Sampson Creek

Community Development District

June 19, 2025



Sampson Creek Community Development District

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

June 12, 2025

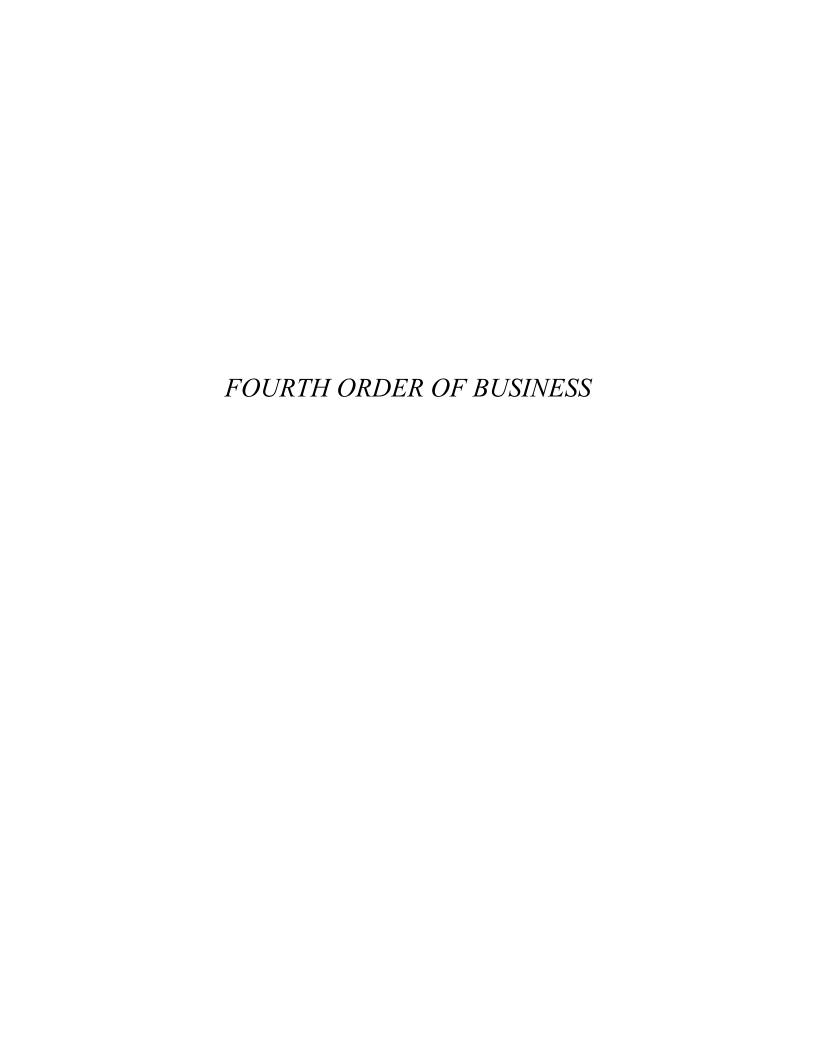
Board of Supervisors Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, June 19, 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. Consideration of Request for Partial Easement Release (808 Eagle Point Drive)
- VI. Brightview Landscape Update
 - A. Annual Operations Calendar
 - B. Quality Site Assessment
 - C. Dirt Washout by Basketball Court
- VII. Discussion of Field Maintenance
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer

- C. District Manager
- D. General Manager
 - 1. Amenities and Operations Report
 - 2. Lake Doctors Reports
 - 3. Sidewalk Repair Update
- IX. Discussion of Speed Table Crosswalk
- X. Consideration of Request for Proposals for Landscape and Irrigation Maintenance Services
- XI. Discussion of the Fiscal Year 2026 Budget
- XII. Discussion of Future Amenity Capital Improvements
 - A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade
 - C. Playground Enhancement
- XIII. Discussion of RFP for Security
- XIV. Contracts Review
- XV. Supervisors' Request
- XVI. Public Comments
- XVII. Approval of Consent Agenda
 - A. Minutes of the May 15, 2024 Meeting
 - B. Financial Statements as of May 31, 2025
 - C. Check Register
- XVIII. Next Scheduled Meeting July 17, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
 - XIX. Adjournment



Sampson Creek CDD Amenity Center Request Form

1. Requestor Information

• Name(s): Amanda Sims

Address: 4455 Avenue A – Suite#101

St. Augustine, FL 32095

 Legal Association Name (if applicable): Vicky Oakes, St. Johns County Supervisor of Elections

2. Relationship to the Community

What is your relationship to the Sampson Creek Community?
 (e.g., Resident, Organization, etc.) Organization

3. Policy Compliance: Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.

Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N): N/A If **Yes**, please proceed with the request.

If **No**, please provide details here:

This is a request to use the facility for Voting Purposes therefore there will be a mix of both residents and non-resident usage.

4. Request Details

- Please provide specific details about the request:
 - The Supervisor of Elections is beginning to prepare for the 2026
 Gubernatorial Election Cycle. Unlike the Presidential 2024 Cycle, 2026 will only feature two elections: Primary Election & General Election
- Why is this request being made?
 - Polling locations are an essential part of the election process. To move forward planning, Miss. Sims is requesting a <u>reply to this email with your</u>

Sampson Creek CDD Amenity Center Request Form

intended commitment for the 2026 election cycle. Formal contracts will be sent later.

5. Request Timeline(s)

- Start Date: Monday, August 17, 2026
- End Date: Wednesday, August 19, 2026
- Times Requested: 9am 3pm :: 7am 7pm :: 9am 5pm
- Any other additional information: The information provided above is for the Primary Election. Start date equipment will be dropped off anytime between 9am 3pm.
 Tuesday August 18th is the election date and will be hosted from 7am 7pm. End date equipment will be picked up between 9am 5pm.

Start Date: Monday, November 2, 2026

- End Date: Wednesday, November 4, 2026
- Times Requested: 9am 3pm :: 7am 7pm :: 9am 5pm
- Any other additional information: The information provided above is for the General Election. Start date equipment will be dropped off anytime between 9am 3pm.
 Tuesday November 3rd is the election date and will be hosted from 7am 7pm. End date equipment will be picked up between 9am 5pm

6. Participation Details

- Total number of participants: unknown currently.
- Number of participants who are residents with current access to Sampson Creek
 CDD amenities: unknown currently

7. Other Communities

- Has this request been made to other communities? (Y/N): Yes (Multiple in Saint Johns County)
 - o If yes, please specify the communities and the status of those requests:

Sampson Creek CDD Amenity Center Request Form

Submitter's Signature: _	
Date:	





The Supervisor of Elections is beginning to prepare for the 2026 Gubernatorial Election Cycle. Unlike the Presidential 2024 Cycle, 2026 will only feature two elections:

Gubernatorial Election Dates

Primary Election - August 18, 2026

General Election – November 3, 2026

*Both elections are on Tuesday. Polls are open 7 am to 7 pm.

Workers will arrive at 6 am and will leave once all closing processes have been completed

Additionally, our office requests access to the premises for **delivery of equipment** on the following dates:

Primary Election - Monday, August 17, 2026

General Election - Monday, November 2, ,2026

*Equipment will be delivered based on our movers schedule any time between 9 am – 3 pm

Once Equipment is delivered it needs to remain in a secured location. Election workers will need access to the location after 3 pm for the initial setup.

All equipment will be picked up on the day immediately following the election between the hours of 9 am - 5 pm.

Our polling locations are an essential part of the election process. To move forward planning, I am requesting a <u>reply to this email with your intended commitment for the 2026 election</u> <u>cycle</u>. Formal contracts will be sent later.

If you have any questions or concerns, please reach out to my office as soon as possible. I appreciate your commitment to the electoral process in St. Johns County.

Kindly,

Amanda Sims

Poll Worker Coordinator

for Vicky Oakes, St. Johns County Supervisor of Elections

4455 Avenue A – Suite #101

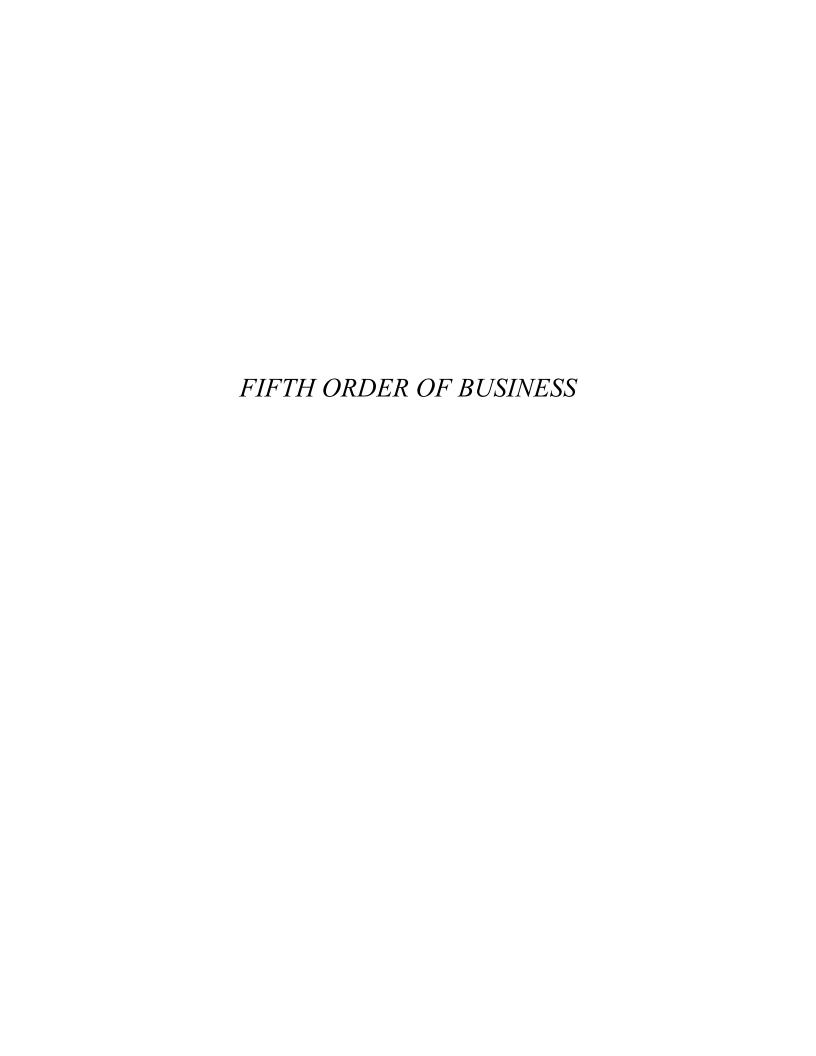
St. Augustine, FL 32095

Office 904-823-2238

Direct line 904-342-5870

Fax 904-823-2249

asims@votesjc.gov



Good afternoon,

I am a resident of St. Johns Golf & Country Club and am reaching out to request a partial release from the CDD with respect to an easement on my property. We live at 808 Eagle Point Drive, which backs up to wetlands/preserve, and there is a 15" buffer easement on our lot. We would like to build a screen enclosure in our backyard over an area that was paved with brick pavers by the previous homeowners. The area juts into the 15" buffer easement by approximately 10 feet. The HOA Architectural Committee has approved the project, but in order to proceed with the permit for the screen, we will need to obtain this release.

It appears the lot next door to us received a similar release in 2012 for a swimming pool and screen enclosure. I pulled the partial release from the public records, for reference, and took the liberty of preparing one for our project using this as a precedent document (I am an attorney). I am happy to defer to the CDD on process or documentation here – just wanted to offer this in an effort to lighten the burden on the CDD.

Attached for your consideration are the following:

- A copy of our survey
- Documentation about our proposed project (marked survey, screen enclosure details and HOA ARC approval)
- 3. The partial release that the CDD granted to 812 Eagle Point Drive in 2012, for reference
- 4. A draft partial release for my property

I am copying my contractor here as well.

To the extent I need to submit this request via a specific process or form, please do let me know. I was unable to find any information for this process online.

MAP SHOWING BOUNDARY SURVEY OF

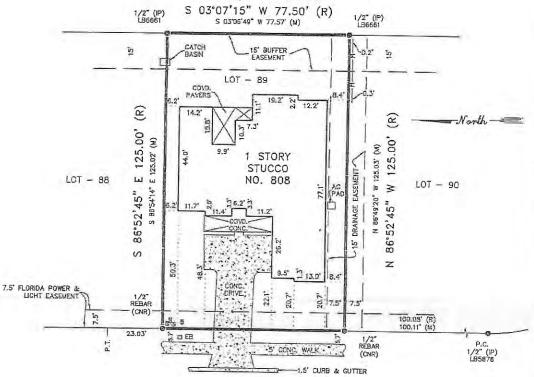
GOLF & COUNTRY CLUB UNIT ONE ST. JOHNS

AS RECORDED IN MAP BOOK 40, PAGE(S) 39 THROUGH 71 (INCLUSIVE) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO: BRIAN MOORMAN AND AMBER MOORMAN,

LANDMARK TITLE, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

> TRACT "N" WETLANDS / UPLAND BUFFER



BEARING REFERENCE LINE N 03707'15" E 77.39' (M) N 03°07'15" E 77.50' (R) EAGLE POINT DRIVE (60' R/W)

FLOOD ZONE "X" — AREAS DETERMINED TO BE CUTSIDE THE 0.2X ANNUAL CHANGE FLOOD FLAN / FLOOD ZONE "X (SHADED)" — AREAS OF 0.2X ANNUAL CHANGE FLOOD, AREAS OF 1X ANNUAL CHANGE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1X ANNUAL CHANGE FLOOD. 1. BEARINGS ARE BASED ON MAP BOOK 46, PAGE 85
2. STRUCTURE MO RESIDENT HOW HEREON LESS WITHIN FLOOD ZONE X.AS BEST DETERMINED FROM FRAM. FLOO SHOWN HEREON LESS WITHIN FLOOD ZONE X.AS BEST DETERMINED FROM FRAM. SHOWN HAVE DEVELOPED TO UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED BE DITENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINENTALLY SENSITIVE AREAS FANY, NOT LOCATED BY THIS SURVEY.

