92	\$ 3,855.92	\$	2,505.86	\$	1,191.02	\$	159.05	\$ 3,855.93
02/20/25	Distribution #7	\$	156,088.14	\$	5,498.11	\$	3,011.80	\$ -	\$ 147,578.23	\$	95,906.98	\$	45,584.02	\$	6,087.23	\$ 147,578.23
04/08/25	Distribution #8	\$	45,620.73	\$	194.06	\$	908.53	\$ -	\$ 44,518.14	\$	28,931.10	\$	13,750.78	\$	1,836.26	\$ 44,518.14
04/14/25	INTEREST	\$	-	\$	-	\$	-	\$ 1,904.87	\$ 1,904.87	\$	1,237.92	\$	588.38	\$	78.57	\$ 1,904.87
	TOTAL	\$	1,847,427.57	\$	72,050.66	\$	35,507.51	\$ 5,760.79	\$ 1,745,630.19	\$	1,134,436.45	\$	539,190.91	\$	72,002.83	\$ 1,745,630.19

97.09% Gross Percent Collected

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

May 15, 2025

	GENERAL FUND	
<u>DATE</u>	<u>CHECK NUMBERS</u>	<u>AMOUNT</u>
04/10/25	8800-8806	\$39,495.23
04/17/25	8807-8813	\$8,607.52
04/30/25	8814-8815	\$462.00
05/02/25	8816-8825	\$57,748.71
Total		\$106,313.46
	CAPITAL RESERVE FUND	
<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
05/02/25	265	\$29,926.00
Total		\$29,926.00

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 14 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# :		STATUS	AMOUNT	CHECK AMOUNT #
4/10/25 00397	4/02/25 19-1558 202503 320-57200-	34501	*	6,433.00	
	MARCH 25 GUARD SERVICES	CENTRAL SECURITY AGENCY			6,433.00 008800
4/10/25 00048	3/31/25 93149547 202503 320-57200- AED 03/25	54600	*	290.00	
	4/08/25 52632871 202504 320-57200-	54600	*	78.79	
	FIRST AID SUPPLIES 04/25	CINTAS CORPORATION			368.79 008801
4/10/25 00319	3/28/25 1110618- 202504 320-57200-		*	403.03	
1/10/25 00319	SVCS 04/25				
		COMCAST			403.03 008802
4/10/25 00016	4/04/25 MAR25 202503 320-54100- MARCH 2025 SERVICES	43000	*	6,576.51	
	MARCH 2025 SERVICES	FLORIDA POWER & LIGHT			6,576.51 008803
4/10/25 00285	4/01/25 JAK04250 202504 320-57200-		*	1,611.00	
1, 10, 25 00205	SVCS 04/25			-	1 611 00 000004
		JANI-KING OF JACKSONVILLE			1,611.00 008804
4/10/25 00188	3/25/25 21537700 202503 310-51300-1 FEES 03/01/25-02/28/26	32300	*	4,040.63	
		US BANK			4,040.63 008805
4/10/25 00377	3/31/25 425955 202503 320-57200-			4,581.52	
-,,	POOL MONITOR 03/25 4/01/25 425504 202504 320-54100-		4	15,480.75	
	SVCS 04/25			•	
		VESTA PROPERTY SERVICES, INC			20,062.27 008806
4/17/25 00319	4/04/25 1110956- 202504 320-57200-	41000	*	704.41	
	SVCS 04/25	COMCAST			704.41 008807
4/17/25 00468	3/31/25 00070394 202503 310-51300-	COMCAST 	*	71.36	
4/17/25 00400	LEGAL AD #1163973		*		
	3/31/25 00070394 202503 310-51300- LEGAL AD #1155520	48000	*	90.40	
		GANNETT FLORIDA LOCALIQ			161.76 008808
4/17/25 00131	4/01/25 420 202504 310-51300-	34000	*	5,477.50	
	MGMT FEE 04/25 4/01/25 420 202504 310-51300-		*	92.75	
	INFORMATION TECH 04/25			2 = 1 , 3	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	4/01/25 420 202504 310-51300-	-31300	*	185.50	
	DISSEMINATION AGENT SVCS 4/01/25 420 202504 310-51300-	-42500	*	7.05	
	COPIES 04/25 4/01/25 420 202504 310-51300-		*	49.85	
	TELEPHONE 04/25	GOVERNMENTAL MANAGEMENT SERVICE	ES		5,812.65 008809
4/17/25 00340	4/10/25 193018 202503 310-51300-	31100	*	1,250.00	
	SVCS 03/25 4/10/25 193018 202503 310-51300-	-31100	*	104.74	
	REIMBURSABLE EXPENSES	MATTHEWS DESIGN GROUP, INC.			1,354.74 008810
4/17/25 00467	4/05/25 1303401 202504 320-57200-	-34500		231.00	
	OFF DUTY OFFICER 04/25	ROLLKALL TECHNOLOGIES LLC			231.00 008811
4/17/25 00467	4/12/25 1320087 202504 320-57200-	-34500	*	231.00	
	OFF DUTY OFFICER 04/25	ROLLKALL TECHNOLOGIES LLC			231.00 008812
	4/12/25 75821818 202504 320-57200- SVCS 04/25		*	111.96	
	SVCS 04/25	VECTOR SECURITY INC.			111.96 008813
4/30/25 00467	4/19/25 1334174 202504 320-57200- OFF DUTY OFFICER 04/25	-34500		231.00	
	OFF DUIL OFFICER 04/25	ROLLKALL TECHNOLOGIES LLC			231.00 008814
4/30/25 00467	4/28/25 1342279 202504 320-57200- OFF DUTY OFFICER 04/25	-34500	*	231.00	
	OFF DOTT OFFICER 04/25	ROLLKALL TECHNOLOGIES LLC			231.00 008815
5/02/25 00416	5/02/25 05022025 202505 320-57200- OUTDOOR MOVIE 05/25	-49400	*		
		BOUNCERS, SLIDERS, AND MORE INC	С.		350.00 008816
5/02/25 00443	3/24/25 9291453 202503 320-54100- SVCS 03/25 MAINLINE LEAK	46203	*	415.00	
	4/23/25 9325161 202504 320-54100- SVCS 04/25 UPGRADES	-46202	*	4,556.90	
	4/23/25 9325162 202504 320-54100- SVCS 04/25 LANDSCAPE	-46202	*	3,807.68	
	4/23/25 9325181 202504 320-54100- SVCS 04/25 EXTRA MULCH	-46202	*	848.82	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
	4/23/25 9325519 202504 320-54100	-46203	*	1,700.00	
	SVCS 04/25 LINE REPAIRS 4/23/25 9325520 202504 320-54100	-46203	*	1,020.00	
	SVCS 04/25 REPLACE ROTOR 4/24/25 9326510 202504 320-54100	-46203	*	848.00	
	SVCS 04/25 REPLACE VALVE 5/01/25 9328617 202505 320-54100 MAINT 05/25	-46200	*	13,866.49	
	PIATIVI 03/23	BRIGHTVIEW LANDSCAPE SERVICES, INC	C.		27,062.89 008817
5/02/25 00469	2/20/25 3422 202502 320-57200 REPAIRS 02/25 SPLASH PAD	-54502	*	5,283.80	
	3/28/25 3357 202503 320-57200	-54502	*	1,410.00	
	REPAIRS/LABOR 03/25 4/25/25 3516 202505 320-57200 POOL SVCS 05/25	-45200	*	2,113.41	
	POOL SVCS 05/25	CBUSS ENTERPRISES			8,807.21 008818
5/02/25 00334	4/16/25 23356477 202504 320-57200 SUPPLIES 04/25		*	342.13	
	BOITEIED 01/23	CRYSTAL SPRINGS			342.13 008819
	4/25/25 7729-1 202504 320-57200 SVCS 04/25 PUNCHING BAG			654.00	
		FITNESS MACHINE TECHNICIANS OF			654.00 008820
5/02/25 00022	4/18/25 14873242 202504 320-54100	-43100	*	154.53	
	SVCS 04/25 4/18/25 82743242 202504 320-54100	-43100	*	1,416.65	
	SVCS 04/25	JEA 			1,571.18 008821
5/02/25 00430	4/28/25 3554988 202502 310-51300 SVCS 02/25	-31500	*	1,042.05	
	5VC5 02/25	KUTAK ROCK LLP			1,042.05 008822
5/02/25 00467	4/30/25 1343230 202504 320-57200	-34300	*	231.00	
	OFF DUTY OFFICER 04/25	ROLLKALL TECHNOLOGIES LLC			231.00 008823
5/02/25 00424	1/30/25 19532 202501 320-54100	-46202	*	450.00	
	SVCS 01/25	TAYLOR TREE SERVICES, INC			450.00 008824
5/02/25 00377	4/28/25 426190 202504 320-57200 SVCS 04/25	-54500	*	1,757.50	

AP300R *** CHECK NOS. 008800-050000 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 17 SAMPSON CREEK - GENERAL FUND

BANK A SAMPSON CREEK CDD

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

5/01/25 426101 202505 320-54100-34000 * 15,480.75 SVCS 05/25

VESTA PROPERTY SERVICES, INC 17,238.25 008825

TOTAL FOR BANK A 106,313.46

TOTAL FOR REGISTER 106,313.46

INVOICE

CENTRAL SECURITY AGENCY, 2131 State Road 16

billing@centsec.us +1 (904) 458-5555 www.centsec.us Lot A St Augustine, FL 32084



Bill to

Sampson Creek Community Development 219 Saint Johns Golf Dr Saint Augustine, FL 320921053

Ship to

Sampson Creek Community Development 219 Saint Johns Golf Dr Saint Augustine, FL 320921053 USA

Invoice details

Invoice no.: 19-1558 Invoice date: 04/02/2025 Due date: 04/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	March Week 1, March 1 only	8	\$32.00	\$256.00
2.		Sampson Creek Officer	March Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	March Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	March Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	March Week 5	40	\$32.00	\$1,280.00
6.		Sampson Creek Officer	March Week 6	16	\$32.00	\$512.00
7.		Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00
8.		Sampson Creek Patrol Vehicle Fuel	Monthly Direct Billed	1	\$45.00	\$45.00

Ways to pay

Note to customer

Thanks for choosing us as your security provider. We greatly appreciate the opportunity.