3. PRISE SURVEY.

5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOF FOR EASSMENTS, THIS, COVENANTS, BALL'S RESTRICTIONS, CLOSURES, TAXINDS OR CORMINANCES, ETC.

6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION. VEYOR A SSOCIATED SURVEYORS INC. LAND & ENGINEERING SURVEYS 3846 BLANDING BOULEVARD JACKSONVILLE, FLORIDA 32210 904-771-6468 RAM FFE I SECURITIONS

LEGEND/ABBREWIATIONS PROFESSIONAL SURVEYOR & MAPPER

E RADIUS

RECORD

RECORD

RESULT OF THE PROFESSIONAL SURVEYOR & MAPPER

E RECORD

RECORD

RESULT OF THE PROFESSIONAL SURVEYOR & MAPPER

E RECORD

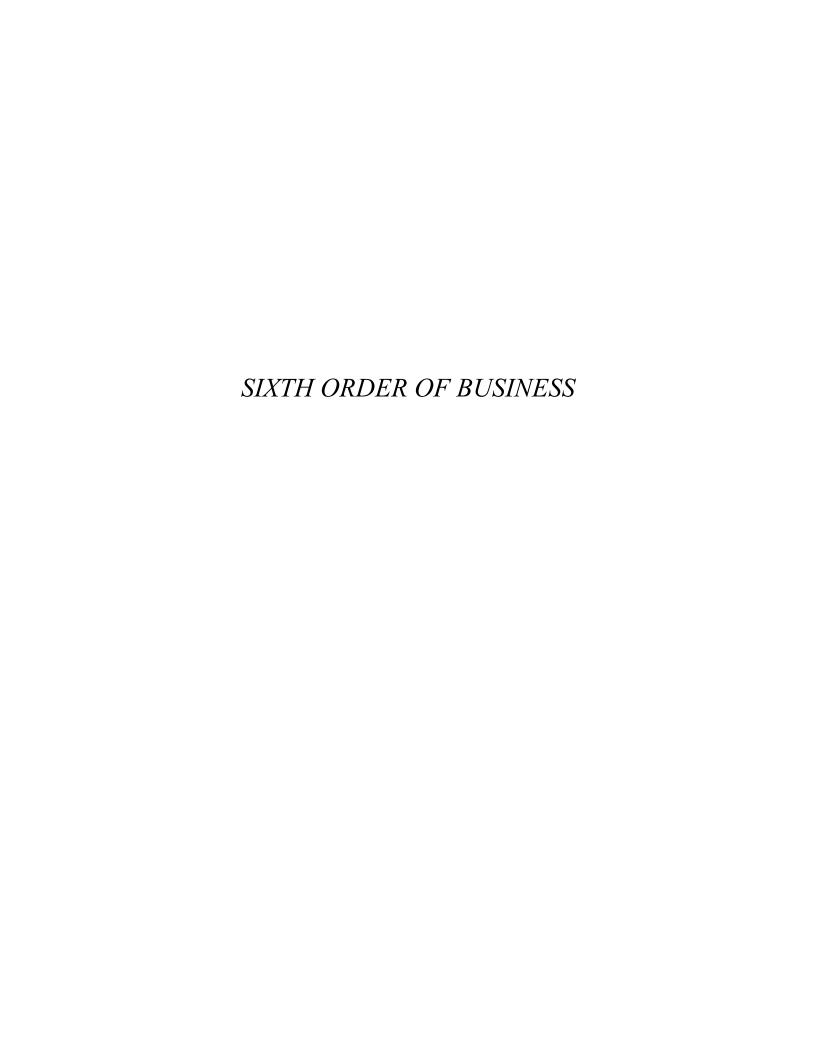
RECORD = AIR CONDITIONER
= BULLDING TIE
= CONSENS
= CONSENS
= CAN NOT READ
= CONSENS
= CONSEN CERTIFICATE OF AUTHORIZATION NO. LB 0005488 BT N CH CONC I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S. **ASSOC SURY** OR LE. 54(8)

ASSOC SURY OR LE. 54(8)

**FOUND IRON PIPE OR PAY (P)

FOUND CONCRETE MONITURNIT (CA)

**FOUND CONCRETE MONIT CHARLES B. HATCHER toyck FLORIDA CERTIFICATE NO. 3771 FLORIDA CERTIFICATE NO. 4579 FLORIDA CERTIFICATE NO. 6132 CHARLES L. STARLING RAYMOND J. SCHAEFER DATE 1" = 30" DIAMETER OUY ANCHOR DRAFTER ECA NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



A.

BRIGHTVIEW'S TASK FREQUENCIES	oxdot																																											
	1	2	3 4	4 !	5 6	7	8	9	*	11 1	ŧ ŧ	<u> </u>	*	#	#	#	#	#	#	*	* 1	* *	1	2	3	4	5	6 7																
Operational & Horticultural Activities	J:	anı	ıary	- 1	Feb	rua	ry	N	Иar	ch	\perp	A	pri	<u> </u>	上	_]	Ma	y	\Box	J	un	е	L	Ju	ly	\perp	Aı	ıgu	st	Se	pte	mb	е	0ct	obe	er	N	ove	mb	er	D	ece	mb	er
TURF																																												
Mow, Edge & Line Trim, Blow											Ι	Ι			L						\perp		L										Ι											\Box
Fertilizer App #1															L								L																		L			
Fertilizer App #2	L			4	\perp	\perp	Ш				L	\perp	\perp	\perp	L			Ш		\perp	\perp	\perp	L			_	\perp	\perp	\perp	乚	Ш	\perp	┸	\perp	\perp		Ц	_	\perp	\perp	\perp	\perp	Ш	Ш
Fertilizer App #3	ш		Щ	4		┸	Ш	Ц	_	_	┸	\perp	\perp	╙						_	_	\perp	L			_	_	_	\perp	ᆫ	Ш	\perp	┸	\perp	\perp	Ш	Ц	_	_	_	┸	_	Ш	\square
Fertilizer App #4	L			┸				Ш			1				L															L			┸				Ш				1			
Fertilizer App #5	L			1			Ш	Ш			L		\perp		L			Ш					L			_															┚			
Fertilizer App #6				┸							L				L								L							L			┸											
ORNAMENTAL																																												
Hedge Shearing											Ι	Т	Т		Г							$oxed{\Box}$											Ι											
Hard Pruning	Г										Ι	\top	\Box		Г								Г										Ι								Т			
Small Tree Pruning											Ι				L							\perp	L										\perp								L			
Limb-Ups											L				L								L							L			\perp								L			
Leaf Clean Up	L			┸							L				L				\Box				L			\bot				L			┸								L			
Ornamental Grass Shearing	L			┸											L				\Box				L			\bot				L			┸								L			
Herbacious Plant Material Cutbacks	L		Щ	4							L	\perp	\perp	╙	┺	L	╙	Ш	_	_	_	\perp	L		Ш	4	_	_	\perp	ᆫ	Ш	\perp	┸	\perp	\perp	Ш	Ц	_	_	_	┸	_	Ш	Ш
Renewal Pruning	L			┸		\perp		Ш	\perp	\perp	┸	\perp	\perp		L			Ш	_	\perp	\perp	\perp	L			_			\perp	L			丄		\perp		Ш			\perp	丄			
Fertilizer App #1	L			┸				Ш	\perp	\perp	┸	\perp	\perp		L			Ш	_	\perp	\perp	\perp	L			_			\perp	L			丄							\perp	丄			
Fertilizer App #2	L			丄							丄				上								上			_				L			丄								丄			
Seasonal Color																																												
4 Changes Per Year				\perp											L							\perp																			L			
Mulch / Pine Straw																																												П
Mulch																																												
Pine Straw				I											Γ				╛							I															Ι			
Monthly Irrigation Checks																																												





Quality Site Assessment

Prepared for: Sampson Creek CDD

General Information

DATE: Thursday, Jun 05, 2025

NEXT QSA DATE: Monday, Sep 01, 2025

CLIENT ATTENDEES: Jason Davidson

BRIGHTVIEW ATTENDEES: Daniel Bauman

Customer Focus Areas

Seven Standards of Excellence Site Cleanliness Weed Free Green Turf Crisp Edges Spectacular Flowers Uniformly Mulched Beds Neatly Pruned Trees & Shrubs

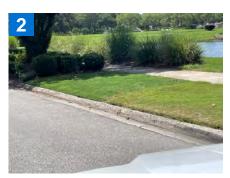
QUALITY SITE ASSESSMENT





Notes to Owner / Client









- The newly planted Hollie
 Ferns on Leo Maguire are
 not performing as
 excepted. We will be
 changing them out and
 installing Liriope in lieu
 of.
- The latest installment of sod on St Johns Golf Drive is establishing well.
- The irrigation on the norths side of St Johns golf is currently working 3 days a week.
- We are currently working on a plan to address multiple areas of the property for sod repair. Some examples of areas are Eagle Point and Leo Maguire.

QUALITY SITE ASSESSMENT





Notes to Owner / Client









- 5 We have the additional sod install for between holes 4 & 5 scheduled for the week of the 9th, with weather permitting.
- 6 Recommend removing and stump grinding a total of 2 to 3 dead trees.
- We have the approval to drop and leave one dead pine tree into the adjacent woods. Tree is located on Leo Maguire near Eagle Point.
- 8 New summer flower rotation will be installed prior to the 4th of July holiday.

QUALITY SITE ASSESSMENT





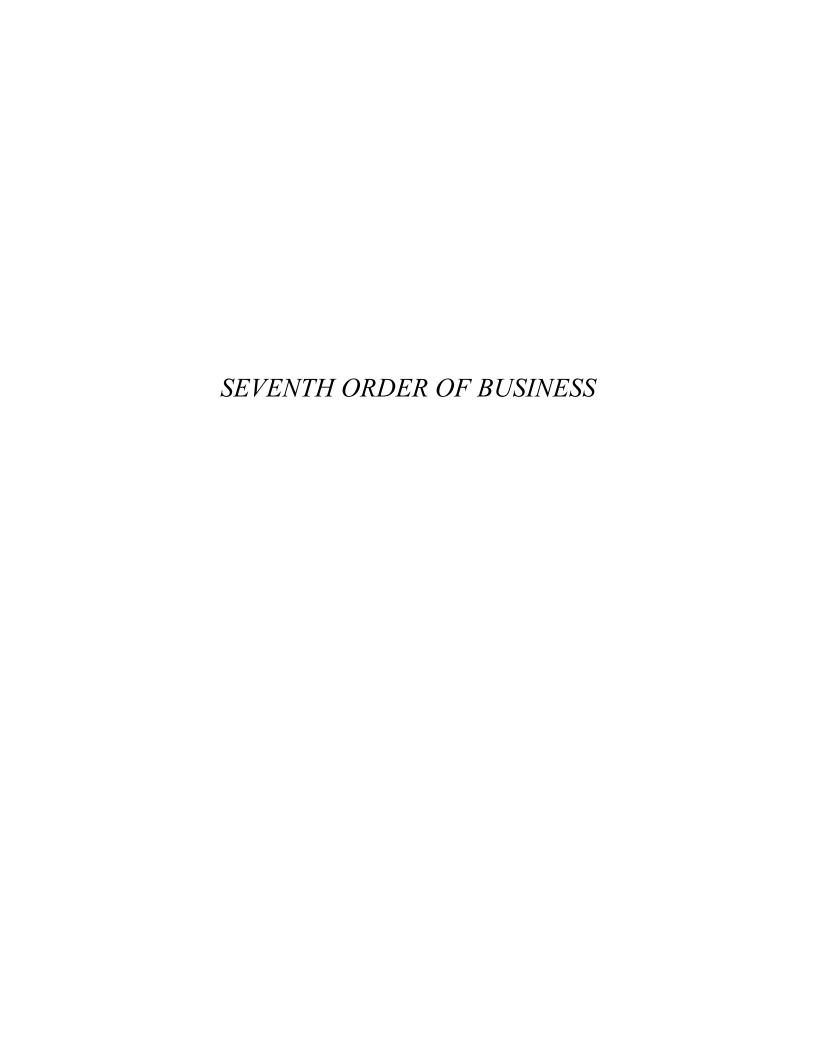
Notes to Owner / Client



9 We recently received the approval to remove the Blue Daze boarder and install St. Augustine sod around two flower beds off Leo Maguire.

C.





Soccer Field Maintenance Proposal Summary

AgrowPro - Responses to questions in red.

Cut Heights for Soccer Field and Surrounding Area:

The Chair inquired about the feasibility of maintaining two different cut heights—one for the soccer field and another for the surrounding area.

- Are you able to adjust the height of a single mower to accommodate both cuts? No
 we would use an additional mower for the area surrounding the field. We typically
 carry a reel and rotary mower on our truck, so that should not be an issue.
- Alternatively, would separate mowers be required, and if so, would this impact the
 pricing reflected in your current proposal? There would be no additional charge for a
 second mower being on site, or for mowing a pass around the field at a little higher
 HOC.

Overseeding and Mole Cricket Application:

These services were not included in the original scope (that's on me), but the Board would like to understand how incorporating overseeding and a mole cricket treatment would affect the current proposal. See attached edited service agreement, which shows specific specs for the mole crickets as well as other turf damaging insects. This should cover everything you are looking for.

Monthly Reporting:

Would you be open to providing a monthly report on the soccer field's condition for inclusion in the Board of Supervisors' monthly meetings? Yes, we are able to accommodate that, we would however request that the board provide us with a templet for that information.

Rate Stability:

Lastly, would you be amenable to holding your proposed rates flat for the first three years of service? Yes.

Notables

The rye seed is listed as an estimated cost at the bottom but not factored into the total as we would want approval prior to overseeding. If the seed is approved that would be the only cost as far as rye seed is concerned.

Summary of Charges

Monthly Charge - **\$2,050.00**

Estimated Rye Seed Cost - \$ 1,200.00

Total Cost of Contract - \$24,600

The total cost for the preceding services is \$2,050.00 per month. One invoice will be sent to ______ every month for a term of 36 months. Annual price increases may not exceed 3% and must be requested in writing and approved by the contract manager. Payment terms

for all invoices are net 15. Any late payment is subject to a 1% or greater finance charge. Either party may terminate this contract with no less than 60 days' notice. Payment for the 37th month of service will be considered an automatic renewal of this agreement.

Trune

IRRIGATION:

Water management is an integral part of turf management. Currently, the Athletic Field's irrigation is managed by the Community's landscape contractor. St Johns Golf & Country Club offers to manage the irrigation as not additional cost to the CDD. This will permit the Agronomic team to monitor usage to promote healthy, uniform coverage. The monitoring and repairs would include labor and general maintenance of the irrigation system at the Athletic Field. If a main line connecting to the Athletic Field is compromised, that repair would be the responsibility of the CDD. All parts needed for repairs will be submitted to the CDD for approval prior to the commencement of work performed.

Rate Stability:

3% annual rate increase stands

• Retroactive Costs Request

Was not agreed upon at this time

Summary of Charges

Monthly Charges - \$2,458

Total Annual Cost Of Contract - \$29,500

3- year term agreement

Annual Price Increase of 3%



SCOPE OF SERVICES Fertilization and Pest Control:

- 6 Applications of fertilizer will be made to the Soccer field at Sampson Creek CDD. 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 as frequently as necessary 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. Topchoice or equivalent will be applied in late May/Early June for Mole Crickets, and Acelepryn Xtra will be applied in June for grubs and army worms, webworms, and grubs. Any irreparable damage to turf caused by turf damaging insects will be replaced at no charge to the Customer.
- 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. In addition a separate mowing height(higher HOC) will be maintained along the perimeter of the field.
- 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.

Summary of Charges

Monthly Charge	\$2,050.00
Estimated Rye Seed Cost	\$1,200.00
Total cost of Contract	\$24,600.00

The total cost for the preceding services is \$2,050.00 per month. One invoice will be sent
every month for a term of 36 months. Annual price increases
may not exceed 3% and must be requested in writing and approved by the contract
manager. Payment terms for all invoices are net 15. Any late payment is subject to a 1% o
greater finance charge. Either party may terminate this contract with no less than 60 days
notice. Payment for the 37th month of service will be considered an automatic renewal o
this agreement.

Customer Signature	Contract Start Date	
Print Name		
Title		



May 13, 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 unmatched experience in field turf management, specialized bermudagrass equipment, daily on-site presence, and preventative services establishes us as an ideal candidate to preserve the field's bermudagrass.

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 based on the revised scope provided by the CDD. We believe this will enhance conditions and protect the Community from current economic threats. It is our pleasure to present a revised scope of work to continue our agreement with the CDD.

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

GENERAL MAINTENANCE PRACTICES

GENERAL MAINTENANCE REPORTS

Athletic Field inspections will be conducted weekly followed by a monthly written report by an authorized contractor representative, detailing work completed on a weekly basis.

MOWING

Bermuda turf at the amenity area and Athletic Field will be mowed once per week in the growing season and every other week in the offseason. The Athletic Field playing surface will be mowed with a **reel type mower**. The Bermuda turf will be maintained at a height of 1.5", except for the Athletic Field playing surface, which will be maintained at a height of 0.5" - 0.65".

OVERSEEDING

Overseeding of the Bermuda areas with Perennial Ryegrass, certified to be 95% weed free, will be completed in the fall of each year at the appropriate time as the bermudagrass areas begin to go dormant. The overseed rate shall be a minimum of 400 lbs per acre. **St Johns Golf & Country Club will provide seed at no additional cost to the CDD.**

AERATION

The Bermuda grass areas on and around the soccer field will 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 will be performed with each mowing. Care shall be taken so as not to damage fence or light poles, buildings, signs, trees, or shrubs.

FERTILIZATION AND PEST CONTROL

FERTILIZATION

Bermuda turf will be fertilized a minimum of 6 times per year between April and October. Soil tests will be performed at no additional charge each spring to identify the correct fertilizer analysis that should be used to maximize turf health during the growing season. 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 bermudagrass 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 applied to the Athletic Field to accompany foliar applications, at least four times per year. 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

Three (3) pre-emergent herbicide applications will 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 accordingly in the spring.

NEMATICIDE

Nematicide applications, per CDD approval and expense. Nematode assays will be provided free of charge and taken in the spring to identify Nematode type and count.

MOLE CRICKET

One blanket application will be made in the spring for early control, and then monitor weekly mole cricket activity and treat as necessary.



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 bermudagrass to maintain uniform coverage of the field. Completed per CDD approval and expense.

ADDITIONAL APPLICATIONS

Contractor will coordinate with the CDD on any additional applications outside the proposed scope of services. Specialty requests, such as wetting agents or fungicides will be completed per CDD approval and expense.

IRRIGATION

Water management is an integral part of turf management. Currently, the Athletic Field's irrigation is managed by the Community's landscape contractor. St Johns Golf & Country Club offers to manage the irrigation as not additional cost to the CDD. This will permit the Agronomic team to monitor usage to promote healthy, uniform coverage. The monitoring and repairs would include labor and general maintenance of irrigation system at the Athletic Field. If a main line connecting to the Athletic Field is compromised, that repair would be the responsibility of the CDD. All parts needed for repairs will be submitted to the CDD for approval prior to the commencement of work performed.

PROPOSED AGREEMENT

- Monthly Charge \$2,458
- Total Annual Cost of Contract \$29,500
- 3-Year Term
- Annual Price increase of 3%



PROPOSAL FORM

Proposal Form Athletic Field Maintenance

Services Bid Summary - Basic

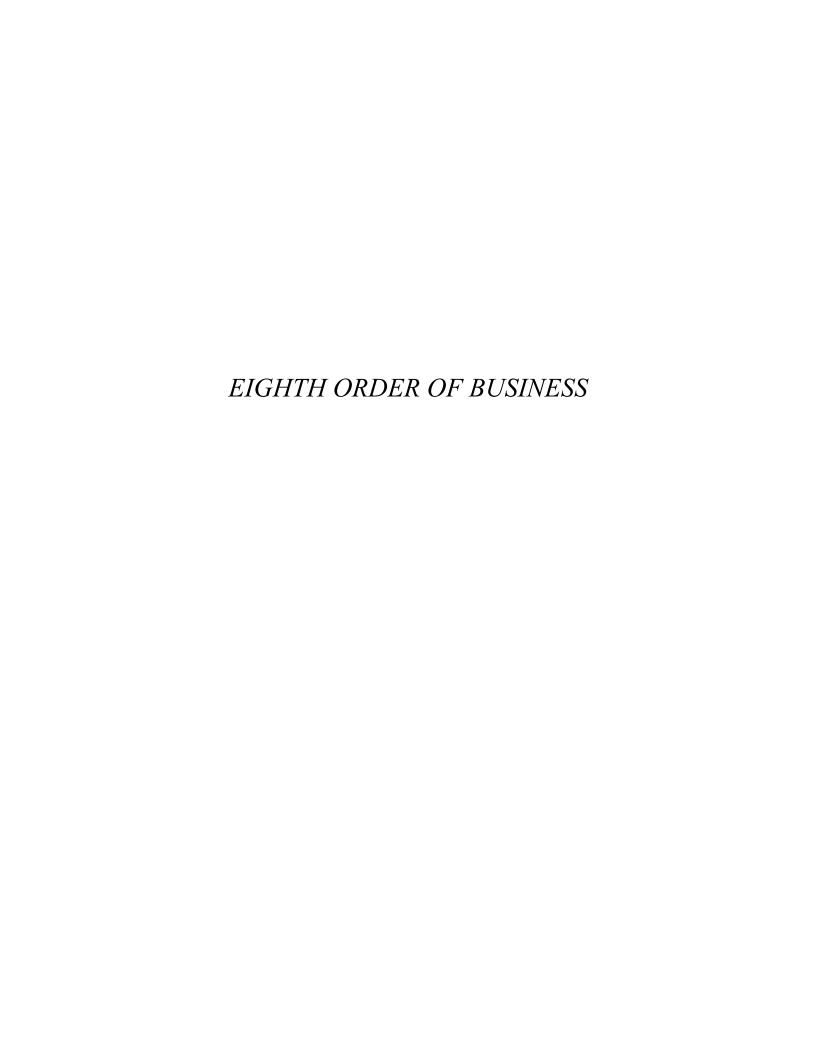
	Annual Sum	Monthly	Term Definition
Term 1	\$29,500.00	\$2,458.33	Twelve (12) months
Term 2	\$30,385.00	\$2,532.08	Twelve (12) months
Term 3	\$31,296.55	\$2,608.05	Twelve (12) months

Basic Services	Term 1	Term 2	Term 3
Turf maintenance and mowing (52 visits)	Included	Included	Included
Fertilization Bermuda turf (6 times per year)	Included	Included	Included
Annual Aeration	Included	Included	Included
Herbicide Applications (3 per year)	Included	Included	Included
Insecticide Application (1 in spring)	Included	Included	Included
Nematicide Testing	Included	Included	Included
Nematicide Applications (per CDD approval and expense)			
Mole Cricket Application(s) (1 in spring and as needed)	Included	Included	Included
Irrigation	Included	Included	Included
Growth Regulators (4 times per year)	Included	Included	Included
Overseeding	Included	Included	Included

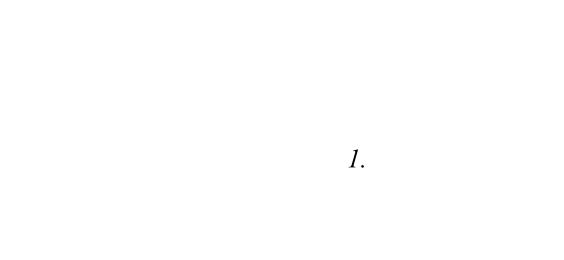
Additional Services:

Top Dressing	\$3,000.00	\$3,000.00	\$3,150.00	
--------------	------------	------------	------------	--















SAMPSON CREEK CDD GENERAL MANAGER OPERATIONS REPORT

06/19/2025 Submitted by Jason Davidson

Field Services:

Lake Doctors:

- We had a fountain that was not functioning on hole 13. The issue was addressed and now the fountain is fully functional.
- Reports along with Map are included in the agenda package here for any questions..

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. Staff is still awaiting scheduling on the following.

- SO# 8639461 Sod Replacement \$1,001.08
- SO# 8640361 Sod Replacement \$896.02

Enhancement Update

The following have been completed

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

Irrigation Update

• We were experiencing low to no water pressure around the JEA lift station. This is being researched now to get the irrigation back to operating efficiently.

Golf Course Coordination

- 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

Splash Pad

• Staff to work on addressing overspray areas from the project.

Soccer Field Maintenance Agreement Update

Updated Proposals received from both vendors and reviewed to ensure they are apples to apples.

Fire Inspector

Provided staff with occupancy limits for various areas and emphasized that all occupancy signs must be posted at the front. Both gates have been installed. A strike has been installed on the front gate, just waiting for Hardwick to come back out and install a stop bar where the mag lock was located to complete the project.

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

• Pool deck: 107

• 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.

Security System and Access Control Audit

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

Community Announcements

• Nothing to report at this time

Ongoing Projects:

Robert (Patron of SJGCC) – still in progress





Vested in your community

- Staff to work with Robert on identifying the following concerns
 - Water collection in roadways (Standing water)
 - o Curbing audit
 - o Tree roots that are pushing up roadways/sidewalks
 - Work on development of a map that identifies all of the above and get it over to DE. Once this is completed, staff to ride with the DE and come up with a probable solution

Central Security - Ongoing

• Staff to coordinate a meeting with Central to discuss their contractual obligations and also current performance.

Landscape RFP

- Staff to work with scope that is necessary for the RFP.
 - o Review of pine straw areas to see if some are not needed
 - o Make sure the areas of responsibility are clean an clear in the RFP

Splash Pad Filtration Repair

• This project in the amount of \$3,877.56 was approved. The proposal has been signed and submitted back to C Buss (Project Vendor). Project is scheduled to begin the week of 6.16.2025

1925 Glenfield Crossing -

• The bulkhead repair that was performed in this area seems to be holding. There is a bulkhead that is located on the other side of the property that will need to be investigated/monitored to ensure there are no issues. Anything that is found will need to be reported back to the DE

420 Saint Johns Golf Drive - ongoing

• Staff to identify a vendor to come out and apply fill dirt and sod to the area.