FEIN #46-3475536

Total

\$6,433.00

GIL 1.320.57200.34501 HW 800 4-3-25



CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Service / Billing # Fax # Payment Inquiry # (904)562-7000 (904)562-7020 (877)275-4933

Invoice

Ship To Pool

Bill To

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Invoice # 5263287108 Invoice Date 04/08/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Pool
SAMPSON CREEK CDD

219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Order # 7054671145 Payer # 10552255

Material #		Description		Qua	ntity	Unit Price	Ext Price	Tax
Unit	000000000005150417	Unit Description:	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
43658		WATERPROOF CLEAR STRIPS		1	BOX	\$16.21	\$16.21	
43729		X-LONG BANDAGE MEDIUM		1	BOX	\$17.29	\$17.29	
44249		ELASTIC STRIP SMALL		1	BAG	\$11.89	\$11.89	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
						Unit Subtotal:	\$55.84	
Unit	000000000017631113	Unit Description:	FITNESS					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000017631116	Unit Description:	OFFICE HAL	LWAY				
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$22.95	\$22.95	
						Unit Subtotal:	\$22.95	
					I	nvoice Sub-total	\$78.79	
						Tax	\$0.00	
						Invoice Total	\$78.79	

001.320.57200.54600

Approved Clubhouse Supplies Submitted to AP on 4.9.2025 by Jason Davidson

Jason Davidson

CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Invoice

Material # Description Quantity Unit Price Ext Price Tax

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note





CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # Fax # (904)562-7000 (904)562-7020

Payment Inquiry # (877)275-4933

Invoice

Ship To Pool

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

Invoice # 9314954778 Invoice Date 03/31/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Qua	ntity	Unit Price	Ext Price	Tax
4003Z AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	2	EA	\$145.00	\$290.00	
Wed Burned				Invoice Sub-total	\$290.00	
				Tax	\$0.00	
				Invoice Total	\$290.00	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

GL 1.320.57200.54600

SUD 4-3-25 HW

Note

11

Hello Office Sampson Creek Cdd,

APR 0 7 2025

Thanks for choosing Comcast Business.

w	CILE	le il II			an	
	our			6		
w			Control Street		Charles Service	

For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE, FL, 32092-1053

	\$393.03
	\$0.00
K#783 3/20/25	\$393.03
Page 3	\$387.85
Page 3	\$10.00
Page 3	\$5.18
25	\$403.03
	Page 3 Page 3

Amount due

\$796.06

Your account is past due

Your account is past due, so you may have been charged a late fee of \$10.00. To keep your account current, please pay the past due balance immédiately.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- · Your one-time charges are \$10.00 due to Late Fee charge(s).
- · This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on
- Any payments received or account activity after Mar 28, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

001.320.57200.41000 **April 2025**

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20250328 NNNNNNNY 0000534 0003

OFFICE SAMPSON CREEK CDD C/O HOME OFC 5385 N NOB HILL RD SUNRISE FL 33351-4761

ովիրիկինիկինին այն անինիկինինինինի ավու

Account number

Past due balance

New charges due Apr 18, 2025

Total amount due

Amount enclosed

8495 74 140 1110618

\$393.03

\$403.03

\$796.06

Make checks payable to Comcast Do not send cash

Send payment to

PO BOX 71211 **CHARLOTTE NC 28272-1211**

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Comcast Business		\$371.85
Bundled services		\$209.95
Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$259.00	
Bundle Discount	-\$79.00	
Equipment Fee Voice and WiFi Pro Expanded Coverage	\$29.95	
TV services		\$116.95
TV Select Business Video.	\$39.95	
Music Choice	\$29.95	
TV Box + Remote	\$9.95	
Broadcast TV Fee	\$37.10	
Internet services		\$19.95
Static IP - 1	\$19.95	
Voice services		\$25.00
Mobility Voice Line	\$44.95	
Business Voice.		
Voice Credit	-\$19.95	
Service fees		\$16.00
Directory Listing Management	\$8.00	
Fee		
Voice Network Investment	\$8.00	

One-time charg	es		\$10.00
Other charges			\$10.00
Late Fee	Mar 28	\$10.00	

Taxes, fees and other charges		\$5.18
Other charges		\$5.18
Federal Universal Service Fund	\$2.43	
Regulatory Cost Recovery	\$2.75	

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Account Number 8495 74 140 1110618 Billing Date Mar 28, 2025

Services From Apr 08, 2025 to May 07, 2025 Page

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/xl-parental-controls-safe-browse.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.



Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

March-25

		*	***V#16
Total		\$	6,576.51
33381-88364	1574 Drury Court #1	\$	250.50
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
80369-00598	205 St. John's Golf Drive #Swimclub	\$	515.93
61084-35154	944 Leo Maguire Parkway #1	\$	27.53
59216-52565	205 St. John's Golf Drive	\$	96.97
55613-33054	2125 County Road 210 W	\$	60.41
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.05
19350-09421	211 St. John's Golf Drive #LITES	\$	116.61
16229-99512	219 St. John's Golf Drive #Pool	\$	1,236.16
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

***PLEASE CODE TO MONTH ON SCHEDULE, NOT INVOICE DATE. THANKS!

Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 Account Number: 72556-88074

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$4,219.69 TOTAL AMOUNT YOU OWE

Apr 25, 2025

NEW CHARGES DUE BY



Pay or visit FPL.com/ WaystoPay

D11		OI	H 10.	AB.	AP	DV
DIL	١.	SI	ווע	/IIV	IA	RY

4,219.69 Amount of your last bill -4,219,69 Payments received 0.00 Balance before new charges

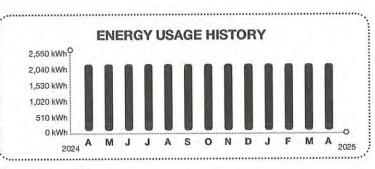
4,219.69 Total new charges

Total amount you owe \$4,219.69

..........

(See page 2 for bill details.)

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KEEP IN MIND

- Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-40UTAGE (468-8243) 711 (Relay Service)



Ways to Pay



1304725568807489691240000

0004 025514 0001

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GENERAL MAIL FACILITY MIAMI FL 33188-0001

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72556-88074 ACCOUNT NUMBER

\$4,219.69 TOTAL AMOUNT YOU OWE Apr 25, 2025

NEW CHARGES DUE BY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD

Account Number: 72556-88074 FPL.com Page 2

0002 0004 025514

E001

BILL DETA	ILS	
Amount of your last bill Payment received - Thank you		4,219.69 -4,219.69
Balance before new charges		\$0.00
New Charges Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	4,211.23	
Gross receipts tax (State tax)	4.88	
Taxes and charges	4.88	
Regulatory fee (State fee)	3.58	
Total new charges		\$4,219.69
Total amount you owe		\$4,219.69

** Your electric service amount includes the following charges:

Non-fuel energy charge:

\$0.059770 per kWh

Fuel charge:

\$0.026470 per kWh

METER SUMMARY

Next bill date May 6, 2025.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	2302	2302	2302
Service days	29	28	30
kWh/day	79	82	77
Amount	\$4,219.69	\$4,219.69	\$4,171.06

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For: 03-06-2025 to 04-04-2025 (29 days) kWh/Day: 79 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS

Lights SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

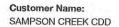
Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224 Energy Non-energy Fixtures Maintenance	39	3500	F	154	0.400000 9.610000 1.470000	2,002	61.60 1,479.94 226.38
C861225 Energy Non-energy Fixtures Maintenance	73	6000	F	12	0.800000 9.610000 1.470000	300	9.60 115.32 17.64
PMF0001 Non-energy Fixtures				166	9.740000		1,616.84
UCNP Non-energy Maintenance				11,449	0.049350		565.01

 * F - FPL OWNS & MAINTAINS $\,$ E - CUSTOMER OWNS & MAINTAINS $\,$ R - CUSTOMER OWNS, FPL RELAMPS $\,$ H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761





Account Number: 72556-88074

FPL.com Page 2

0004 0004 025514 ESLA

For: 03-06-2025 to 04-04-2025 (29 days) kWh/Day: 79
Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Amount	kWh Used	Rate/Unit	Quantity	Owner/ Maint *	Lumens	Watts	Component Code
71.20 4,021.13		Energy sub total	Nor				
4,092.33	2,302	Sub total					
0.90 0.16 1.13 47.70 -4.77 12.85 60.93 4,211.23 4.88 3.58		ton cost recovery t recovery charge t recovery charge n recovery charge n recovery charge sistion rider credit n recovery charge Fuel charge service amount ots tax (State tax) ory fee (State fee)	apacity paymen vironmental cos storm restoratior Trar Storm protectior Electric Gross recei	C Er \$			
4,219.69	2,302	Total					



SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$25.66 TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY

Amount of your last bill



BILL SUMMARY

	(See page 2 for hill details.)
Total amount you owe	\$25.66
Total new charges	25.66
Balance before new charges	0.00
Payments received	-25.66
, another of your last bill	20.00

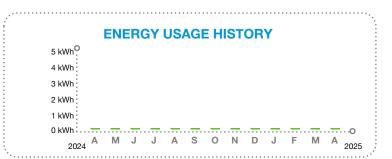
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 **Account Number: 08744-67061**

Service Address:

380 SAINT JOHNS GOLF DR #IRR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

25.66

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

130408744670612665200000

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BILL DETAILS Amount of your last bill 25.66 Payment received - Thank you -25.66Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$12.13 Non-fuel energy charge: \$0.096100 per kWh Fuel charge: \$0.027180 per kWh Electric service amount 25.00 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.66 Total amount you owe \$25.66

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading May 6, 2025.

Usage Type	Current	- Previo	us = Usage
kWh used	00000	00000	0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	0	0	0
Service days	29	28	30
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

KEEP IN MIND

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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$1,236.16TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 1,199.92 Payments received -1,199.92 0.00 Balance before new charges 1,236.16 Total new charges Total amount you owe \$1,236.16 (See page 2 for bill details.)

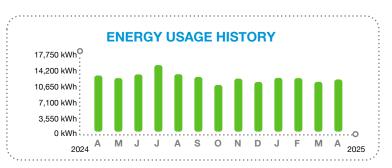
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 **Account Number:** 16229-99512

Service Address:

219 SAINT JOHNS GOLF DR # POOL SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



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16229-99512

\$1,236.16

Apr 25, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY \$1,236,16

\$1,236.16



Total new charges

Total amount you owe

BILL DETAILS Amount of your last bill 1.199.92 Payment received - Thank you -1,199.92Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 Non-fuel: \$428.14 (\$0.033890 per kWh) \$343.36 Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW) \$402.30 Electric service amount 1,204.21 Gross receipts tax (State tax) 30.90 Taxes and charges 30.90

Regulatory fee (State fee) 1.05

Customer Name:

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading May 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	73879		61246		12633
Demand KW	29.95				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	12633	12055	13587
Service days	29	28	30
kWh/day	435	430	452
Amount	\$1,236.16	\$1,199.92	\$1,357.49

KEEP IN MIND

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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$116.61 TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 120.66 Payments received -120.660.00 Balance before new charges 116.61 Total new charges Total amount you owe \$116.61

(See page 2 for bill details.)

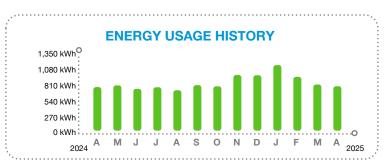
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 **Account Number:** 19350-09421

Service Address:

211 SAINT JOHNS GOLF DR # LITES SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

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19350-09421

\$116.61

Apr 25, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY

E001



BILL DETAILS Amount of your last bill 120.66 Payment received - Thank you -120.66 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$78.51 Fuel: (\$0.027180 per kWh) \$22.21 Electric service amount 113.59 Gross receipts tax (State tax) 2.92 Taxes and charges 2.92 Regulatory fee (State fee) 0.10 Total new charges \$116.61 Total amount you owe \$116.61

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading May 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	56531		55714		817

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	817	849	802
Service days	29	28	30
kWh/day	28	30	26
Amount	\$116.61	\$120.66	\$111.43

KEEP IN MIND

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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$250.50 TOTAL AMOUNT YOU OWE

TOTAL AWOOM TOO OWN

Apr 25, 2025 NEW CHARGES DUE BY



(See page 2 for bill details.)