Policies and Procedures - ongoing

 Staff to work alongside DC and DM to draft a policy around E-Bikes and Gas-Powered Motorcycle usage.

Sidewalk Repairs - ongoing

- Grinding sidewalks Update ongoing
 - o 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 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

- o Staff to audit sidewalks down Eagle Point Dr and Saint Johns Golf Drive
- 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 have been completed. Others we are awaiting scheduling
 - 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
 - 772 Eagle Point Dr
 - o 780 Eagle Point Dr 2 Slabs
 - o 1001 Meadow View 2 Slabs
 - o 930 Eagle Point Dr
 - 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.
- At the May 15th BOS meeting a speed table was discussed. DE & DC will further investigate and bring findings back to the BOS.

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.

Playground

• Enhancement Project Update

Staff have reached out to the playground project manager to begin drafting proposals for new equipment. Supervisor Weitzel is leading this initiative and will continue collaborating with staff to shape the overall vision. This item will be brought back for further discussion during the May meeting. Staff have connected with **Kompan**, and an onsite meeting is scheduled to review existing play structures and develop a refreshed and engaging design concept. It is important that any proposed improvements maintain



Vested in your community

the current project footprint. Additionally, **Southern Recreation** visited the site on **June 5, 2025**, an analysis of the current equipment was conducted at that time. It has been noted by Southern Rec that the playground was refurbished 15 years ago and in their professional opinion the structure is past the point of refurbishment.

- *Picnic Table Damage* It was reported that there is damage to the picnic table. Waiting for a proposal from Southern Recreation for repair.
- *Maintenance Costs Review* It was requested at the 5.15.2025 BOS meeting that staff advise as to date how much has been spent on repairs to the current play structures. To date \$150 in supplies have been purchased to accommodate repairs.

Gym Equipment Enhancement Project

- Technogym was selected
 - o 60 month (CL) leasing terms were approved @ \$2,212.29 in the 5.16.2025 BOS meeting.
 - o PM plan was approved
 - Leasing agreement is currently in circulation for signatures. We are on track and will continue to keep the board apprised

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 ideas of what they feel would be the best solution for the team

Storage Units

The board advised the cost for the units will need to be observed by the swim team. Both interior and exterior storage units were approved along with locations

Completed Projects

- Street drains throughout the community have been cleared of debris
- Chairs on the pool deck that were affected by the wind storm were returned to their natural state
- The playground was cleared of debris and branches from the most recent storms
- Tennis screens were reattached that were damaged by the storm.
- An audit of the condition of the fencing is currently underway
- The graduation sign had to be re-staked due to being knocked down by high winds was executed. We will continue to monitor.

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





Vested in your community.

- Inspection of street drains and outfall structures is continuous
- Safety inspection of playgrounds
- Updating the Marquee

Resident Concerns

• 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

- Upcoming Events
 - o June 7th − 1 PM − 4 PM − Live Music at the Pool
 - o June 12th 6pm Fathers Day Craft Event in Meeting Room
 - o June 14th 4 PM 7 PM First Coast Vendor Village with Food Trucks
 - o June 19th − 10 AM − 11 AM − Golden Mornings
 - July 5 1-4pm First Saturday/4th of July celebration DJ, infaltables, etc. Italian ices by Eddy's and maybe Frankies Franks
 - July $17^{th} 10 \text{ AM} 11 \text{ AM} \text{Golden Mornings}$
 - o July 26th 8 am 12 pm Babysitting and CPR course with Safety First
 - 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
 - o June 7th Home Meet (5 AM 12 PM)
 - \circ June 21^{st} Home Meet (5 AM 12 PM)
- Summer Camp
 - A meeting occurred on 6.5.2025 between Regional General Manager Jason Davidson, Regional Lifestyle Director Ross Ruben, YMCA VP Youth Development Chuck Steinfurth and YMCA Associate Executive Director of Out of School Time Jennifer Ziolko. Feedback was discussed and the following notes/responses were taken in red.

YMCA Camp Operations

Restricted Access:

- Campers are no longer permitted to use the playground, splash pad, or slide, all of which were accessible in prior years.
 - Playground Found more value in doing more structured games, team building, and activities based on the YMCA values. It was a policy that got implemented with all of our camps and it came down to child safety: blind spots, certain playgrounds not being maintained properly. Not to say it can't be properly supervised, but it comes down to the risk of injuries. Haven't





Vested in your community.

- used playgrounds for over 10 years in camps. YMCA to research if their insurance has any specific wording regarding playgrounds.
- Splash Pad Plan on using it, have permission to use it and the YMCA aquatics team have approved the use of it. It will be scheduled and was not planned to be used every day but the YMCA will plan on scheduling more.
- Water Slides Across the board, no slides in use at any of their camps even at the YMCA on-site locations. *YMCA agrees as long as all safety standards are met, slide can/will be utilized.
- When asked, a YMCA staff member reportedly stated this was outlined in your proposal and came from their supervisor, citing risk management restrictions.
 - YMCA's camp structure is always based around safety and supervision. A lot
 of other camps are based more around free play, so when they switch to the
 YMCA they are not used to the structure and organization.
 - YMCA is accredited by an organization called Presidium, so they follow certain standards set forth by that organization. "Praesidium's mission is to help you protect those in your care from abuse and to help preserve trust in your organization. Praesidium Accreditation is a standardized, consistent, and objective process that allows organizations to publicly demonstrate their commitment to abuse prevention. "

Bathroom Policy:

- Children are only allowed to use the restroom **one at a time**, which has already led to one child nearly having an accident.
 - Staff always have 100 percent supervision of children. YMCA will incorporate more bathroom breaks and will adjust the process as needed.

Attire Restrictions:

- Campers have been told that only one-piece swimsuits are allowed. In one instance, a camper wearing swim bottoms and a rash guard was told this attire was not permitted.
 - This may have been some confusion amongst staff and will clarify with their staff. YMCA has flexibility regarding two piece bathing suits. Bikinis are the only thing they discourage against, but other types of two pieces are approved.

Food and Snack Concerns:

- A participant with a Lunchable containing candy was told they could not eat the candy in front of the group, which was done in a way that embarrassed the camper.
 - There is no policy in place that says they cannot eat candy. YMCA to look into this more and clarify with staff. There is something they have throughout the summer called a Healthy Lunchbox Challenge, where





kids can earn points based on the types of food they bring throughout the summer. However, they do not say they cannot bring unhealthy items. YMCA will follow up with on-site staff.

Footwear Rules:

- There is a **no Crocs or flip-flops policy**. While the reason for no flip-flops is understood, the restriction on Crocs (even in "sport mode") has caused some confusion.
 - Similar to what might have happened with the candy situation. It
 might have been a suggestion, but there is no rule against
 Crocs. YMCA to clarify with staff. However, no flip flops is a rule due
 to the amount of physical activity the camp structure
 incorporates. YMCA is okay with Crocs in sports mode and will make
 sure staff is aware.

Swim Group Identification:

- In past years, swim skill levels were indicated using wristbands. This year, necklaces are being used, which are being tugged on during play and may not be ideal.
 - Industry research found that hands are underwater 90 percent of the
 time while swimming. While hands are underwater there is no way to
 identify visibility what level swimmer a child is. It was switched to
 necklaces so counselors can visibly see the swim levels
 easier. YMCA will address the issue of children tugging on children,
 as no horseplay or touching each other should be happening in the
 pools.

Camp Experience Differences:

- Previous summers included patio games, tennis with Roman (the tennis pro), and golf. Families were informed that these may no longer be part of the program.
 - Staff to gather more feedback and information on this to clarify more with the YMCA. YMCA may not be aware of all the activities that were done in the past but are very open to incorporating more activities and bring back things from the past.



St. Johns Golf Amenity Center in St. Johns

Date Range	Max	Count	Wait List	Wait List Count
06/02/2025 - 06/06/2025 - 06/02/2025-06/06/2025	1	26	Yes	1
06/09/2025 - 06/13/2025 - 06/09/2025-06/13/2025	1	25	Yes	1
06/16/2025 - 06/20/2025 - 06/16/2025-06/20/2025	1	19	Yes	2
06/23/2025 - 06/27/2025 - 06/23/2025-06/27/2025	1	20	Yes	1
06/30/2025 - 07/03/2025 - 06/30/2025-07/03/2025	1	14	Yes	0
07/07/2025 - 07/11/2025 - 07/07/2025-07/11/2025	1	28	Yes	1
07/14/2025 - 07/18/2025 - 07/14/2025-07/18/2025	1	30	Yes	1
07/21/2025 - 07/25/2025 - 07/21/2025-07/25/2025	1	28	Yes	1
07/28/2025 - 08/01/2025 - 07/28/2025-08/01/2025	1	18	Yes	1

Non-Residents (family/friends) Per Week –

06/02/2025-06/06/2025: 6 non-residents 06/09/2025-06/13/2025: 4 non-residents 06/16/2025-06/20/2025: 3 non-residents 06/23/2025-06/27/2025: 3 non-residents 06/30/2025-07/03/2025: 1 non-resident 07/07/2025-07/11/2025: 2 non-residents 07/14/2025-07/18/2025: 7 non-residents 07/21/2025-07/25/2025: 5 non-residents 07/28/2025-08/01/2025: 6 non-residents

.





Completed Work Order Information

Service Notes & Observations

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: 2028474 Completed Date: 5/15/2025

Target Pests (if applicable):

5/2025

Treated ponds 21 for algae, underwater vegetation, shoreline vegetation

24 algae and emergents

25 emergents

20 algae26 algae and emergents

25A algae ar 25A algae 24A algae 24B algae **Environmental Conditions**

Thank you for

vour business!

Weather: Partly Cloudy

Temperature: 68.74

Wind Direction: West Wind Speed: 1.01

Humidity: 93.0000

Treated for Algae & Invasive Aquatic Weeds, Pond Dye Added, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Marcus Thigpen

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





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: 2027457 Completed Date: 5/15/2025

Target Pests (if applicable):

Service Notes & Observations

Treated for algae, shoreline weeds and added dye as needed in zone 2. Starting with pond #1 and ends with pond 17. Things are looking great.

Thanks Garrett 9043121110 **Environmental Conditions**

Weather:

Temperature:

0.00

Thank you for

vour business!

Wind Direction:

Wind Speed: Humidity: 0.00

0.0000

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

Services Completed by:

Customer Signature (if needed):

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





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: 2027787 Completed Date: 5/16/2025

Target Pests (if applicable):

Service Notes & Observations

Pond 4 and 7 treated for algae and shoreline weeds. Pond 8 treated for algae, aquatic and shoreline weeds, dye added. Pond 10 treated for shoreline weeds and dyed. Pond 19 is in good health, no treatment needed at this time. Please contact me directly with any questions or concerns. (904)-626-1882

Thank you for

vour business!

Weather: Overcast
Temperature: 70.43
Wind Direction: West
Wind Speed: 2.90
Humidity: 93.0000

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

Services Completed by:

Customer Signature (if needed):







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: 2028167 Completed Date: 5/19/2025

Target Pests (if applicable):

Thank you for your business!

Service Notes & Observations

Inspected ponds 1-17.

Treated for algae as needed in ponds 1-17. Things are looking really good overall.

Thanks Garrett **Environmental Conditions**

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





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: 2028479 Completed Date: 5/27/2025

Target Pests (if applicable):

Service Notes & Observations

Treated ponds #23 algae and shoreline vegetation

21 algae and shoreline vegetation

24 algae and shoreline vegetation

25 algae

20 algae and shoreline vegetation

26 algae

25A shoreline vegetation

24A algae

Environmental Conditions

Thank you for

vour business!

Weather: Overcast
Temperature: 93.04
Wind Direction: South

Wind Speed: 2.00 **Humidity:** 56.0000

Treated for Algae & Invasive Aquatic Weeds, Pond Dye Added, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Marcus Thigpen

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





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: 2028233 Completed Date: 5/28/2025

Target Pests (if applicable):

Thank you for your business!

Environmental Conditions

Service Notes & Observations

Treated ponds 1, 2, 3, for algae and grasses. Treated pond 19 for shoreline grasses. Pond 5 and 6 treated for shoreline grasses, and algae.

Weather: Overcast Temperature: 87.44 Wind Direction: West

Wind Speed: 3.40 **Humidity:** 71.0000

Inspected OutFall Area, Inspected Pond(s), Beneficial Bacteria Added, Treated for Algae, Treated Shoreline Weeds

Services Completed by:

TXH,

Customer Signature (if needed):





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: Fountain Service Call-Minimum \$200

Work Order Number: 2054342 Completed Date: 6/3/2025 Target Pests (if applicable): Fountain Thank you for your business!

Service Notes & Observations

The Kasco fountain had its nozzle broken. It appeared that a turtle was stuck inside of the fountain and may have broken the nozzle trying to get out. The turtle was removed and a new nozzle was put on. The fountain is now running properly when the new nozzle was put on. Thank you.

Environmental Conditions

Weather: Overcast
Temperature: 84.79
Wind Direction: East
Wind Speed: 11.50
Humidity: 70.0000

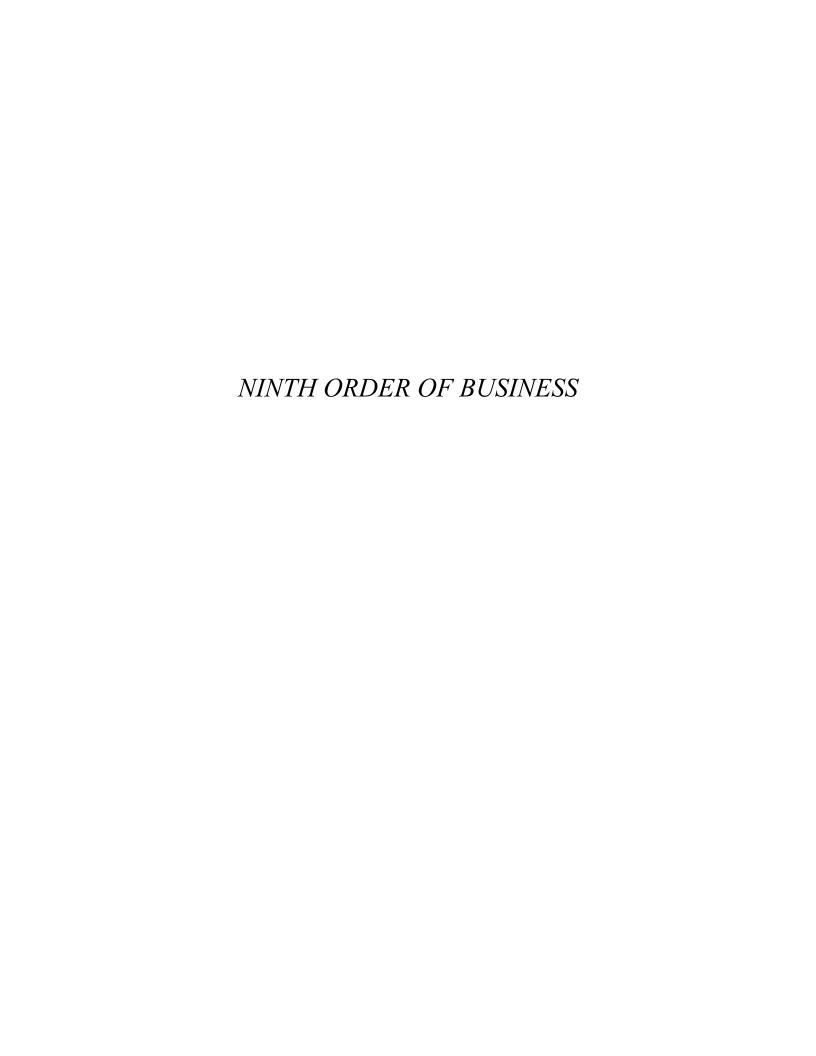
Fountain(s) Repaired

Services Completed by:

Customer Signature (if needed):









Speed Tables/Humps/Cushions

Speed humps are vertical traffic control measures. They are paved (usually asphalt) and approximately three to four inches high at their center, and extend the full width of the street with height tapering near the drain gutter to allow unimpeded bicycle travel. Speed humps should not be confused with the speed bump that is often found in mall parking lots. There are several designs for speed humps. A speed table is a term used to describe a very long and broad speed hump, or a flat-topped speed hump, where sometimes a pedestrian crossing is provided in the flat portion of the speed table.

The traditional 12 ft hump has a design speed of 15 to 20 mi/h, 14 ft hump a few miles per hour higher, and a 22 ft table has a design speed of 25 to 30 mi/h. The longer humps are much gentler for larger vehicles. The speed table can either be parabolic, making it more like a speed hump, or trapezoidal. Speed tables can be used in combination with curb extensions where parking exists. Speed humps can also be designed with two, one-foot slots to allow for vehicles with wide wheelbases such as buses and emergency vehicles to pass through them without having to go over the measure. These are typically called speed cushions.

In general, speed humps are a device of last resort. Other traffic calming solutions should be considered first. However, they may be the best solution in some situations, especially on long, straight residential streets where there are few intersections and no other visual cues to slow motorists.

Raised intersections, essentially a speed table for an entire intersection, may improve intersection safety by forcing vehicles approaching the intersection to slow down. This measure could be part of a street-wide traffic calming effort. Construction involves providing ramps on each vehicle approach, which elevates the entire intersection to the level of the sidewalk. Gradual approaches should reduce the impact on bicyclists.

Purpose

Vertical measures tend to have the most predictable speed reduction impacts and are best used on local streets. Speed tables

View Related Treatments

0



A raised crosswalk in Salt Lake City, Utah. http://www.pedbikeimages.org/ - Dan Burden



A speed table in Chapel Hill, North Carolina. http://www.pedbikeimages.org/ - Austin Brown



A speed cushion is placed longitudinally in the travel lane. Vehicles with wider axles straddle the cushion.

Photo by Todd Boulanger

can also enhance the pedestrian environment at pedestrian crossings.

Considerations

- Raised treatments are not typically suitable for use on arterial streets.
- Do not use if on a sharp curve or if the street is on a steep grade.
- The effect on speed reduction is inversely related to the comfort of the device. Higher and shorter
 devices have the greatest slowing effect, but are the most uncomfortable to traverse.
- Markings and signs should promote nighttime visibility of raised devices for bicyclists and motorists.
- If the street is a bus route or primary emergency route, the design must be coordinated with operators. Speed cushions show promise here. Usually, some devices are acceptable if used prudentlyNone device may be appropriate and may serve the primary need (e.g., if there is a particular location along a street that is most in need of traffic slowing).
- The aesthetics of speed humps and speed tables can be improved through the use of color and special paving materials. Designs that complement neighborhood aesthetics will be more readily accepted by the public.
- Noise may increase, particularly if trucks use the route regularly, but some noise assessments have found little impact, and noise may be reduced overall because of cars traveling at lower speeds.
- · Raised treatments such as speed tables may contribute to drainage problems on some streets.
- Speed humps, tables, and cushions should be properly designed and installed to reduce the chance of back problems or other physical discomfort experienced by vehicle occupants.

Estimated Cost

Costs can vary depending on the drainage needs of each site, the width of the road, and the specific design used.

Infrastructure	Description	Median	Average	Min. Low	Max. High	Cost Unit	# of Sources (Observations)
Speed Bump/Hump /Cushion/Table	Speed Hump	\$2,130	\$2,640	\$690	\$6,860	Each	14(14)
Speed Bump/Hump /Cushion/Table	Speed Bump	\$1,670	\$1,550	\$540	\$2,300	Each	4(4)
Speed Bump/Hump /Cushion/Table	Speed Table	\$2,090	\$2,400	\$2,000	\$4,180	Each	5(5)
Raised Crossing	Raised Crosswalk	\$7,110	\$8,170	\$1,290	\$30,800	Each	14(14)
Raised Crossing	Raised Intersection	\$59,160	\$50,540	\$12,500	\$114,150	Each	5(5)

The cost for each speed hump is approximately \$1,500, including markings. Speed tables are \$2,000 to \$15,000, depending on drainage conditions and materials used. Speed cushions also cost approximately

\$2,000 each.

Safety Effects

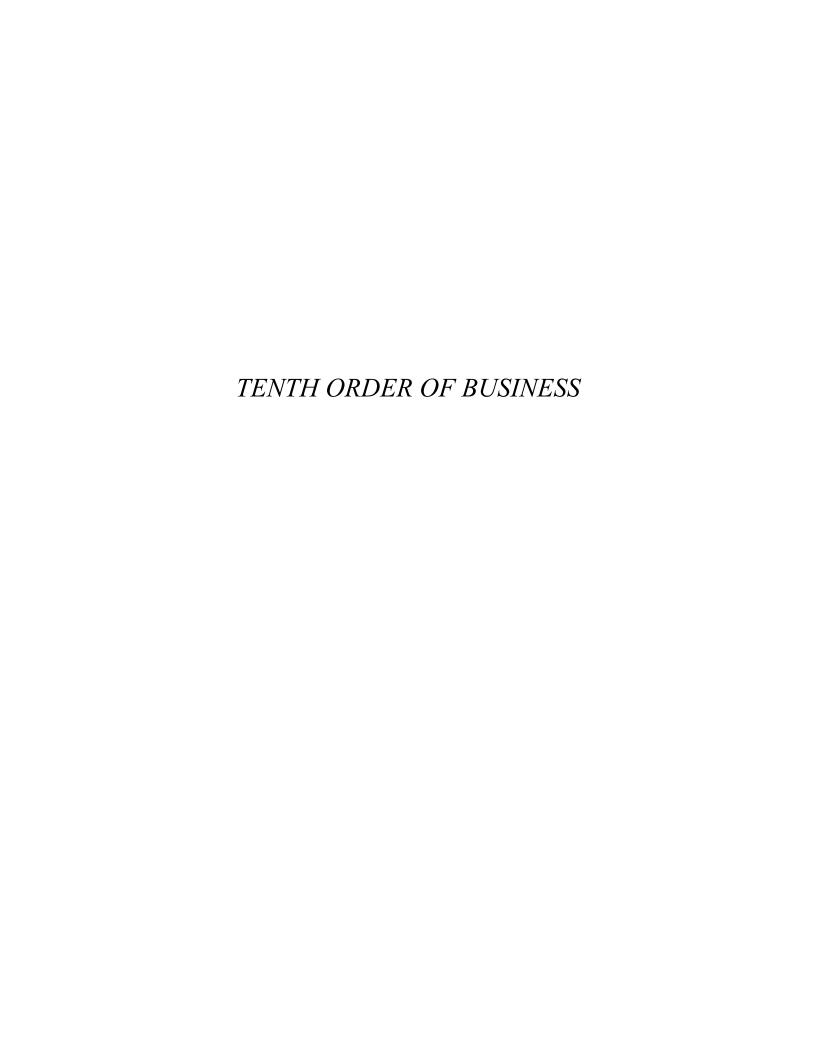
A summary of a study that looked at the safety effects of vertical measures can be found here.

References

To view references for this countermeasure group click here.

Case Studies

Eugene, Oregon Portland, Oregon Vancouver, WA



PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TABLE OF CONTENTS

Public	Notice	
Instruc	tions to	Proposers
Evalua	ition Cr	iteria
Affida	vit Rega	arding Proposal
Propos	sal Form	1
	i. ii. iii. iv.	General Information Personnel and Equipment Experience Pricing
Sworn	Statem	ent Regarding Public Entity Crimes
Sworn	Statem	ent Regarding Scrutinized Companies
Form o	of Land	scape and Irrigation Maintenance Services Agreement
		Exhibit A – Scope of Services
		Exhibit B – Pricing Proposal
		Exhibit C - Maintenance Map Exhibit

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSAL FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

Notice is hereby given that the Sampson Creek Community Development District ("District") will receive proposals for the following District project:

Landscape and Irrigation Maintenance Services

The contract will require contractors to provide for the labor, materials and equipment necessary for the maintenance of certain landscape and irrigation improvements and other associated scopes as more particularly described in the Project Manual which will include, among other materials, contract documents, project scope and any technical specifications.

The Project Manual will be available beginning Manager, Governmental Management Services, LLC, located at Augustine, Florida 32092. Each Project Manual will include	t 475 West Town Place, Suite 114, St.
Proposals and proposal and contract documents.	-
The pre-proposal meeting will be held on Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida and Proposer must (1) be authorized to do business in Florida, and hin good standing; (2) have at least five (5) years of experience verojects; and (3) attend the pre-proposal meeting. The District make changes to the Project Manual up until the time of the proposal meeting.	32092. In order to submit a proposal, each nold all required state and federal licenses with landscape and irrigation maintenance reserves the right in its sole discretion to
Firms desiring to provide services for this project via email to Danial Laughlin, dlaughlin@gms specified or missing the required proposal documents may be dis	nf.com. Any proposal not completed as

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the day of the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Daniel Laughlin at dlaughlin@gmsnf.com and Wesley S. Haber, District Counsel, at wesley.haber@kutakrock.com.

Sampson Creek Community Development District Daniel Laughlin, District Manager

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT INSTRUCTIONS TO PROPOSERS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

1.	DUE DATE.	Proposals (("Proposals")	must	be	received	by	interested	parties
("Proposer")	no later than _		via email to	Danie	l La	aughlin, <u>dl</u>	aug	<u>hlin@gmsn</u>	f.com.

2.	SUMMARY OF SCHEDULE.	The	District	anticipates	the	following	RFP	schedule,
though certain	dates may be subject to cha	nge:						

DATE	EVENT
	RFP Available for Pick-Up
	Pre-Proposal Meeting
	Site Available for Inspection
	Proposals Due / Public Opening
	Board Meeting to Evaluate Proposals & Award Contract

- 3. PRE-PROPOSAL MEETING. There will be a pre-proposal meeting beginning at ______, and located at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal.
- **4. SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.
- 5. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

- 6. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
- 7. PROJECT MANUAL. The Project Manual will be available beginning from Governmental Management Services, LLC, located at 475 West Town Place, Suite 114, Saint Augustine, Florida 32092. Each Project Manual will include the Request for Proposals and proposal and contract documents.
- **8.** QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.
- 9. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- 10. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Daniel Laughlin at dlaughlin@gmsnf.com with an e-mail copy to Wesley S. Haber, District Counsel, at wesley.haber@kutakrock.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.
- 11. SUBMISSION OF PROPOSAL. Submit one (1) electronic copy, along with other requested attachments, by the time indicated herein via email to Daniel Laughlin (dlaughlin@gmsnf.com). Proposals are due ______.
- 12. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.
- 13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping

& irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

- **14. PROPOSAL INFORMATION.** All Proposals should include the following information, among other things described herein:
 - A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
 - B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
 - C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
 - D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
 - E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
 - F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
 - G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.
- 15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

- 16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.
- 17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.
- 18. Contract Award. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.
- 19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.
- **20. INDEMNIFICATION.** The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.
- **21. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

- 23. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- 24. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.
- 25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.
- **26. REFERENCE TERMS.** Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

- 27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.
- 28. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the day of the pre-proposal meeting, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: Sampson Creek Community Development District, c/o: Governmental Management Services, LLC, 475 West Town Place, Suite 114, Saint Augustine, Florida 32092, ATTN: Daniel Laughlin, District Manager. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one-year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Twenty Thousand Dollars (\$20,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Equipment

(20 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience

(20 Points Possible)

This category addresses past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. <u>Understanding Scope of RFP</u>

(15 Points Possible)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity

(5 Points Possible)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District such as audited financial statements, or similar information.