BILL SUMMARY

Amount of your last bill Payments received	258.86 -258.86
Balance before new charges	0.00
Total new charges Total amount you owe	250.50 \$250.50

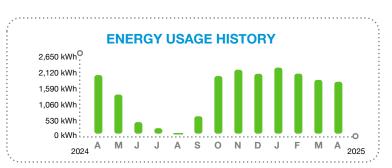
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 Account Number: 33381-88364

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

130433381883647050520000

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Amount of your last bill

Electric service amount

Regulatory fee (State fee) 0.21

Taxes and charges

Total new charges

Total amount you owe

New Charges

Base charge:

BILL DETAILS 258.86 Payment received - Thank you -258.86Balance before new charges \$0.00 Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS \$12.87 Non-fuel: (\$0.096100 per kWh) \$180.20 Fuel: (\$0.027180 per kWh) \$50.96 244.03 Gross receipts tax (State tax) 6.26

6.26

\$250.50

\$250.50

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading May 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	74534		72659		1875

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	1875	1941	2117
Service days	29	28	30
kWh/day	65	69	71
Amount	\$250.50	\$258.86	\$272.60

KEEP IN MIND

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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$27.05 TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.11	
Payments received	-27.11	
Balance before new charges	0.00	
Total new charges	27.05	
Total amount you owe	\$27.05	
	(See page 2 for hill details)	

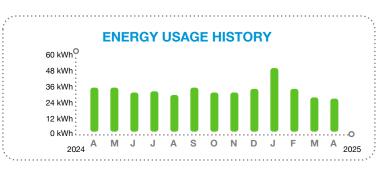
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 **Account Number:** 46974-44356

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

13044697444356 507200000

SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 The amount enclosed includes the following donation: **FPL Care To Share:**

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BILL DETAILS Amount of your last bill 27.11 Payment received - Thank you -27.11 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$10.16 Non-fuel: (\$0.096100 per kWh) \$2.59 Fuel: (\$0.027180 per kWh) \$0.73 Electric service amount 26.35 Gross receipts tax (State tax) 0.68 Taxes and charges 0.68 Regulatory fee (State fee) 0.02 \$27.05 Total new charges \$27.05 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading May 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16643		16616		27

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	27	28	36
Service days	29	28	30
kWh/day	1	1	1
Amount	\$27.05	\$27.11	\$27.41

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$60.41 TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



BILL SUMMARY

(See)	nage 2 for hill details)
Total amount you owe	\$60.41
Total new charges	60.41
Balance before new charges	0.00
Payments received	-62.56
Amount of your last bill	62.56

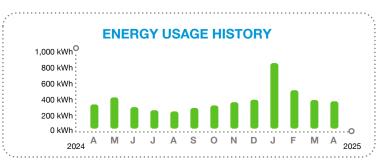
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 **Account Number: 55613-33054**

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



KEEP IN MIND

Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

130455613330549140600000

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Visit FPL.com/PayBill for ways to pay.

55613-33054

\$60.41

Apr 25, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 62.56 Payment received - Thank you -62.56 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$35.84 Fuel: (\$0.027180 per kWh) \$10.14 Electric service amount 58.85 Gross receipts tax (State tax) 1.51 Taxes and charges 1.51 Regulatory fee (State fee) 0.05 Total new charges \$60.41 Total amount you owe \$60.41

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading May 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	96709		96336		373

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	373	390	330
Service days	29	28	30
kWh/day	13	14	11
Amount	\$60.41	\$62.56	\$53.57

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$96.97 TOTAL AMOUNT YOU OWE

Apr 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	119.26
Payments received	-119.26
Balance before new charges	0.00
Total new charges	96.97
Total amount you owe	\$96.97

(See page 2 for bill details.)

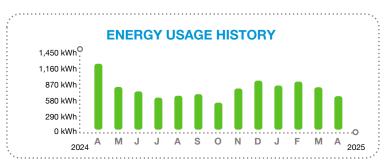
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 **Account Number: 59216-52565**

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after June 27, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

130459216525653796900000

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59216-52565

\$96.97

Apr 28, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE



BILL DETAILS Amount of your last bill 119.26 Payment received - Thank you -119.26 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$63.61 Fuel: (\$0.027180 per kWh) \$17.99 Electric service amount 94.47 Gross receipts tax (State tax) 2.42 Taxes and charges 2.42 Regulatory fee (State fee) 0.08 Total new charges \$96.97 Total amount you owe \$96.97

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading May 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50385		49723		662

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	662	838	1303
Service days	29	28	30
kWh/day	22	29	43
Amount	\$96.97	\$119.26	\$172.85

KEEP IN MIND

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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$27.53
TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.62
Payments received	-27.62
Balance before new charges	0.00
Total new charges	27.53
Total amount you owe	\$27.53
	(See page 2 for bill details.)

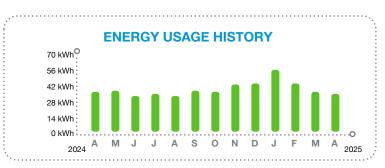
Electric Bill Statement

For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after June 25, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

130461084351546357200000

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BILL DETAILS Amount of your last bill 27.62 Payment received - Thank you -27.62Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.51 Non-fuel: (\$0.096100 per kWh) \$3.46 Fuel: (\$0.027180 per kWh) \$0.98 Electric service amount 26.82 Gross receipts tax (State tax) 0.69 Taxes and charges 0.69 Regulatory fee (State fee) 0.02 \$27.53 Total new charges \$27.53 Total amount you owe

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading May 6, 2025.

Usage Type	Current	- Previ	ous =	Usage
kWh used	20180	201	44	36

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	36	38	38
Service days	29	28	30
kWh/day	1	1	1
Amount	\$27.53	\$27.62	\$27.50

KEEP IN MIND

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SAMPSON CREEK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$515.93 TOTAL AMOUNT YOU OWE

Apr 25, 2025 NEW CHARGES DUE BY



(See page 2 for bill details.)

BILL SUMMARY

Amount of your last bill	466.22
Payments received	-466.22
Balance before new charges	0.00
Total new charges	515.93
Total amount you owe	\$515.93

Electric Bill Statement

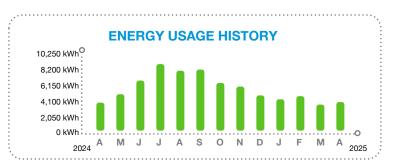
For: Mar 6, 2025 to Apr 4, 2025 (29 days)

Statement Date: Apr 4, 2025 **Account Number: 80369-00598**

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

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Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



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1304803690059843951500000

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BILL DETAILS Amount of your last bill 466.22 Payment received - Thank you -466.22 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 \$135.52 Non-fuel: (\$0.033890 per kWh) \$108.69 Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW) \$227.97 Electric service amount 502.59 Gross receipts tax (State tax) 12.90 Taxes and charges 12.90 Regulatory fee (State fee) 0.44 \$515.93 Total new charges \$515.93 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading May 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	02919		98920		3999
Demand KW	17.01				17

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 4, 2025	Mar 6, 2025	Apr 5, 2024
kWh Used	3999	3645	3917
Service days	29	28	30
kWh/day	137	130	130
Amount	\$515.93	\$466.22	\$507.83

KEEP IN MIND

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Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE FL

Invoice Date Number 04/01/2025 JAK04250025 **Due Date** Cust # 04/30/2025 126069 **Invoice Amount Amount Remitted** \$ 1,611.00

Sold To:

SAMPSON CREEK C.D.D.

For:

Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

Make All Checks Payable To: JANI-KING OF JACKSONVILLE RETURN THIS PORTION WITH YOUR PAYMENT

32207

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services (904) 346-3000

For: Same as Sold To

Sold To:

SAMPSON CREEK C.D.D. 219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee		Due Date
JAK04250025	04/01/2025	126069	GREENWALT		DARRYL HALL ENTERPRISES	LLC	04/30/2025
Quantity		D	escription		Unit Price	Exte	ended Price
1	MONTH	LY CONTRA	ACT BILLING AN	MOUNT FOR APP	RIL 1611.00		1611.00
		D. O. I	2427		Amount of Sale		\$ 1,611.00
			https://linktr.ee/ja		Sales Tax		\$ 0.00
		JANI-KII	NG OF JACKSONVI	LLE	Total		\$ 1,611.00

GL 1.320.57200.45300 SUB 4-3-25 HW



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invalas Number

760/610

Invoice Date: Direct Inquiries To: Phone: 03/25/2025 Schuhle, Scott A (954)-938-2476

SAMPSON CREEK CDD C/O GMS - SOUTH FLORIDA, LLC 5385 N. NOB HILL ROAD SUNRISE, FL 33351 UNITED STATES APR 0.7 2025

Sampson Creek Community Development District Capital Improvement Revenue Bonds, Series 2020

The following is a statement of transactions pertaining to your account. For further information, please review the attached

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

001.310.51300.32300

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

. Sampson Creek Community Development District Capital Improvement Revenue Bonds, Series 2020

Invoice Number:	7694619
Current Due:	\$4,040.63
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: 7694619 03/25/2025

Direct Inquiries To: Phone:

Schuhle, Scott A (954)-938-2476

Sampson Creek Community Development District Capital Improvement Revenue Bonds, Series 2020

Accounts Included 215377000

215377001

215377002

215377003

215377004

215377005

In This Relationship:

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance	ce 03/01/2025 - 02/28/2026			\$3,750.00
Incidental Expenses 03/01/2025 to 02/28/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 425504 04/01/2025

Terms

Net 30

Due Date

05/01/2025

Memo

Bill To

Sampson Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Monthly fees Golf cart	1	15,280.75	15,280.75
	1	200.00	200.00

Total 15,480.75

001.320.54100.34000



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Bill To

Sampson Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Invoice

 Invoice #
 425955

 Date
 03/31/2025

Terms Net 30

Due Date 04/30/2025

Memo Lifeguards

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	198.42	23.09	4,581.52

Total 4,581.52

001.320.57200.45100 MArch 2025

		Life	guard Serv	ice Hours	
Period	Budgeted	Used	PTD +/-	YTD +/-	Detail
					Staffed per the March 2025
2/26-3/25	180	192.27	12.27	12.27	Calendar.
3/26-4/25					
4/26-5/25					
5/26-6/25					
6/26-7/25					
7/26-9/02					
					Year to Date we are 12.27
FINAL	180	192.27		12.27	hours over FY '25 Budget.