5. Price

(25 Points Possible)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for the Contract Amount. AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a

percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers

(15 Points Possible)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, as well as unit costs from the additional schedules.

Proposer's Total Score

(100 Points Possible)

AFFIDAVIT REGARDING PROPOSAL

STATE OF
COUNTY OF
Before me, the undersigned authority, appeared the affiant,, and having taken an oath, affiant, based on personal knowledge, deposes and states:
1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of for ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.
2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.
5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s:
6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the pre-proposal meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify

instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating

to the Project Manual.

the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated	this	day of _	day of,			2025.	
STATE OF COUNTY O	F			By:			
The	foregoing	instrument _, 2025, by					, who is personally
known to me or did not [] t						as 1	identification, and did []
				Notary Public, S Print Name:			
				Commission No My Commission).:		
				iviy Collillissioi	i Expires.	•	

PROPOSAL FORM PART I – GENERAL INFORMATION

Proposer General Infori	nation:		
Proposer Name			
Street Address			
P. O. Box (if any)			
City	State		Zip Code
Telephone		Fax no	
1st Contact Name			Title
2nd Contact Name			Title
Parent Company Name ((if any)		
Street Address			
P. O. Box (if any)			
City	State		Zip Code
Telephone		Fax no	
1st Contact Name			Title
2nd Contact Name			Title

Comp	oany Standing:			
Propo	oser's Corporate Forn (e.g., individual, co	n: orporation, partnership	, limited liabilit	y company, etc.)
In wh	nat State was the Prop	oser organized?		Date
Is the	Proposer in good sta	nding with that State?	Yes No _	
	If no, please ex	plain		
		with the State of Florion Florida? Yes N		-
What	are the Proposer's c	urrent insurance limit	s?	
Autor Work	ral Liability mobile Liability ters Compensation ration Date	\$ \$ \$		
	ssure — Please list all ses are presently in go		federal licenses	s, and state whether suc

PART II – PERSONNEL AND EQUIPMENT

P. O. Box (if any)					
		Zip Code			
		ax no			
1st Contact Name		Title			
2nd Contact Name Title					
• Proposed Staffing L following:	evels - Landscape and irr	igation maintenance staff will include the			
	Technical personnel, w	be onsite days per week; ho will be onsite days per; and onsite days per week.			
-	the Proposer's Officers an	complete the pages that follow at the end of Supervisory Personnel, and attach resume			
who have expertis horticulture, or othe	se in pesticide applicat er relevant fields of expert	rently employ any other technical personne ion, herbicide application, arboriculture ise? Yes No If yes, please provide ach additional sheets if necessary):			
Name:					
Position / Certificate	ions:				
Duties / Responsibil	lities:				
% of Time to Be De	edicated to This Project: _	%			
Please describe the project Name/Locat		ects on behalf of the Proposer:			

Contact:	Contact Phone:	
Project Type/Description	on:	
Duties / Responsibilitie	s:	
	ract:	
Proposer's Scope of Se	rvices for Project:	
Dates Serviced:		
the work? Yes No	the Proposer intend to use any For each subcontractor, p litional sheets if necessary):	v subcontractors in connection with please provide the following
Subcontractor Name		
Street Address		
P. O. Box (if any)		
City	State	Zip Code
Telephone	Fax no	
1st Contact Name		Title
2nd Contact Name		Title
Proposed Duties / Resp	onsibilities:	
Please describe the sub-	contractor's role in other proje	acts on behalf of the Proposer
	1 0	ets on behan of the Proposer.
•		
	on:	
	ract:	

Propo	ser's Scope of Services for Project:
Dates	Serviced:
that w	ity Measures - Please describe any background checks or other security measure ere taken with respect to the hiring and retention of the Proposer's personnel who is involved with this project, and provide proof thereof to the extent permitted by law

• Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.

OFFICERS

PROPOSER:	DATE:				
Provide the following information for key officers of		mpany, if any.			
NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE		
FOR PARENT COMPANY (if applicable)					

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: DATE:	DATE:	
-----------------	-------	--

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT /# OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:		DATE:		
QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS	

PROPOSAL FORM PART III – EXPERIENCE

	r performed work for a community development district previously: If yes, please provide the following information for each project (attack if necessary):
Project Name/Loc	cation:
Contact:	Contact Phone:
Project Type/Des	cription:
Dollar Amount of	Contract:
	for Project:
Dates Serviced: _	
-	e's total annual dollar value of landscape and irrigation services work th of the last three (3) years starting with the latest year and ending with year:
<u>2024 = </u>	
<u> 2022 = </u>	

Project Name/Loca	tion:
Contact:	Contact Phone:
Project Type/Descr	iption:
Dollar Amount of C	Contract:
How was the project	et similar to this project?
Your Company's D	etailed Scope of Services for Project (i.e. fertilization, mowing, pest
control wood contr	
control, weed contr	ol, thatch removal, irrigation, etc.):
	ol, thatch removal, irrigation, etc.):
control, weed contr	ol, thatch removal, irrigation, etc.):
control, weed contr	ol, thatch removal, irrigation, etc.):
control, weed contr	ol, thatch removal, irrigation, etc.):
	ol, thatch removal, irrigation, etc.):
List of equipment u	ised on site:
List of equipment u	
List of equipment u	ised on site:
List of equipment u	sed on site:

(Information regarding similar projects – continued)					
	Project Name/Location:				
	Contact: Contact Phone:				
	Project Type/Description:				
	Dollar Amount of Contract:				
	How was the project similar to this project?				
	g				
	Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest				
	control, weed control, thatch removal, irrigation, etc.):				
	List of equipment used on site:				
	List of subcontractors used:				
	Is this a current contract? Yes No				
	Duration of contract:				

(Information regarding similar projects – continued)					
	Project Name/Location:				
	Contact: Contact Phone:				
	Project Type/Description:				
	Dollar Amount of Contract:				
	How was the project similar to this project?				
	g				
	Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest				
	control, weed control, thatch removal, irrigation, etc.):				
	List of equipment used on site:				
	List of subcontractors used:				
	Is this a current contract? Yes No				
	Duration of contract:				

Project Name/L	ocation:
Contact:	Contact Phone:
Project Type/De	escription:
Dollar Amount	of Contract:
How was the pr	oject similar to this project?
Your Company	's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest
control, weed co	ontrol, thatch removal, irrigation, etc.):
List of equipme	nt used on site:
List of subcontr	actors used:
I. 41.:	acutus et 9 Van Na
is this a current	contract? Yes No
Duration of con	tract:

or supervisor, etc.), been t maintenance contract within	f its principals or supervisory personnel (e.g., owner, officer erminated from any landscape or irrigation installation on the past 5 years? Yes No For each such following information (attach additional sheets as needed):
Project Name/Location:	
Contact:	Contact Phone:
Project Type/Description:	
Dollar Amount of Contract:	
Scope of Services for Project	t:
Dates Serviced:	
Reason for Termination:	

	d resolution
What is the Proposer's current worker compe	nsation rating?
Has the Proposer experienced any worker injuten (10) working days as a result of the injury	=
If yes, please describe each incident	
Please state whether or not the Proposer or suspended from proposing or contracting on a Yes No If yes, please provide:	
The names of the entities	
The state(s) where barred or suspended	
The period(s) of debarment or suspension	
Also, please explain the basis for any bar or s	uspension:
List any and all governmental enforcement ac or penalties, licensure issues, permit violation Proposer or its principals, or relating to the value of the party	ons, consent orders, etc.) taken against the

iates (parents or subsidiaries), or any of the Propos nareholders or investors filed for bankruptcy, ein ne past 10 years? Yes (_) No (_) If yes, provide
nareholders or investors filed for bankruptcy, einc ne past 10 years? Yes (_) No (_) If yes, provide
e Action and Describe the Status and/or Resolution:
iates (parents or subsidiaries), or any of the Propostreholders or investors executed an assignment for 10 years? Yes (_) No (_) If yes, please explain:
reholders or investors executed an assignment for

•	Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other
	financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes (_) No (_) If yes, please explain:

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	Annual Term Total
Term 1	\$	<u>\$</u>	(Twelve (12) months)
Term 2	\$	<u> </u>	(Twelve (12) months)
Term 3	\$	\$	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (<mark>52 site visits</mark>)	\$	\$	\$
Tree and Palm Maintenance (52 site visits)	\$	\$	\$
Shrub and bed Maintenance (52 site visits)	\$	\$	\$
Fertilization St Aug Turf (6 times per year)	\$	\$	\$
Fertilization Bermuda Turf (8 times per year)	\$	\$	\$
Fertilization Bahia Turf (3 times per year)	\$	\$	\$
Fertilization Shrubs, Trees and Palms (min 4 times per year)	\$	\$	\$
Pesticide Program Turf	\$	\$	\$
Pesticide Program Shrubs, Trees and Palms	\$	\$	\$
Mulch – Brown Mulch (200 cubic yards annually)	\$	\$	\$
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	\$	\$	\$
Annuals (1715 units every 3 months)	\$	\$	\$
Irrigation (as per scope)	\$	\$	\$
TOTAL LUMP SUM	\$	\$	\$
Alternates:	\$	\$	\$

Alternates:	\$ \$	\$

All-Inclusive Irrigation Option (see Irrigation Options Below)		
Lump Sum Annual Fee:		

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative.

Fee for additional services shall be an amount agreed upon by the District Representative and the Contractor.

Irrigation Alternate: All-Inclusive Irrigation Option

-This option will include the following:

- 1. Lateral line repairs
- 2. Valve repairs and replacement as needed.
- 3. Solenoid replacement
- 4. Head replacement, raising and adjusting as needed
- 5. Relocation or adjustment of heads to accommodate PLANT GROWTH
- 6. Wire splices, locating cut wires as needed
- 7. Valve box replacements

Note the following items are excluded from this alternate option.

- 1. The water source and pump system and their respective controls and power supplies
- 2. Mainline repairs of 4" pipe size and above
- 3. Timer replacements
- 4. Damage due to vandalism, verifiable lightning strikes or power surges

As this is an all-inclusive option any damage to the landscape do to an irrigation related issue, be it over under watering, shall be repaired or replaced at the contractor's expense. There shall be no extra costs for special service calls for repairing, adjusting, or maintaining the irrigation system unless the damage is due to vandalism, verifiable lightning strikes or power surges. All irrigation repairs shall be completed within 24 hours of notification.

Please provide the following unit prices for the following items. Each unit price shall include all costs for complete, installed work including materials, labor, overhead and profit.

SOD/SEED/MULCH:		
Sod installed: St Aug, per pallet	\$	
Pine Straw per Bale	\$	
Shredded Brown Mulch, CY	\$	_
Seeded Winter Rye, per bag	\$	_
Removal of Aged Mulch - Entrances, Amenity Area,		
Roadways and Round-About	\$	per hour
SHRUBS:		
Chord Grass - 3 gal.	\$	_
Lorapetalum - 3 gal.	\$	_
Glendale Fashion Azalea (Pink) - 3 gal.	\$	_
Podocarpus "Pringle" - 3 gal.	\$	_
Blue Daze- 1 gal.	_	
Eugenia Globe 7 Gal.	\$	-
13737717		
ANNUALS:	Φ.	
Annuals in 4" pots per flat of 18	\$	_
TREEC (CONTAINER)		
TREES (CONTAINER):	¢.	
Crape Myrtle - 65 gal., 100 gal.	\$ \$	_
Southarn Magnalia 65 cal	\$ \$	_
Southern Magnolia - 65 gal.	\$ \$	-
Live Oak - 100 gal., 200 gal.	\$ \$	
IRRIGATION:	Φ	_
CONTROLLERS:		
Hunter ICC Outdoor Controller	\$	
Hunter Pro-C Controller	\$	
Trainer 110 C Controller	Ψ	-
VALVES WITH VIOLET INDICATORS:		
Compatible valves	\$	
-		_
SPRAY HEADS AND ROTORS:		
4" Spray head	\$	
6" Spray head	\$	
12" Spray head	\$	
6" Rotor	\$	
12"Rotor	\$	

VALVE BOX:	Ф	
6" Round	\$	
10" Round	\$	
14" Rectangular	\$	

MISCELLANEOUS:		
Mowers (riding mower)	\$	per acre
Mowers (mower - not to exceed 36")	\$	per acre
Bush-Hog	\$	per acre
Tractor/Skid Steer	\$	per hour
Supervisor with Transportation	\$	per hour
Laborer with hand equipment	\$	per hour
Dump/Flat-Bed Truck	\$	per load
Irrigation tech labor rate	\$	per hour
Irrigation tech after hour rate (evenings/weekends)	\$	per hour
Additional site pick-up	\$	per trip/load
Additional Irrigation Inspection	\$	per hour
Additional Palm Tree Trimming	\$	per visit
Back-Hoe/Trencher/Excavator	\$	per hour
Fire Ant Control	\$	Top Choice
application		
Fire Ant Control	\$	Spot treatment
Ornamental Grass Maintenance		
Berms, Medians & Entryways	\$	per visit
Amenity Center (including pool area)	\$	per visit
Common Area Fields & Courts	\$	per visit
HURRICANE AND STORM RATES: Before, during and after the storm/hurricane the district be in contact with each other to determine the extent of crew out on district property. After discussion the best safety to the community and its residents. Repairs and reffective way to the district.	the damage a plan of action	nd the need for additional will be formed to ensure
Fully equipped laborer	\$	per hour
Backhoe/Front end Loader	\$	per hour
Skid steer Loader	\$	per hour
Chipper Superior Research Foreign and the Chipper	\$1	per hour
Specialty Rental Equipment	Proposed	as needed

Subcontractor	costs	(if	necessary)
Disposal Fees				

Proposed as needed Proposed as needed

Under penalties of perjury to sign this Proposal Form (and declare that I have read all of the questions are full and correct.	including Parts d the foregoing	I through l Proposal l	IV) on behal Form (includ	f of ling Parts I	("Proposer") through IV) and that
Dated this	day of			, 2025.	
Proposer:					
		By:			
		Title:			
STATE OF					
COUNTY OF					
The foregoing inst	rument was s 2025, by	worn and	subscribed of	before me	this day of
known to me or who has prod	duced			as ide	ntification, and did []
or did not [] take the oath.					
			Public, State o		
		Commis	me:		
		My Com	Sion Ivo.:		
		IVI Y COII.	шизэтон тург		

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1.	This sworn statement is submitted to Sampson Creek Community Development District.
2.	I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of for ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3.	Proposer's business address is
4.	Proposer's Federal Employer Identification Number (FEIN) is
	(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
_	T. 1

- 5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
- 6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
- 7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 - 1. A predecessor or successor of a person convicted of a public entity crime; or,
 - 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

- 8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- 9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this	day of	f	, 2025.
STATE OF			Proposer:By:Title:
			acknowledged before me this day of, who is personally
known to me or whor did not [] take t	o has produced		as identification, and did []
			Notary Public, State of Florida Print Name: Commission No.:
			My Commission Expires:

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1.

This sworn statement is submitted to Sampson Creek Community Development District

	("District").
2.	I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of for for ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3.	Proposer's business address is
4.	Proposer's Federal Employer Identification Number (FEIN) is
	(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
5.	I understand that, subject to limited exemptions, Section 287.135, <i>Florida Statutes</i> , declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, <i>Florida Statutes</i> , is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6.	Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7.	If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under pet the foregoing Sv						-	declare that I have read and correct.
Dated th	is	day o	f		,	2025.	
	Proposer	:					
	By:						
	Title:						
STATE OF COUNTY OF _			 				
	who has produ	025, by $_{-}$		of			this day of, who is personally dentification, and did []
				Collinission No	D.:		

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape and irrigation maintenance services as described herein and in **Exhibit A** (the "Services"), attached hereto and incorporated by reference herein, within the District. Such lands on which Services shall be provided are as more particularly described and shown on **Exhibit B**, attached hereto and incorporated herein by reference.

- **B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- **D.** In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.
- E. The Contractor shall report directly to the District's Designee who shall be Joe Roethke, District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in Exhibit A on the property as provided in Exhibit B. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

A.	As compensation for the completion of	of the Services,	the District	agrees to p	ay the
	Contractor	-)		•
	amount includes all tools, labor and mat	terials necessary	y to complete	the Services	s. The
	term of this Agreement shall be from		through		unless
	terminated earlier in accordance with	the terms of the	his Agreemer	nt or renew	ed for
	optional one (1) year renewals at the op	tion of the part	ies hereto at t	he same pri	ce and
	terms as provided for herein.				

- **B.** If the District should desire additional work or services not provided in **Exhibit A**, or to add additional lands to be maintained not contained in **Exhibit B**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement as set forth in Section 4.
- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be

submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within forty-five (45) days of receipt by the District, or in accordance with Florida's Prompt Payment Act, whichever is sooner. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. CHANGE ORDERS. Contractor understands that the Services may be reduced, enlarged or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor. All change orders shall be in the form attached hereto as **Exhibit C.**

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to Section 2, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall

correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory	
General Liability		
Bodily Injury (including contractual)	\$1,000,000/\$2,000,000	
Property Damage (including contractual)	\$1,000,000/\$2,000,000	
Automobile Liability (if applicable)		
Bodily Injury and Property Damage	\$1,000,000	

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of

whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	If to Contractor:	
		Attn:
В.	If to District:	Sampson Creek Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this

Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

SECTION 18. INDEMNIFICATION.

- **A.** Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars (\$1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
- **B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until

the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Daniel Laughlin ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor 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 the Contractor 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 Contractor'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 the Contractor, the Contractor 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DANIEL LAUGHLIN, GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114 St. Augustine, Florida 32092, (904) 940-5850, DLAUGHLIN@GMSNF.COM

SECTION 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 26. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 27. COMPLIANCE WITH SECTION 20.55, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:	Sampson Creek Community Development District
Secretary	Chairman/Vice Chairman, Board of Supervisors
Witness:	
Signature of Witness	By:
Print Name	Print Name: Title:
Exhibit A: Scope of Services	

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Form of Change Order

EXHIBIT A Scope of Services

I. LANDSCAPE MAINTENANCE PROGRAM

Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period as specified herein. Inclusive of maintenance of St. Augustine and Bahia turf in all common areas throughout the community. Also includes shrub and plant maintenance as well as all irrigation services and maintenance throughout the entire community for all CDD owned areas (including Bermuda turf areas).

A. Turf grass Maintenance

1. Mowing

- a. Frequency of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance of the turf (weekly during growing season (April 1 October 31, bi-weekly during cool season (November 1 March 31))
 - . Scheduled cuts missed due to inclement weather will be made up as soon as possible. Please see attached map with mowing locations and frequency (Exhibit B).
 - -St Augustine Turf will be cut up 52 times per year with a rotary type mower.
 - -Bermuda Turf will be cut up to 52 times per year with a rotary type mower.
 - -Bahia Turf will be cut up to 52 times per year with a rotary type mower.
 - Bahia on pond banks will be cut up to 24 times per year with rotary type mower.
- b. Mower blades will be always kept sharp to prevent the tearing of grass blades.
- c. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance in which case clippings must be removed.
- d. All 11 Lake banks will be mowed at a minimum of 2 times per month from the water's edge line all the way up to the residents' lot line. Where turf is growing up against resident fences it will be cut by the contractor with a string trimmer. Ensure best practices are used to avoid any damage to a resident's property.
- e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance the health and vigor of turf.
 - -St Augustine Turf will be cut to a mowing height of 4 to 5 inches.
 - -Bermuda Turf will be cut to a mowing height of $2\frac{1}{2}$ to 3 inches.
 - -Bahia Turf will be cut to a mowing height of 3 to 4 ½ inches.

- f. Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc., including those occurring on pond banks to maintain shape and configuration.
- g. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
- h. All walks will be blown after edging to maintain a clean, well-groomed appearance with each turf mowing.
- i. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
- j. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
- k. Areas mutually agreed to be inaccessible to moving machinery will be maintained with string trimmers.
- I. During the blowing off sidewalks, curb lines, etc. workers and equipment will yield to cars and pedestrians so as not to cause damage

2. Debris Removal

- a. Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering.
- b. Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the Owner.

3. Fertilizer

- a. Turf will be fertilized using a premium turf fertilizer containing minor elements. Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions.
 - St Augustine Turf will be fertilized six (6) times per year.
 - Bermuda Turf will be fertilized eight (8) times per year.
 - Bahia Turf will be fertilized three (3) times per year
- b. The pond banks are excluded from fertilization.
- c. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after application to prevent staining.

4. Insect, Disease, and Weed Control

- a. Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Contractor.
- b. All products will be applied as directed by the manufacturers' instructions and in accordance with all state and federal regulations.
- c. Contractor must possess and maintain an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services. Only trained applicators will apply agricultural chemicals.
- d. Access to a water source on District property must be provided for use in spray applications.
- e. Two applications of a pre-emergent herbicide will be applied to St. Augustine and Bermuda turf areas for weed control.

- f. Systemic insecticide will be applied at least once per year for control of chinch bugs in St Augustine turf areas. Contractor will be responsible for additional applications as needed for additional control.
- g. Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur the contractor will use treatments to stop or slow the progression of disease.

B. Plant Material

1. Wood line Maintenance

All common area wood lines adjacent to nature preserves need to be trimmed and maintained as to not encroach onto the common areas on a minimum once a year.

Please see Wood line Maintenance Map for locations (Exhibit C).

2. Grasses

- a. Ornamental grasses shall be trimmed and cut back on an annual basis. 1x a year
- b. Dead foliage will be raked out and removed off property.

3. Shrubs

- a. All pruning and thinning will be performed as necessary to retain the intended shape and function of plant material using proper horticultural techniques.
- b. All grasses shall be pruned off of curbs, sidewalks, and turf on a monthly basis throughout the community.
- c. Any plant material that is damaged or obstructing traffic (e.g., pedestrian, automobile) will be pruned as needed.
- d. Clippings are to be removed by Contractor following pruning.
- e. All volunteer plant growth/vines shall be removed from shrubs and plant material as needed.

4. Tree Maintenance

- a. <u>Small Trees</u> (up to 10 ft. in height) will be trimmed and shaped, including removal of interior sucker branches and dead wood as needed.
- b. <u>Medium Trees</u> (up to 20 ft.) will be cleared of sprouts from trunk as needed. "Lifting" of limbs up to 10 feet above the ground is included.
- c. <u>Large Trees</u> (over 20 feet in height) -will be cleared of sprouts from trunk as needed. "Lifting" of limbs up to 10 feet above the ground is included.
- d. Palm Trees All palms must be pruned as follows:
 - One (1) thorough, uniform pruning of all palms will occur between the months of July through September when the seed pods have presented themselves.
 - Palms will be pruned to 10/2 form once a year
- e. <u>Staking</u> are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with District.
- f. Any limbs larger than 3" caliper will fall outside of scope and will be proposed to the District. Management.

5. Edging and Trimming

a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.

b. Keep beds free of broadleaf or grassy weeds, preferably with pre-emergent or selective post emergent. Chosen chemical will be recommended and legally approved for the specific weed problem.

6. Insect, Disease and Weed Control

- a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments (e.g., Asian Scale [cycad aulacaspis scale] infestations on Sago Palms), Contractor will offer suggestions and apply best course of action.
- b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
 - A pre-emergent herbicide will be applied to open ground in plant beds as needed to improve weed control. In addition,
- c. Contractor is required to inspect for evidence of fire ant mounds and immediately treat upon evidence of an active mound.
- d. Contractor will maintain a log listing all applications and will have MSDS sheets available for each product used on the District's property.
- e. The District will provide access to a suitable water source on their property for use by Contractor in spray applications.

7. Fertilization

- a. Shrubs and ground cover will be fertilized no less than 2 times per year.
- b. Number of applications will be dependent on the type of nitrogen used and the type of plant material.
- c. Soil testing of ornamental bed areas will be performed on as needed basis per year to evaluate pH and nutrient content.

c. Irrigation

- a. A Contractor technician will inspect the performance of the District's sprinkler system one (1) time per month. This inspection will include sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property. A monthly irrigation inspection report will be turned in to the designated CDD representative. This report shall include quantities of heads replaced due to normal wear and tear, as well as heads replaced due to mowing/pruning operations.
- b. All batteries for battery operated controllers (approx.. 30) shall be replaced throughout the year as needed.
- c. Contractor will inspect and ensure that both well systems and pump system are operating correctly during each inspection.
- d. All clocks (Amenity, Golf Course) will be inspected and adjusted as needed during each inspection.
- e. Irrigation rotors and spray nozzles will be kept free of grass and unobstructed by other plant
- f. material to ensure proper performance.
- g. Minor nozzle adjustments and cleaning and timer adjustments will be

- performed with no additional charge.
- h. Contractor will promptly inform the District of any system malfunction or deficiencies.
- i. Repairs for items such as head replacement, broken lines, and timers will be performed with prior approval from onsite District representative.
- j. Irrigation schedules shall be provided to the designated C.D.D. representative and must comply with current regulations and restrictions.

D. Mulching

- a. Mulched areas will be inspected on Contractor's days of service. Weeds and grasses shall be controlled with recommended herbicides.
- b. Areas with excessive mulch build up will need to be discussed with the District.
- c. Mulch will be replaced to a depth of 3 inches one (1) time per year in March.
- d. A total of 220 cubic yards of Grade A mulch (Brown Mulch) shall be applied once a year.
- e. Pine straw shall be used for all tree rings and common areas throughout CDD, aside from Amenity Center. 600 cubic yards of pine straw for semi-annual application (Spring and Fall) totaling 1,200 cubic yards.

E. Annuals

- a. Annuals will be changed 4 times per year. Fungicides and insecticides will be applied as needed to maintain healthy planting beds.
- b. All beds are to be roto-tilled to a depth of eight to ten inches before installing new flowers.
- c. Annual soil mix will be replenished one (1) time per year
- d. Fertilization all annuals will be fertilized at time of installation using a balanced controlled release fertilizer at the label rate.
- e. A total of 1715 units will be changed out every 3 months. Please see attached map for locations (Exhibit D). 5 areas to receive seasonal annuals; Main entrance off of CR 210, In front of Entry signs, Leo McGwire/St. John's Golf Drive (median islands and around marguee signs), Leo McGwire/Eagle Point Drive (median island), and Leo McGwire/Stone Hedge Trail Lane (median island).