Lifeguards	Hours
Alexander, Tyler	6.15
Arena, Anthony	50.25
Garner, Carson	0
Muller, Kaeden	5.95
O'Donnell, Mason	40.03
Plaien, Noah	13.77
Revels, Addison	0
Sharpe, Leah	8.18
Strumlauf, Addison	8.07
Webb, Avery	37.43
West, Ethan	22.49
Zwetschkenbaum, Aaron	6.1
Total	198.42

\$704.41



Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Amount due Apr 25, 2025

Your bill at a gland For 219 SAINT JOHNS GOLF DR, H AUGUSTINE, FL, 32092-1053		NT
Previous balance		\$704.66
Payment - thank you	Apr 03	-\$704.66
Balance forward		\$0.00
Regular monthly charges	Page 3	\$697.45
Taxes, fees and other charges	Page 3	\$6.96
New charges		\$704.41

Need help? Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- · Any payments received or account activity after Apr 04, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000 April 2025

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 04 20250404 NNNNNNNY 0000544 0003

FITN SAMPSON CRK CDD POOL HOME OFC 2 5385 N NOB HILL RD SUNRISE FL 33351-4761

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Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Apr 25, 2025

\$704.41

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211**

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Regular monthly charges	\$	\$697.45		
Comcast Business		\$681.45		
Bundled services		\$314.95		
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage. Bundle Discount	\$429.00			
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95			
TV services		\$316.50		
TV Standard Business Video.	\$74.95			
Public View Service Business Video.	\$25.00			
Service Discount	-\$25.00			
CableCARD Service To Additional TV.	\$43.50			
Service Discount	Q-13.50			
Digital Adapter Equipment Fee TV Box.	\$200.00			
Broadcast TV Fee	\$37.10			
Regional Sports Fee	\$4.45			
Voice services		\$50.00		
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90			
Voice Credit Qty 2 @ -\$19,95 each	-\$39,90			
Service fees		\$16.00		
Directory Listing Management	\$8.00			

Taxes, fees and other charges	\$6.96
Other charges	\$6.96
Federal Universal Service Fund	\$3.46
Regulatory Cost Recovery	\$3.50

\$8.00

What's included? Internet: Fast, reliab

Internet: Fast, reliable internet on our Gig-speed network

TV: Keep your employees informed and customers entertained

Voice Numbers: (904)599-9094, (904)819-9956, (904)217-8268

This shows a service is included in your package:

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You've saved \$252.40 this month with your bundle, service and voice credit discounts.

Voice Network Investment

Account Number 8495 74 140 1110956 Billing Date
Apr 04, 2025

Services From Apr 14, 2025 to May 13, 2025

Page 4 of 5

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/xl-parental-controls-safe-browse.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.



Smart, simple solutions to keep your business reliably connected.

Thank you for choosing us as your connectivity provider. We appreciate your business and would like to offer you a personalized one-on-one account review to make sure of two things—that you've got the right service package for your business, and that you're getting the best value for you.

Count on Comcast Business for the reliable, scalable solutions you need, including:

- · Up to 99.99% uptime service level agreement with Dedicated Internet Service
- Cybersecurity solutions to help protect your business and its data
- · WiFi backup with Connection Pro to help you stay connected, even during the unexpected

Plus, save up to 70% a year on your wireless bill when you add Comcast Business Mobile to Comcast Business Internet—designed for your small business.

Savings comparison to weighted average of top 3 carriers based on optimized pricing, Taxes and fees extra. Comcast Business Internet required. After use of monthly data threshold included with your data option, speeds reduced. Data thresholds and actual savings vary.

Don't wait! Give us a call at 855-894-4621 to chat with our business services team. We have plans available for you to choose from so you can continue to receive the best service at the best value.



Call 855-894-4621 or visit comcastbusiness.com/accountreview today to review your account.

COMCAST BUSINESS

Restrictions apply. Not available in all areas. Services and features vary depending on level of service. Comcast Business SecurityEdgeTM, Connection Pro and Comcast Business Mobile each requires Comcast Business Internet: Actual speeds vary and are not guaranteed. SecurityEdgeTM: Will not work if connected via public WiFi, and may not work if connected via Connection Pro, virtual private network technology or non-Comcast DNS servers. Connection Pro: Fully charged battery backup will provide up to 8-16 hours of power to the Connection Pro device depending on level of service. Actual backup times vary depending on number of connected devices and is not guaranteed. Comcast Business Mobile: Up to 20 lines. Pricing subject to change. For Comcast Business Mobile Disclosures visit: https://business.comcast.com/policies/broadband-disclosures. Call for restrictions and complete details. © 2025 Comcast. B6960A-ADP-FAR-4621



ACCO	UNT NAME	764139 03/31/	
Sampson	Creek Cdd/Gms		
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTA \$161.76 TOTAL CASH AMT DUE	
0007039414	Mar 1- Mar 31, 2025		
PREPAY (Memo Info)	UNAPPLIED (included in amt due)		
\$0.00	-\$85.68	\$213.36	

BILLING ACCOUNT NAME AND ADDRESS

PAYMENT DUE DATE: APRIL 30, 2025

Legal Entity: Gannett Media Corp.

Sampson Creek Cdd/Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

լինոսներգունը(իկիլինգինիրովիրիիլիրոելիի

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@ccc.gannett.com

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Description				Amount
Balance Forward				\$51.60
Advertising:				
d Date Order Number	Product	Description	PO Number	Package Cost
3/10/25 11063973	SAG St Augustine Record	March 20th meeting		\$71.36
3/26/25 11155520	SAG St Augustine Record	Audit RFP Notice		\$90.40
֡	Balance Forward Advertising: Id Date Order Number 3/10/25 11063973	Balance Forward Advertising: Id Date Order Number Product 3/10/25 11063973 SAG St Augustine Record	Balance Forward Advertising: Id Date Order Number Product Description 3/10/25 11063973 SAG St Augustine Record March 20th meeting	Balance Forward Advertising: Id Date Order Number Product Description PO Number 3/10/25 11063973 SAG St Augustine Record March 20th meeting

001.310.51300.48000



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$213.36
Service Fee 3.99% \$8.51
*Cash/Check/ACH Discount -\$8.51
*Payment Amount by Cash/Check/ACH \$213.36
Payment Amount by Credit Card \$221.87

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

AMOUNT PAID	INVOICE NUMBER 0007039414		ACCOUNT NUMBER 764139		ACCOUNT NAME Sampson Creek Cdd/Gms	
\$213.36	-\$85.68	\$0.00	\$0.00	\$68.64	\$68.64	\$161.76
TOTAL CREDIT CARD AMT DU	TO PAY BY PHONE PLEASE CALL:		MITTANCE ADDRESS (Include Account# & Involce# on check)			
\$221.87	1-877-736-7608					
	To sign up for E-mailed invoices and online payments abgspecial@gannett.com		Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244			

Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice

Invoice #: 420

Invoice Date: 4/1/25 **Due Date:** 4/1/25

Case:

P.O. Number:

Bill To:

Sampson Creek CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description		Hours/Qty	Rate	Amount
Management Fees - April 2025 Information Technology - April 2025 Dissemination Agent Services - April 2025 Copies Telephone	001.310.51300.34000 001.310.51300.35100	nours/Qty	5,477.50 92.75 185.50 7.05 49.85	5,477.50 92.75 185.50 7.05 49.85

Total	\$5,812.65
Payments/Credits	\$0.00
Balance Due	\$5,812.65



Sampson Creek Community Development District Sharyn Henning 475 West Town Place, Suite 114 St Augustine, FL 32092 Engineering - Architecture - Planning - Surveying

April 10, 2025

Invoice #

193018

Project

0000020835.0000

Sampson Creek CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Agenda Conference Call and Monthly Meeting
- Bulkhead Contract
- APS Coordination
- · Site Meetings with Contractors

001.310.51300.31100

Please call Alex Acree if you have any questions or concerns regarding your project. For billing inquiries, please contact our Accounting Department.

Professional Services through March 31, 2025

Phase 0001	General Services				
		Hours	Rate	Amount	
Professional Engineer		9.00	135.00	1,215.00	
Sr. CAD		.25	90.00	22.50	
Administrative		.25	50.00	12.50	
Total Labor					1,250.00
Phase 0003	Construction Services				
		Hours	Rate	Amount	
Professional Engineer		19.00	135.00	2,565.00	Do not Pay
Sr. CAD		4.00	90.00	360.00	,
Total Labor					2,925.00
Phase 0999	Reimbursable Expenses				
Poimhureahla Evnoneae					

Reimbursable Expenses

Mileage/Parking/Tolls 104.74

Total Reimbursables 104.74

104.74

Total Due: 4,279.74

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	4,175.00	152,162.77	156,337.77
Expense	104.74	3,864.69	3,969.43
Unit	0.00	1,371.85	1,371.85
Totals	4,279.74	157,399.31	161,679.05



Invoice

1NVOICE DATE 4/5/2025

INVOICE NUMBER

1303401

BILLED FROM BILLED TO

CINDY HOWELL St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4825542	4		St Johns Golf		0.00 A 0.00 A	4.00	\$55.00	\$220.00
					0.00 E			
					0.00 V			
\$231.		0.34500			0.00 M			
Gepa	iiaie Cii	CCK			TOTAL OFFICERS PAY			\$220.00
					SERVICE FEE			\$11.00
					TAX			\$0.00
					TOTAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039



Invoice

1NVOICE DATE 4/12/2025

INVOICE NUMBER

1320087

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4858216			St Johns Golf		0.00 A	4.00	\$55.00	\$220.00
					0.00 A			
					0.00 E			
					0.00 V			
001.3 \$231.	20.57200 00	.34500			0.00 M			
	rate Che	ck*			TOTAL OFFICERS PAY			\$220.00
					SERVICE FEE			\$11.00
					TAX			\$0.00
					TOTAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Account Information

Invoice Number: Invoice Date: Branch:

Account Number:
Due Date:

75821818 04/12/2025 72

6415195 05/12/2025

\$111.96

Account Activity

Pagarintian		04.	Linit Ann	t Cutomalo d Amet	Tau Amat	Total Area
Description		Qty	Unit Am	t Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM CLUB 219 ST. JOHNS GOLF DR. SAINT AUGUSTINE, FL 32092						
Service From: 04/22/2025 To: 07/21/202 MONITORING - INTRUSION Service From: 04/22/2025 To: 07/21/202		3.00	29.68	89.04	0.00	89.04
SERVICE AGMT INTRUSION SYS		3.00	7.64	22.92	0.00	22.92
Site Subtotal				111.96	0.00	111.96
001.320.57200.45400						
Extended Total	Tax Total	Inv	voice Total	Prior Bala	nce	Total Due

Important Messages

\$111.96

Sales scams are on the rise. Learn how to protect yourself.

\$111.96

\$0.00

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

Please detach and return below portion with your payment DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

5SJVK8HF



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

Invoice

 Customer Name:
 SAMPSON CREEK CCD

 Invoice Number:
 75821818

 Invoice Date:
 04/12/2025

 Account Number:
 6415195

 Due Date:
 05/12/2025

 Amount Due:
 \$111.96

\$0.00

Amount Enclosed: \$

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

SAMPSON CREEK CCD 5385 N NOB HILL ROAD SUNRISE FL 33351-4761

VECTOR SECURITY, INC. PO BOX 89462 CLEVELAND, OHIO 44101-6462

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[☐] Check box and fill out reverse side to correct billing address.

How to Reach Customer Care

• For inquiries or online payments: www.vectorsecurity.com

• By phone: 1-904-265-7890

• For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256

• For payments by check: PO Box 89462, Cleveland, OH 44101-6462





KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing add	lress or phone number ch	anged?
Please provide your new billing a	address and/or telephone number and ret	turn this portion with your payment. Your records will be updated upon receipt.
Contact Name:		Old Phone Number: ()
New Address:		New Phone Number: ()
		Effective Date:
City:	State: Zip:	Email Address:
Effective Date:		Signature:
		1

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CA ACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2144, F4974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Twas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally



Invoice

4/19/2025

INVOICE NUMBER

1334174

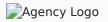
BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4886580			St Johns Golf		0.00 A	4.00	\$55.00	\$220.00
					0.00 A			
					0.00 E			
					0.00 V			
\$231.00	.57200.3 te Check				0.00 M			
Сориги	to onlook				TOTAL OFFICERS PAY			\$220.00
					SERVICE FEE			\$11.00
					TAX			\$0.00
					TOTAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC 600 Las Colinas Blvd. E. Suite 900 Irving, TX 75039



Invoice

1NVOICE DATE 4/28/2025

INVOICE NUMBER

1342279

BILLED FROM BILLED TO

OFF DUTY
St Johns County Sheriff's Office
St. Augustine, FL 32084

SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4924794			St Johns Golf		0.00 A	4.00	\$55.00	\$220.00
					0.00 A			
					0.00 E			
					0.00 V			
\$231.00					0.00 M			
Separa	ate Chec	k						
					TOTAL OFFICERS PAY			\$220.00
					SERVICE FEE			\$11.00
					TAX			\$0.00
					TOTAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264

				Invo	ice
P. 7 2	Rouncers	Slides and	More Inc		
BONGERS					
SEIDE O			,		
8.	_	,			
M O RE					
Name / Address	Additiona	al Details:		!	
Attn: Julie Tallaksen					
St. John's Golf & CC/Sampson Creek CDD]				
St. Augustine, FL 32092					
<u>Description</u>	Quantity	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
Outdoor Movie: (Alexander and the)	1	\$500.00		\$350.00	\$350.00
ments:	Subtotal				\$350.00
	Sales Tax	(0.0%)			n/a
	Attn: Julie Tallaksen St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092 Description	Name / Address Attn: Julie Tallaksen St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092 Description Outdoor Movie: (Alexander and the) 1 Outdoor Movie: (Sampson Creek CDD Outdoor Movie: (Alexander and the) St. Subtotal	Name / Address Attn: Julie Tallaksen St. John's Golf & Cc/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092 Description Outdoor Movie: (Alexander and the) Description Outdoor Movie: (Alexander and the)	Name / Address Attn: Julie Tallaksen St. John's Golf & CC/Sampson Creek CDD 219 St. John's Golf Dr. St. Augustine, FL 32092 Description Outdoor Movie: (Alexander and the) Description Outdoor Movie: (Alexander and the) St. Augustine, FL 32092 Description St. Augustine, FL 32092 Description St. Augustine, FL 32092 Subtotal	1915 Bluebonnet Way Fleming Island, FL 32003 Name / Address Additional Details:

Total

\$350.00





Sold To: 14846146 Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 **Customer #:** 14846146 Invoice #: 9291453 **Invoice Date: 3/24/2025** Sales Order: 8626133 Cust PO #:

Project Name: Sampson Creek - Mainline leak

Project Description: irrigation leak at the front entrance of the club at St. Johns Golf & Country Club.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Labor and material to repair 3" mainline break at the front	1.000	LS	415.00	415.00
	001.320.54100.46203				
				Total Invoice Amount Taxable Amount	415.00
				Tax Amount Balance Due	415.0

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub
Customer Account #: 14846146

Invoice #: 9291453 Invoice Date: 3/24/2025 Amount Due: \$415.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD

219 St Johns Golf Dr St Augustine, FL 32092 Contact

Billing Address

Jim Masters

To

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Mainline leak

Project Description

irrigation leak at the front entrance of the club at St. Johns Golf & Country

Club.

Scope of Work

	QTY	UoM/Size	Material/Description
1.00		LUMP SUM	Labor and material to repair 3" mainline break at the front entrance of the club at St. Johns Golf & Country Club.

Images

Sampson 4



Sampson 1





Proposal for Extra Work at Sampson Creek CDD

Sampson 2



Sampson 3



For internal use only

 SO#
 8626133

 JOB#
 346100574

 Service Line
 150

Total Price

\$415.00

TERMS & CONDITIONS

- 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.
- 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.
- 1. 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 a 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.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable
- Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance Worker's Compensation Insurance, and any other insurance required by law or Customar, as specified in writing prior to commencement of work. If not specified. Contractor will furnish insurance with \$1,000,000 limit of liability.
- n. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather condatons, 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.
- 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
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- 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 rieflated 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.
- 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
- Termination. This Work Order may be terminated by the either party with or without ause, 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 demobilizing.
- 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 coverants 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 proed 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 it 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 hill did in 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 peid by the Customer directly to the designer more professional than a contractor of the contractor of the

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, atc. 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 impation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboncultural) 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 refieved 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

Field Operations Manager

Jim Masters March 20, 2025
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature Title

Gonzalo M. Castellon March 20, 2025

Printed Name Date

Job #: 346100574

SO #: 8626133 Proposed Price: \$415.00

Indra Dudley

From:

Daniel Bauman

Sent:

Thursday, March 20, 2025 8:55 AM Gonzalo Castellon; Indra Dudley

To: Cc:

Rodney Hicks

Subject:

FW: BrightView Landscape Services, Inc. - SO# 8626133 Sampson Creek - Mainline leak

Below, is the approval for the main-line break at Sampson Creek.

From: Haley Wyckoff < hwyckoff@vestapropertyservices.com>

Sent: Thursday, March 20, 2025 8:13 AM

To: Daniel Bauman < Daniel.Bauman@brightview.com>; Jason Davidson < jdavidson@vestapropertyservices.com>

Subject: Re: BrightView Landscape Services, Inc. - SO# 8626133 Sampson Creek - Mainline leak

EXTERNAL E-MAIL

This is approved. Thank you and please keep me updated on the progress.

Get Outlook for iOS

From: Daniel Bauman < Daniel.Bauman@brightview.com >

Sent: Tuesday, March 18, 2025 9:17:33 AM

To: Jason Davidson < <u>idavidson@vestapropertyservices.com</u>>
Cc: Haley Wyckoff < <u>hwyckoff@vestapropertyservices.com</u>>

Subject: BrightView Landscape Services, Inc. - SO# 8626133 Sampson Creek - Mainline leak

Jason,

Attached to this email is a proposal to repair the main line at the entrance to Leo Maguire. Please take a moment to review for approval. Let me know if you have any questions.

Daniel



Sold To: 14846146 Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9325162 Invoice Date: 4/23/2025 Sales Order: 8546614

Cust PO #:

Project Name: Sampson Creek -Leo Maguire beds along exiting side. Option # 2

Project Description: Upgrade landscape beds along the exiting side of Leo Maguire Option #2

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Demo, perp and dispose of debris.	1.000	LS	505.05	505.0
	Deliver and install 9 Shell Ginger 3 gal	9.000	EA	38.36	345.20
	Deliver and install 23 Tractor Seat plants 3gal	23.000	EA	50.88	1,170.13
	Deliver and install 36 Holly ferns 1gal	36.000	EA	20.90	752.3:
:	Deliver and install 1 pallet of St. Augustine sod to close i	450.000	SF	1.10	497.10
:	Irrigation tech to retro fit the system to make sure we have	1.000	LS	287.17	287.1
	Deliver and install 23 bags of brown colored mulch to freshe	29.000	BG	8.64	250.5
					2.005 /
				Total Invoice Amount Taxable Amount Tax Amount	3,807.6
				Balance Due	3,807.6

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292 0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146 Invoice #: 9325162

Invoice Date: 4/23/2025

Amount Due:

\$ 3,807.68

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Approved Landscape Maintenance (BV) 1-320-54100-X6288 46202 Submitted to AP on 4.25.2025 by Jason Davidson

ason Davidson

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Daniel Laughlin
Property Address 219 St Johns Golf Dr To Sampson Creek CDD
St Augustine, FL 32092 Billing Address 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name Sampson Creek -Leo Maguire beds along exiting side. Option # 2

Project Description Upgrade landscape beds along the exiting side of Leo Maguire Option #2

Deliver and install 23 bags of brown colored mulch to

freshen up the areas after install is complete

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, perp and dispose of debris.
9.00	EACH	Deliver and install 9 Shell Ginger 3 gal
23.00	EACH	Deliver and install 23 Tractor Seat plants 3gal
36.00	EACH	Deliver and install 36 Holly ferns 1gal
450.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine sod to close in beds.
1.00	LUMP SUM	Irrigation tech to retro fit the system to make sure we have proper water coverage and new scheduled run times.

Images

29.00

Screenshot 2024-10-31 121108

BAG

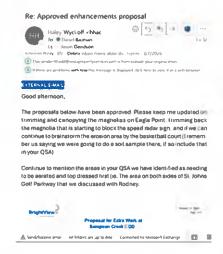




Proposal for Extra Work at Sampson Creek CDD

Other

Screenshot 2025-03-13 080425



For internal use only

 SO#
 8546614

 JOB#
 346100574

 Service Line
 130

Total Price

\$3,807.68

TERMS & CONDITIONS

- 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 Furce 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.
- 1 License and Parmits 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 we let 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
- 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 \$1,000000 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.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- 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 rie i all etid. 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.
- 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
- 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 demobilizing.
- 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 if 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 ascertaniable 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 hill did en 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.

- 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 leved 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 beckfill 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, wries, 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 Arbonicultural) standards will require a signed waiver of fiability.

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 (1.8% 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 MECHANICS LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature Property Manager

Daniel Laughlin
Printed Name
Date

March 13, 2025

BrightView Landscape Services, Inc. "Contractor"

Title

Account Manager

Signature

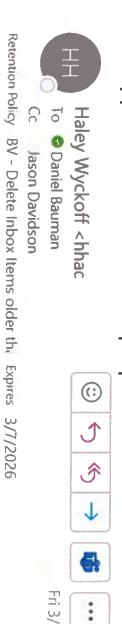
Daniel Bauman March 13, 2025

Printed Name Date

Job #: 346100574

SO #: 8546614 Proposed Price: \$3,807.68

Re: Approved enhancements proposal



- (i) This sender hhadd@vestapropertyservices.com is from outside your organization
- (i) If there are problems with how this message is displayed, click here to view it in a web browser.

EXTERNAL E-MAIL

Good afternoon,

continue to brainstorm the erosion area by the basketball court (I remember us saying we were going to do a soil sample there, if so include that the magnolia that is starting to block the speed radar sign, and if we can trimming and canopying the magnolias on Eagle Point, trimming back in your QSA). The proposals below have been approved. Please keep me updated on

Golf Parkway that we discussed with Rodney. to be aerated and top dressed first (ie. The area on both sides of St. Johns Continue to mention the areas in your QSA we have identified as needing



October 31, 2024



Proposal for Extra Work at Sampson Creek CDD



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9325181 Invoice Date: 4/23/2025 Sales Order: 8644756

Cust PO #:

Project Name: Sampson Creek - Additional mulch for Oak tree's along St. Johns Drive

Project Description: Additional mulch for Oak tree's along St. Johns Drive

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Deliver and install 14 Cubic yards of Brown mulch along 28 t	14.000	CY	60.63	848.82
		:			
į					
			:		
				Total Invoice Amount	848.8
				Taxable Amount Tax Amount Balance Due	848.8

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146 Invoice #: 9325181 Invoice Date: 4/23/2025

Amount Due: \$848.82

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

by Jason Davidson

ason Davidson

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD

219 St Johns Golf Dr St Augustine, FL 32092 Contact

Billing Address

Jason Davidson

To

Sampson Creek CDD

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Additional mulch for Oak tree's along St. Johns Drive

Project Description

Additional mulch for Oak tree's along St. Johns Drive

Scope of Work

QTY	UoM/Size	Material/Description
14.00	CUBIC YARD	Deliver and install 14 Cubic yards of Brown mulch along 28 tree rings on St. Johns Golf Drive

Other

Screenshot 2025-04-10 095742



For internal use only

 SO#
 8644756

 JOB#
 346100574

 Service Line
 160

Total Price

\$848.82

TERMS & CONDITIONS

- 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.
- 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 LLS.
- 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 we II 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.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable
- 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/init 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 swty (60) days.
- 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
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- 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 est in maile.
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- 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 demobilizing.
- 1.3 Assignment The Customer and the Contractor respectively, bind themselves their partners successors, assignees and legal representative to the other party with respect to all coverants 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 equiry securities consolidation, change of control or corporate reorganization.
- In 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 it 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 hild die nidelects. 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 if the Customer if the Customer fit because any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

 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.

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- 12 Waver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arbonicultural) standards will require a signed waver 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 15% 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	Regional manager
Jason Davidson	Date	April 10, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager
Signature Trile

Daniel Bauman April 10, 2025

Prorted Name Date

Job #: 346100574

SO #: 8644756 Proposed Price: \$848.82



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9325519 Invoice Date: 4/23/2025 Sales Order: 8613545 Cust PO #:

Project Name: Sampson Creek - Proposal to replace irrigation rotors leaking at seals

Project Description: Located along the roadway

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Tech labor to complete lateral line repairs (2-tech)	20.000	HR	85.00	1,700.00
				Total Invoice Amount Taxable Amount	1,700.0
				Tax Amount Balance Due	1,700.0

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292 0716

Please detach stub and remit with your payment

Payment Stub
Customer Account #: 14846146

Invoice #: 9325519 Invoice Date: 4/23/2025

> Approved Irrigation Repairs 1-320-54100-46203 Submitted to AP on 4.25.2025 by Jason Davidson

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

ason Davidson

\$1,700.00 Amount Due:

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD 219 St Johns Golf Dr Contact

Jim Masters

219 St Johns Golf Dr St Augustine, FL 32092 To Billing Address Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to repair lateral line break

Project Description

Located on Zone 20 and Zone 21 at the Clubhouse along the road in tree area and

entrance side island

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
 20.00	HOUR	Tech labor to complete lateral line repairs (2-tech)	\$85.00	\$1,700.0

For internal use only

 SO#
 8613545

 JOB#
 346100574

 Service Line
 150

Total Price

\$1,700.00

TERMS & CONDITIONS

- 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
- 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
- License and Permits Contractor shall maintain a Landscape Contractor's icense 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
- Taxes. Contractor agrees to pay atl applicable taxes. including sales or General Excise Tax (GET), where applicable.
- 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 00 limit of liability.
- 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
- 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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- 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 flor 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 incidentis/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 hild die ni 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 engogen; in the customer life 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

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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	Field Operations Manager
Jim Masters Printed Name	Date	April 07, 2025

BrightView	Landscape Service	es, Inc. *Co	ntractor*
			Irrigation Manager
Signature		Title	
Gonzalo N	A. Castellon		April 07, 2025
Printed Nam	e	Date	
Job#:	346100574		

SO#: 8613545 Proposed Price: \$1,700.00



Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9328617 Invoice Date: 5/1/2025

Cust PO #:

Job Number	Description		Amount
346100574	Sampson Creek CDD		13,866.49
	Exterior Maintenance		
	For May		
	Approved Landscape Maintenance (BV)		
	1-320-54100-46200 Submitted to AP on 4.28.2025		
	by Jason Davidson		
	Jason Davidson	Total invoice amount Tax amount	13,866.49
		Balance due	13,866.49

Terms: Net 15 Days If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 14846146

Invoice #: 9328617 Invoice Date: 5/1/2025 Amount Due: \$13,866.49

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655

Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9325161 **Invoice Date:** 4/23/2025 Sales Order: 8528588

Cust PO #:

Project Name: Sampson Creek - Eagle Point enhancement upgrades

Project Description: Eagle Point enhancement upgrades

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Demo, prep unwanted plant material. Price will include haul	1.000	LS	577.20	577.20
	Deliver and install 48 Shell Ginger 3gal	46.000	EA	38.04	1,749.84
	Deliver and install 7 Purple Crinum 15gal	7.000	EA	199.48	1,396.33
	Deliver and install 30 bags of brown colored mulch to freshe	30.000	BG	8.64	259.20
	Irrigation tech, retro fit system to make sure we have prope	1.000	LS	574.33	574.33
:				i	
	Approved Landscape Maintenance (BV) 1-320-54100- 46200 Submitted to AP on 4.28.2025 by Jason Davidson			Total Invoice Amount Taxable Amount	4,556.90
	Jason Davidson			Tax Amount Balance Due	4,556.90

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146 Invoice #: 9325161

Invoice Date: 4/23/2025

Amount Due: \$4,556.90

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD **Property Address** 219 St Johns Golf Dr

St Augustine, FL 32092

Contact **Daniel Laughlin**

To Sampson Creek CDD Billing Address 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name Sampson Creek - Eagle Point enhancement upgrades

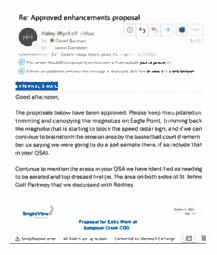
Project Description Eagle Point enhancement upgrades

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo , prep unwanted plant material. Price will include hauling and deposing of debris.
46.00	EACH	Deliver and install 48 Shell Ginger 3gal
7.00	EACH	Deliver and install 7 Purple Crinum 15gal
30.00	BAG	Deliver and install 30 bags of brown colored mulch to freshen up areas after install is complete.
1.00	LUMP SUM	Irrigation tech, retro fit system to make sure we have proper water coverage and new scheduled run times.

Other

Screenshot 2025-03-13 080425



For internal use only

SO# 8528588 JOB# 346100574 Service Line 130

Total Price

\$4,556.90

TERMS & CONDITIONS

- 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.
- 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 we II as all other requirements of law Unress 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.
- Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable
- 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@thint of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acta 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.
- 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
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- 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 est in mail.
- 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 riellated, 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.
- Payment Terms. Upon signing this Agreement, Customer shaft pay Contractor 50% of the Proposed Price and the remaining balance shaft 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 demobilizing.
- 1.3. 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 if 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 hild die ni 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 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, wries, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricuttural) 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 sell 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

Skonature Property Manager

Daniel Laughlin March 13, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature Title

Daniel Bauman March 13, 2025

Printed Name Date

Job #: 346100574

SO #: 8528588 Proposed Price: \$4,556.90



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 **Customer #:** 14846146 Invoice #: 9325520 Invoice Date: 4/23/2025 Sales Order: 8642218

Cust PO #:

Project Name: Sampson Creek - Irrigation inspection repair proposal Project Description: Irrigation inspection completed on 4/2/2025

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Rotors (replace rotors not rotating located on the road area	20.000	EA	51.00	1,020.00
	n				
				Total Invoice Amount Taxable Amount	1,020.00
				Tax Amount Balance Due	1,020.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146 Invoice #: 9325520

Invoice Date: 4/23/2025

Amount Due:

\$1,020.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Approved Irrigation Repairs 1-320-54100-46203 Submitted to AP on 4.25.2025 by Jason Davidson

ason Davidson

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name Property Address Sampson Creek CDD 219 St Johns Golf Dr Contact

To

Jason Davidson

St Augustine, FL 32092

Billing Address

Sampson Creek CDD 475 West Town Pl Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Irrigation inspection repair proposal

Project Description

Irrigaiton inspection completed on 4/2/2025

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
20.00	EACH	Rotors (replace rotors not rotating located on the road areas, basketball and tennis court)	\$51.00	\$1,020.0

For internal use only

 SO#
 8642218

 JOB#
 346100574

 Service Line
 150

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only confained 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 beense requirements of the City. State and Federal Governments, as we fill 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.
- 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. Automotive Liability Insurance. Automotive Liability Insurance. Automotive Liability 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@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, alb 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 proces of this Contract within swiy (60) days.
- 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
- Subcontractors. Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 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 est in mail.
- III). 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 if ell at eld, 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.
- 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
- 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 demobilizing.
- 1.1. 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 his proposal was prepared. The price quoted in this proposal for if 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 ascerta insable 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 hill did not 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

- In. 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 leved 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 baciful 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 fines at the Customer's expense.
- Waiver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboncultural) standards will require a signed waiver of liability.

Acceptance of the Contrac

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 aftorneys 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

SO#:

Signature	Title	Regional manager
Jason Davidson Printed Name	Date	April 07, 2025

BrightView Landscape Services, Inc. "Contractor"

346100574

8642218

		irrigation Managa
Signature	Title	
Gonzalo M. Castellon		April 07, 2025
Printed Name	Date	

Proposed Price:

\$1,020.00



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9326510 **Invoice Date: 4/24/2025** Sales Order: 8653536

Cust PO #:

Project Name: Sampson Creek - Proposal to replace irrigation valve stuck on

Project Description: Located at the 2nd entrance (Hole 9)

Job Number	Description	Qty	UM	Unit Price	Amount_
346100574	Sampson Creek CDD				
	2" PEB Valve	1.000	EA	848.00	848.00
-1					
	11				
				İ	
				Total Invoice Amount Taxable Amount	848.00
				Tax Amount	
				Balance Due	848.0

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub
Customer Account #: 14846146

Invoice #: 9326510 Invoice Date: 4/24/2025 Amount Due: \$848.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Approved Irrigation Repairs 1-320-54100-46203 Submitted to AP for processing on 4.28.2025 by Jason Davidson

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

ason Davidson

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name

Sampson Creek CDD

Contact

Billing Address

Jason Davidson

Property Address 219 St Johns Golf Dr St Augustine, FL 32092

To

Sampson Creek CDD

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to replace irrigation valve stuck on

Project Description

Located at the 2nd entrance (Hole 9)

Scope of Work

QTY

UoM/Size

Material/Description

1.00

EACH

2" PEB Valve

For internal use only

 SO#
 8653536

 JOB#
 346100574

 Service Line
 150

Total Price

\$848.00

TERMS & CONDITIONS

- 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 meintenance/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.
- 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 we I is 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.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable
- 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 hability.
- n. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, line 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 lenegotiate the terms and prices of this Contract within sixty (60) days.
- 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.
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions of work requiring apecialized equipment.
- Additional Services Any additional work not shown in the above specifications involving extra @6sts will be executed only upon signed written orders, and will become an extra @harge 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 in ellated 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 demobilizing.
- Assignment. The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all coverants 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 Osciaimer. 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 of or 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 additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any additional costs country and inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hill did in defects Any orrective 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.

- te. 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 imgation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 17 Waver 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 waver 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 15% 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

Joh #

Signature	Trie	Regional manager
Jason Davidson		April 24, 2025

BrightView Landscape Services, Inc. "Contractor"

346100574

· · · · · · · · · · · · · · · · · · ·		
		Irrigation Manager
Signature	Title	
Gonzalo M. Castellon		April 24, 2025
Printed Name	Date	

8.54			
SO #:	8653536	Proposed Price:	\$848.00

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



Bill to

Sampson Creek CDD St. Johns Golf and Country Club 219 St Johns Golf Dr. Saint Augustine, FL 32092 Ship to

Sampson Creek CDD St. Johns Golf and Country Club 219 St Johns Golf Dr. Saint Augustine, FL 32092

Invoice details

Invoice no.: 3357 Terms: Net 30

Invoice date: 03/28/2025 Due date: 04/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	VORTEX PRESS AND PLAY REPLACEMENT KIT	1	\$1,335.00	\$1,335.00
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	0.5	\$150.00	\$75.00
	THANK YOU FOR YOUR BUSINESS! F	PLEASE MAKE CHECKS	Total		\$1,410.00
	PAYABLE TO C BUSS ENTERPRISES TRAIL, ST. AUGUSTINE, FL 32095		Overdue		04/27/2025

Approved Repairs and Maintenance - Amenity 1-320-57200-54502
Submitted to AP on 4.30.2025
by Jason Davidson

Pason Davidson

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



Bill to

Sampson Creek CDD St. Johns Golf and Country Club 219 St Johns Golf Dr. Saint Augustine, FL 32092

Invoice details

Invoice no.: 3422 Terms: Net 30

Invoice date: 02/20/2025 Due date: 03/22/2025 PO: SPLASH PAD

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	CJB BECSYS3 CONTROLLER ORP/PH	1	\$4,983.80	\$4,983.80
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	2	\$150.00	\$300.00
	THANK YOU FOR YOUR BUSINESS! PLE	ASE MAKE CHECKS	Total		\$5,283.80
	PAYABLE TO C BUSS ENTERPRISES AN TRAIL, ST. AUGUSTINE, FL 32095		Overdue		03/22/2025

Note to customer

THIS JOB IS COMPLETE. THANK YOU FOR YOUR BUSINESS!

Approved Repairs and Replacements - Amenity 320-57200-54502 Submitted to AP on 4.23.2025 by Jason Davidson

Jason Davidson

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



\$2,113.41

Bill to

Sampson Creek CDD St. Johns Golf and Country Club 219 St Johns Golf Dr. Saint Augustine, FL 32092 Ship to
Sampson Creek CDD
St. Johns Golf and Country Club
219 St Johns Golf Dr.
Saint Augustine, FL 32092

Invoice details

Invoice no.: 3516 Terms: Net 30

Invoice date: 04/25/2025 Due date: 05/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	1.5	\$7.95	\$11.93
3.	LIQUID BLEACH	PER GAL	2	\$4.65	\$9.30
4.	MURIATIC ACID	PER GAL	1	\$11.12	\$11.12
5.	BICARB	PER LB	50	\$1.25	\$62.50
6.	PERLITE	PERLITE FILTER MEDIA 25#, PER BAG	4	\$42.14	\$168.56

Total

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095

Approved Pool Maintenance 1-320-57200-45200 Submitted to AP on 4.28.2025 by Jason Davidson

Jason Davidson

Upcoming Delivery Dates

April 2025 Friday 25 May 2025 Friday 9 Friday 23 June 2025 Friday 6 Friday 20





Bottled Water * Filtration * Coffee

We are proud to offer iconic brands like Pure Life Purified Water and Saratoga Spring Water, plus other regional water brands, available in a variety of sizes from 8-ounce bottles to 1-gallon bottles. Add these to your next delivery order at water.com/myaccount.

Customer Account#:980956523356477

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092 Invoice Date: Invoice #: 04-16-25 23356477 041625

23356477 0

Purchase Order #:

Transaction #	Details	Qt y.	Each	Amount
	Previous Balance Payment - Thank You Payment - Thank You Remaining Balance			707.73 -365.60 -342.13 0.00
T250876970036	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax	1	6.00	151.84 96.00 -96.00 13.99 0.00 165.83
	Sales Tax			
		Previous Balance Payment - Thank You Payment - Thank You Remaining Balance T250876970036 CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE	Previous Balance Payment - Thank You Payment - Thank You Remaining Balance T250876970036 CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE	Previous Balance Payment - Thank You Payment - Thank You Remaining Balance T250876970036 CRYSTAL SPRINGS 5G PURIFIED WATER 16 9.49 5.0 GALLON BOTTLE DEPOSIT 16 6.00 5.0 GALLON BOTTLE RETURN -16 6.00 DELIVERY FEE 1 13.99

Rec'd By:

Approved Supplies
1-320-57200-54600
Submitted to AP on 4.23.2025
by Jason Davidson

Qason Davidson

Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at water.com/myaccount? Online you

can also easily skip or add a delivery as needed.





200 Eagles Landing Blvd Lakeland, FL 33810

Write the complete account number on your check. Detach remittance and mail with payment in the enclose

Customer Account#:
Due By:
Late Fees May Apply After:
Total Amount Due:

980956523356477 Upon Receipt 05-09-25 \$342.13

Check here and see reverse for address and phone corrections.

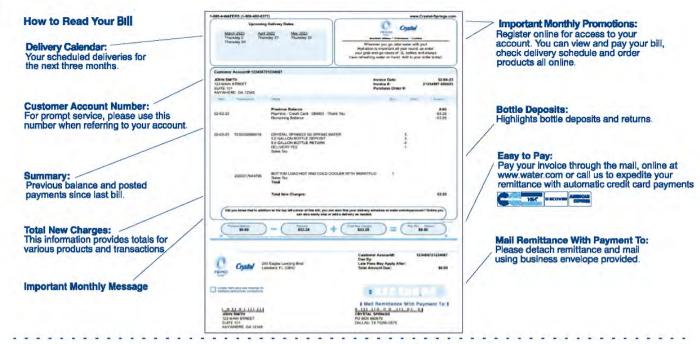


CRYSTAL SPRINGS PO BOX 660579 DALLAS, TX 75266-0579

Customer Account#:980956523356477

Invoice #:23356477 041625

Date	Détails		Qty.	Each	Amount
04-11-25	T251016970013	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE RETURN 5.0 GALLON BOTTLE DEPOSIT DELIVERY FEE Sales Tax Total	15 -15 15 1	9.49 6.00 6.00 13.99	142.35 -90.00 90.00 13.99 0.00 156.34
	R2510422541350	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO Sales Tax Total	1 1	9.98 9.98	9.98 9.98 0.00 19.96
		Total New Charges:			342.13
-6-	. 90				
				4	
				1	
				BEE	
			2.20	-	



Billing Rights Summary

In case of Errors or Questions About Your Bill:

If you think your bill is incorrect, or if you need more information about a transaction on your bill, write us as soon as possible on a separate sheet, at P.O. Box 660579, Dallas,TX 75266-0579. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. Your bill shall be deemed correct unless disputed within 60 days from receipt. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and complete account number.
- The dollar amount of the suspected error.
- Describe the error and explain why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the amount of your bill that is not in question. While we investigate your questions, we cannot report you as delinquent or take any action to collect the amount you question.

Electronic Funds Transfer Notice

If you pay by check, it will be converted into an "Electronic Funds Transfer" (EFT), a process in which your financial institution is electronically instructed to transfer funds from your account to ours in lieu of processing the check. By sending your completed check to us, you authorize us to use the account information therein to create an EFT for the amount indicated on the check. If the EFT cannot be processed for technical or other reasons, you authorize us to process an image replacement document, draft, or copy of your check.

OPT OUT NOTICE: If you do not wish to participate in this check conversion program, please write to us on a separate sheet at: P.O. Box 660579, Dallas, TX 75266-0579.

Insufficient Funds Notice

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of these terms

We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).

For futher information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

Please print only new address below and check the appropriate box on reverse side. Thank you.

Mailing address only Mailing and deliv	rery address 🗌	
Name		
Address		
City	State	Zip Code
()		
Phone Number	E-mail Address	
Customer Account Number		o Not Forget To:
	✓ D	etach this remittance and return with your paymen

@ 2019 DS Services of America, Inc. All rights reserved

Write the complete account number on your check.

Mail remittance and payment using the enclosed envelope.



DATE: DUE DATE: 04/25/2025 05/25/2025

INVOICE#

7729-1

Fitness Machine Technicians of Jacksonville

7251 Salisbury Rd Suite 4 Jacksonville, FL, 32256 Phone: 904-478-0072

Email: chood@fitnessmachinetechnicians.com



BILL TO:

Jason Davidson 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

SERVICE TO:

Jason Davidson 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
General Service Commercial	Strength Machine Repair - Assisted Dip/Pull Up	1.00	\$115.00	Item	\$115.00	Ν
Parts	Punching Bag	1.00	\$450.00	Item	\$450.00	N
Shipping	Shipping and Handling	1.00	\$89.00	Item	\$89.00	N

SUBTOTAL	\$654.00
TAX RATE*	0.00000%
TAX	\$0.00
OTHER	-
TOTAL	\$654.00
PAID	\$0.00
BALANCE	\$654.00

MEMO

Punching Bag Replacement Work Order #7729-1, 04/25/2025 02:30 PM, 04/25/2025 03:30 PM, Josh Hood

TERMS & CONDITIONS

Payment due at time of service unless agreed upon otherwise by a contract.

Warranty for new parts and new parts installation is 30 days. General service for equipment lubrication, adjustments and cleaning are not warranty items.

Approved Repairs and Maintenance - Amenity 1-320-57200-54502 Submitted to AP on 4.28.2025 by Jason Davidson

Jason Davidson



Phone: (904) 665-6000

225 N. Pearl St. Jacksonville, FL 32202-4513

SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 04/18/25

Cycle: 15 **Amount Due** \$154.53

Please pay by 05/12/25 to avoid 1.5% late payment charge.

(#)	Online: jea.com	

TOTAL SUMMARY OF CH	ARGE	S
Irrigation	\$	154.53
Total New Charges	\$	154.53
(A complete breakdown of charges can be found on the	following	pages.)
Previous Balance	\$	143.27
Payment(s) Received		-143.27
Balance Before New Charges		0.00
New Charges	\$	154.53
A late payment charge will be assessed for unpaid balance.	\$	154.53



001.320.54100.43100 April 2025

MESSAGES



Please pay \$154.53 by 05/12/25 to avoid 1.5% late payment charge and service disconnections.



Energy Star commercial dishwashers are 10 percent more water efficient than standard models.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. =





牒

Check here for telephone/mail address correction and fill in on reverse side.

_to my monthly bill: \$_____for Neighbor to Neighbor and/or \$__ the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Bill Date: 04/18/25 Acct #: 1487324200

Please pay by 05/12/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$154.53

լոնիիկՈրհոնինիկումիսուհիկՈրիկորիկին *** JEA *** PO BOX 45047 JACKSONVILLE FL32232-5047



000180 000009411 <u>|| լագիսկիվիրսիսակինիսիկիակիսրանորինկ</u> SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761



Visit jea.com to:



Pay Your Bill



Manage Your Alerts





Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill





STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined be applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account #	1487324200	Tel:				
Address:						
City:			State:	Zip Code:		
E-mail:						





SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 04/18/25

Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LAAPT IR01

Service Period: 03/12/25 - 04/13/25

Reading Date: 04/13/25

Service Point: Irrigation 1 - Commercial

-	Meter	Days	Current	Reading	Meter	Consumption
	Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
ľ	514069205	32	163	Regular	3/4	19000 GAL

Basic Monthly Charge	\$ 17.67
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	56.27

Total Current Irrigation Charges

98.37

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 03/12/25 - 04/13/25

Reading Date: 04/13/25

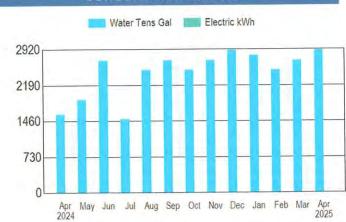
Service Point: Irrigation 1 - Commercial

	Meter	Days	Current	Reading	Meter	Consumption
	Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
1	72802699	32	2497	Regular	3/4	10000 GAL

Total Current Irrigation Charges	\$ 56.16
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	14.06
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43
Basic Monthly Charge	\$ 17.67

Total Current Irrigation Charges

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	16,000	27,000	29,000	906





225 N. Pearl St. Jacksonville, FL

Phone: (904) 665-6000

32202-4513

Online: jea.com

SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 04/18/25

15 Cycle:

Amount Due \$1,416.65

Please pay by 05/12/25 to avoid 1.5% late payment charge.

Water	\$	618.59
Sewer		121.50
Irrigation		676.56
Total New Charges	\$	1,416.65
(A complete breakdown of charges can be found on the	following	g pages.)
Previous Balance	\$	1,672.93
Payment(s) Received		-1,672.93
Balance Before New Charges		0.00
New Charges	\$	1,416.65
A late payment charge will be assessed for unpaid balance.	\$	1,416.65



MESSAGES

001.320.54100.43100 April 2025

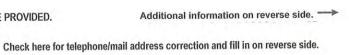


Please pay \$1,416.65 by 05/12/25 to avoid 1.5% late payment charge and service disconnections.



Energy Star commercial dishwashers are 10 percent more water efficient than standard

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.





	the Prosperity Scholarship Fund	d. I will notify JEA when I	no longer wish to contribute
Acct #	: 8274324200	Bill Date: 04	
Cile	and new by DEMOVE to avoid 1 5	0/ late payment chame	TOTAL AMOUNT PAID

____to my monthly bill: \$_____for Neighbor to Neighbor and/or \$_

Please pay by 05/12/25 to avoid 1.5% late payment charge \$1,416.65

000182 000009411 ||լուդիմ||իմիլոհետնընդեմ||իլդիկդյուն։||իմն SAMPSON CREEK COMMUNITY **DEVELOPMENT DISTRICT** 5385 N NOB HILL RD SUNRISE FL 33351-4761

լԱլլՄիիմիլիկութիթիցԱցիոսթիՄիիիսՄկիիմ *** JEA *** PO BOX 45047 JACKSONVILLE FL32232-5047



12328274324200000000000004000141665010100000001500016

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Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill





STATEMENT INFORMATION

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Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

	ADDITES	3 CORRECTION		
Account #	8274324200	Tel:		
Address:				
City:		State:	Zip Code:	
E-mail:				



Online: jea.com SAMPSON CREEK COMMUNITY ⊕ SAMPSON CREEK COMMUNITY



Account #: 8274324200

Bill Date: 04/18/25

15 Cycle:

Service Address	Service Type	Charges	Service Point	Se	rvice Peri	od Bill	Rate	Cycle. 15	
1054 EAGLE POINT DR Detail Charges:Basic Monthly Charge	1	\$17.67 17.67	Irrigation 1 - Commercial	03/	12/25 - 04/1	3/25 Com Serv	mercial Irrigation ice		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
1148 STONEHEDGE TRAIL LN APT 1	1	\$97.85	74457419 Irrigation 1 -	32	497	Regular	0 GAL		
Detail Charges:Basic Monthly Charge		26.53	Commercial	031	11/20 - 04/1	Serv	ice		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 Tier 2 Consumption (> 7 Kgal @ \$4.69 kg		24.43 46.89	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514012958	30	153	Regular	17000 GAL		
1401 CRESTED HERON CT	- Hi	\$209.13	Irrigation 1 -	03/	17/25 - 04/1		mercial Irrigation		
Detail Charges:Basic Monthly Charge		48.70	Commercial			Serv	rice		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 Tier 2 Consumption (> 7 Kgal @ \$4.69 kg	3.00	24.43 136.00	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	29	9315	Regular	36000 GAL		
219 SAINT JOHNS GOLF DR	W	\$574.07	Swimming Pool - Water	03/	17/25 - 04/1	5/25 Com Serv	mercial Water rice		
Detail Charges:Basic Monthly Charge Water Consumption Charge		75.29 498.78	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		Water
			94648188	29	2850	Regular	163000 GAL	Total New Charges For This Address	\$591.7
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	\$17.67 17.67	Commercial - Water/Sewer	03/	12/25 - 04/1	5/25 Com Serv	nmercial Water rice	\$645.17	Sewer \$53.43
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	34	0	Regular	0 GAL		
219 SAINT JOHNS GOLF DR	S	\$53.43	Commercial - Water/Sewer	03/	12/25 - 04/1	15/25 Com Serv	nmercial Sewer		
Detail Charges:Basic Monthly Charge		53.43				1			
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	34	0	Regular	0 GAL		



Service Address	Service Type	Charges	Service Point	Se	rvice Peri	iod Bill	Rate		age 4 of 4							
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	W	\$26.85 17.67	Commercial - Water/Sewer	03/	12/25 - 04/1	13/25 Com Serv	mercial Water rice									
Water Consumption Charge		9.18	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water							
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	S	\$68.07 53.43	86955411 Commercial - Water/Sewer	03/	113 12/25 - 04/1	Regular 13/25 Com Serv	3000 GAL imercial Sewer rice	Charges For This Address \$94.92	\$26.85 Sewer \$68.07							
Sewer Usage Charge		14.64	Meter Number 86955411	Days Billed	Current Reading	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 3000 GAL									
380 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	T	\$28.14 17.67	Irrigation 1 - Commercial		12/25 - 04/1		mercial Irrigation									
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg	(gal)	10.47	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)									
825 HAMPTON CROSSING WAY Detail Charges:Basic Monthly Charge		1 \$33.75 17.67	Irrigation 1 - Residential	32												
Tier 1 Consumption (1-7 KGal @ \$4.02)			16.08	16.08	16.08	16.08	16.08	16.08	16.08	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
884 EAGLE POINT DR APT 1 Detail Charges:Basic Monthly Charge	1	\$37.00 26.53	lrrigation 1 - Commercial	03/	376 12/25 - 04/1	3/25 Com Serv	4000 GAL mercial Irrigation ice									
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg	kgal)	10.47	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)									
885 EAGLE POINT DR Detail Charges:Basic Monthly Charge	t	588.99 17.67	83715860 Irrigation 1 - Commercial	03/	361 12/25 - 04/1	3/25 Com Serv	mercial Irrigation	V								
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 Kgal @ \$4.69 kg		24.43 46.89	Meter Number 81849996	Days Billed	Current Reading 410	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 17000 GAL									
982 EAGLE POINT DR Detail Charges:Basic Monthly Charge	1	\$164.03 17.67	Irrigation 1 - Commercial				mercial Irrigation									
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg		24.43 121.93	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)									
			82580203	32	1133	Regular	33000 GAL									

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2025

Check Remit To: Kutak Rock LLP

PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3554988 Client Matter No. 17923-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver Sampson Creek CDD Governmental Management Services – St. Augustine Suite 114 475 West Town Place Orlando, FL 32817

Invoice No. 3554988 17923-1

Re: General

TOTAL HOURS

For Professional Legal Services Rendered

02/10/25	W. Haber	0.20	39.00	Prepare for and participate in agenda call
02/15/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/19/25	W. Haber	0.30	58.50	Review and respond to inquiry regarding resident violation
02/20/25	W. Haber	2.60	507.00	Prepare for and participate in Board meeting
02/21/25	W. Haber	0.40	78.00	Review response to demand letter from SoftCrete; confer with Laughlin regarding same
02/26/25	W. Haber	0.20	39.00	Respond to auditor inquiry
02/28/25	W. Haber	0.50	97.50	Review correspondence and prepare demand letter regarding trespass on CDD property

4.70

KUTAK ROCK LLP

Sampson Creek CDD April 28, 2025 Client Matter No. 17923-1 Invoice No. 3554988 Page 2

TOTAL FOR SERVICES RENDERED

\$1,011.50

DISBURSEMENTS

Freight and Postage

30.55

TOTAL DISBURSEMENTS

30.55

TOTAL CURRENT AMOUNT DUE

\$1,042.05

001.310.51300.31500



Invoice

4/30/2025

INVOICE NUMBER

1343230

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
4930260			St Johns Golf		0.00 A	4.00	\$55.00	\$220.00
					0.00 A			
					0.00 E			
					0.00 V			
\$231.0					0.00 M			
Separa	ate Chec	k			TOTAL OFFICERS PAY			\$220.00
					SERVICE FEE			\$11.00
					TAX			\$0.00
					TOTAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264



Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
+19046922008
taylortreeservicesinc@gmail.com

Invoice

BILL TO
Sampson Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19532	01/30/2025	\$450.00	01/30/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Work address 860 Eagle Point Dr St Augustine FL,32092		450.00	450.00
Drop tall dead pine tree in wooded area Leave all debris			

BALANCE DUE

\$450.00

Approved Landscape Maintenance 1-320-54100-46202 Submitted to AP on 4.29.2025 by Jason Davidson

ason Davidson



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 426190 04/28/2025

Terms

Net 30

Due Date

05/28/2025

Memo

Maintenance Services

Bill To

Sampson Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Cleaning/soft washing approximately 19,400 square feet of area to include the pool decking, walls, sitting areas, splash pad concrete, slide tower eves, awning posts and walkways.	1	1,757.50	1,757.50

Total 1,757.50

001.320.57200.54500



CUSTOMER INVOICE NO. 237

St. Johns Golf and Country Club 205 Saint Johns Golf Drive St. Augustine, FL. 32092 Order No: 21725

Valid For: 30 Days 02/17/2025

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and material for the successful completion of this project. This proposal will include cleaning/soft washing approximately 19,400 square feet of area to include the pool decking, walls, sitting areas, splash pad concrete, slide tower eves, awning posts and walkways.

There is a 30-day warranty on workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, Fl. 32202

Thank you for your business!

Total \$1,757.50



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 426101 05/01/2025

Terms

Net 30

Due Date

05/31/2025

Memo

Bill To

Sampson Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Monthly fees	1	15,280.75	15,280.75
Golf cart		200.00	200.00

Total 15,480.75

001.320.54100.34000

AP300R *** CHECK NOS. 000265-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/08/25 PAGE 18 SAMPSON CREEK - CAPITAL RESERV

BANK B SAMPSON CREEK CDD

CHECK VEND#INVOICE..... ...EXPENSED TO...
DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.... AMOUNT # * 29,926.00 5/02/25 00104 4/10/25 B-2724 202504 600-53800-60000 REPAIRS 04/25 PRECISION SIDEWALK SAFETY CORP 29,926.00 000265

29,926.00 TOTAL FOR BANK B

TOTAL FOR REGISTER 29,926.00



Invoice

Date	Invoice #
4/10/2025	b-2724

mail payment to:

Precision Sidewalk Safety Corp. 1202 SW 17th St Suite #201-122 Ocala, Florida 34471

Federal ID#: 20-5234927 Phone: 352-804-2464

Sampson Creek CDD Jim Masters		
219 St Johns Golf Drive	P.O. No.	Terms
St Augustine, FL 32092	signed authorization	due on receipt
	1	

	_
Description	Amount
For repairs 1 to 2" marked with a blue dot, using a 1:12 repair slope, measure, mark, remove, and clean up 143 trip hazards per included project summary. Precision Sidewalk Safety estimates YOU SAVED \$34,424 - or \$8.02 /square foot - or 53.49% replacement determined by the 4,290 square feet of concrete that did NOT have to be replaced multiplied by your estimated cost of concrete replacement, minus this invoice amount.	29,926.00
034.600.53800.60000	
Total	\$29,926.00