Change out schedule should reflect the following:

Spring – April (after last chance to freeze) Early Summer – June Late Summer – August/September Winter – November/December

F. General Clean-up

- 1. General site detailing will be performed when contractor is onsite:
 - a. Landscaped areas, common areas and ponds will be policed during regular weekly visits fifty-two (52) times per year to remove trash, limbs, and foreign

- objects, as well as to perform general clean-up.
- b. Excluding heavy leaf fall pick up from parking areas, sidewalks, pool, etc.

II. ADDITIONAL SERVICES

It is the intent of this solicitation to provide a landscape and irrigation maintenance contract. Please list any additional services not already stated in the scope of work that can be provided at no additional fee. For example, arborist services, soiling testing, etc.

III. PERSONNEL

- a. Contractor must employ an Operations Manager who has years of industry experience, to oversee the onsite managers and landscape personnel.
- b. Contractor will provide all labor, transportation, and supervision necessary to perform the work described herein.
- c. Landscape service personnel will wear clean uniforms of consistent design and color, to convey a professional and identifiable appearance while onsite.
- d. Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- e. Personnel will be licensed for all applicable maintenance functions, including any pesticide applications, as required by law.
- f. Contractor recognizes that its personnel are perceived as representatives of the District while on the District's property and, as such, will conduct themselves in an efficient, well-mannered, well- groomed and workmanlike manner at all times.
- g. Any damage caused by Contractor personnel shall be repaired promptly at no cost to Client.
- h. Contractor *can* reserve the right to utilize qualified subcontractors at any time during this contract period for palm pruning, sod replacement, and mulch installation.
- i. All work performed by Contractor will be coordinated with the District to minimize disruption and to maximize safety to people and vehicular traffic on the property.

IV. CONTRACTOR'S VEHICLES AND EQUIPMENT

- a. Contractor service vehicles must be well maintained and clean in appearance. Vehicles must be properly licensed and tagged and operated only by licensed personnel.
- b. All Contractor vehicles must operate in a safe and courteous manner while on Client's property. Pedestrians have the right-of-way; service vehicles and equipment operators are expected to yield.
- c. All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- d. Tools and equipment must be properly suited for their purpose and used in a safe manner utilizing the appropriate safety gear when necessary.

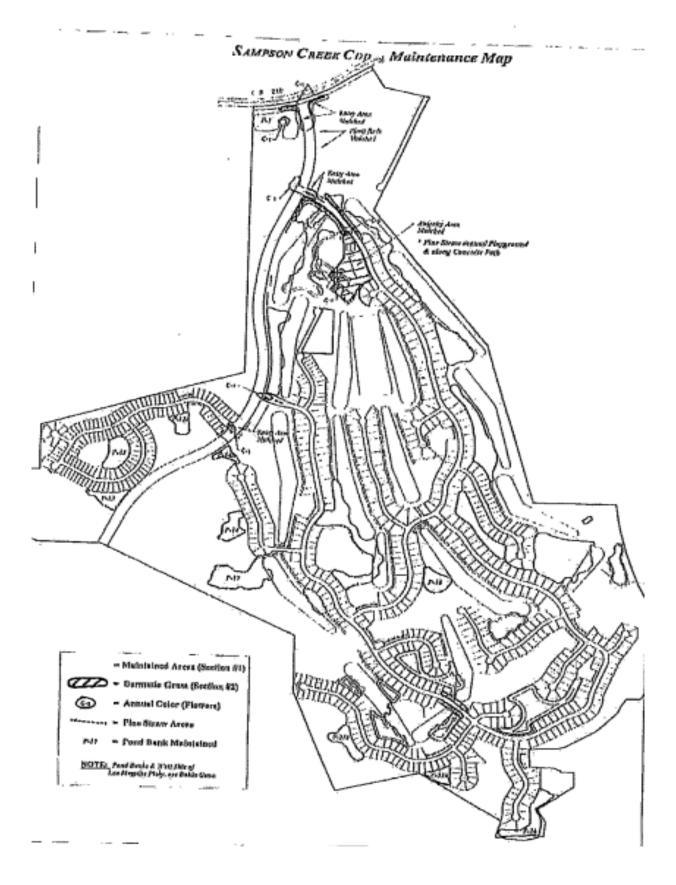
V. ADDITIONAL PROVISIONS

- a. Landscape inspections will be conducted weekly followed by a **monthly** written report by an authorized Contractor representative, detailing work completed on a weekly basis. Contractor will document and correct any landscape maintenance deficiencies that are identified within one week or provide a status update for work requiring a longer period to accomplish.
- b. Contractor shall provide an annual fertilization and pesticide application plan which is to include all labels, proposed rates of application and MSDS sheets.
- c. Within 5 days of notice to proceed the Contractor and a representative of the District will inspect the irrigation system for acceptance by the Contractor. Any defects will be noted for repair under the District's existing warranty.
- d. Contractor will provide the District with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.
- e. Contractor and District agree that Contractor is an independent contractor and, as such, shall assume liability for its own withholding taxes, social security taxes, unemployment taxes, licenses and insurance pertaining to its employees or operations.
- f. Contractor agrees to always secure and maintain in effect, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof to District of such liability insurance with limits of not less than \$1,000,000, with workers compensation coverage as required under the laws of the State of Florida.
- g. Contractor shall maintain applicable licenses and permits within the cities, counties, and states of operation.
- h. Contractor will be proactive in identifying any landscape site conditions that affect long-term plant health and vigor and will immediately advise District accordingly. Contractor does not provide any warranty, whether express or implied, pertaining to the improvement or survival of the planted or sodded areas; furthermore, this proposal does not include any allowance for tree, shrub, or plant replacement. Contractor will only be responsible for replacement of plant material that dies as a direct and identifiable result of improper maintenance practices.
- i. As applicable, Contractor agrees to pay all sales taxes on materials supplied. The District agrees that if sales taxes become applicable to the services or any portion(s) thereof, they will pay these taxes in addition to the fees quoted in the Landscape Maintenance Service Agreement

VI. SPECIAL PROVISIONS

a. The Contractor will have experience maintaining residential CDD properties and/or MHOA properties with a minimum annual contract of \$150,000.

EXHIBIT B
Landscape Maintenance Map



<u>EXHIBIT E</u> Form of Change Order

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

`	the "Work Authorization"), dated	
certain work in accordance with that certa	in Agreement for Landscape and Irrigation	on Maintenance Services (the
'Agreement''), dated, by an	nd between:	
established pursuant to Chapter 19	velopment District, a local unit of special 0, <i>Florida Statutes</i> , located in St. Johns Co Place, Suite 114, St. Augustine, Florida 3.	ounty, Florida, whose
, a	, who	

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

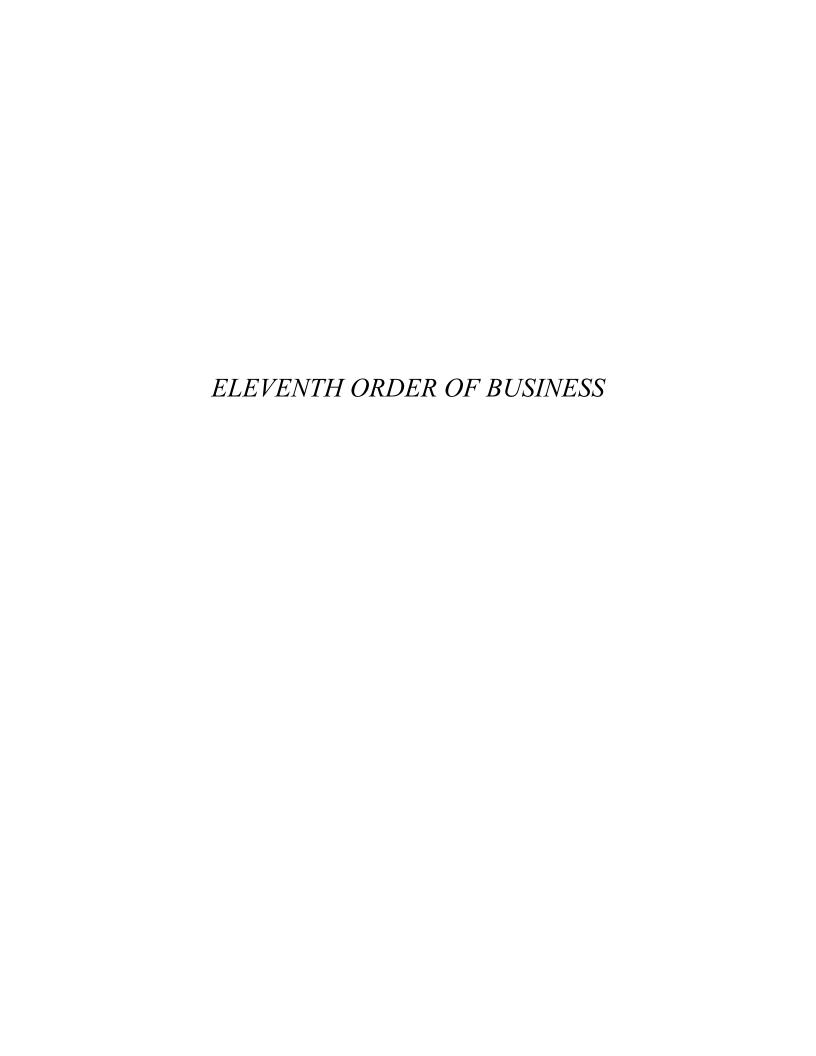
SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

	DEVELOPMENT DISTRICT		
Secretary	Chairman, Board of Supervisors		
Witness	By:		

Exhibit A: Proposal/Scope of Additional Services



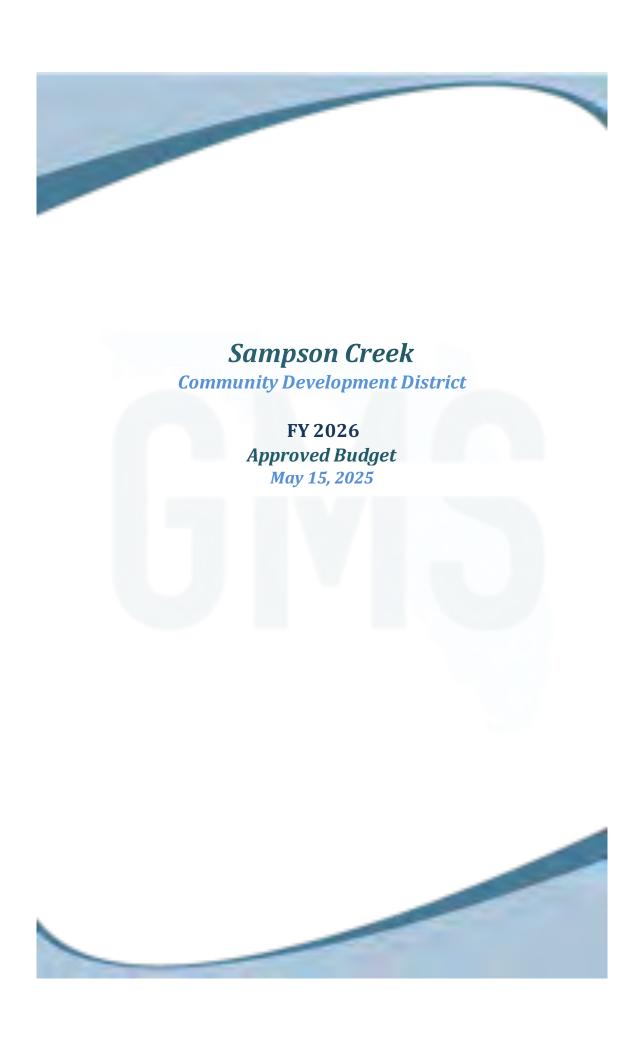


Table of Contents

1-2	General Fund Budget
3-7	General Fund Budget Narrative
8	Capital Reserve Fund Budget
9	Debt Service Fund Budget - Series 2016
10	Debt Service Fund Series 2016 - Amortization Schedule
11	Debt Service Fund Budget - Series 2020
12	Debt Service Fund Series 2020 - Amortization Schedule

Community Development District

Community Development District										
	Adopted Budget	Adopted Budget	Adopted Budget	Actual Thru	Projected Next	Total Projected	Total Projected	Approved 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	\$1,216,240	\$57,456	5%
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)	\$1,297,364	(\$20,945)	-2%
Expenditures										
Administrative										
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)	\$67,702	\$1,972	3%
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	20	\$175	\$0	070
TOTAL ADMINISTRATIVE	\$151,695	\$157,138	\$155,277	\$92,122	\$63,234	\$155,356	\$80	\$159,079	\$3,802	2%
<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	\$27,000	\$27,000	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	Approved 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%
Tennis 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%
Γelephone/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)	\$976,619	\$18,792	2%
TOTAL EXPENDITURES	\$1,028,738	\$1,142,394	\$1,113,103	\$632,130	\$444,022	\$1,076,152	(\$36,951)	\$1,135,698	\$22,595	2%
								m . 1 n		#22 F0 4 FF
Other Sources/(Uses)								Total Expenture Inc	rease	\$22,594.75
Capital Reserve Transfer		(\$200,000)	(\$200,000)	(\$200,000)	\$0	(\$200,000)	\$0	(\$175,000)	\$25,000.00	-13%
interfund Transfer-Excess/Shortage DS Revenues		\$24,084	\$23,229	\$34,720	\$0	\$34,720	\$11,492	\$13,333	\$9,895	28%
				(\$4 CH 000)	\$0	(\$165,280)	\$11,492	(\$161,667)	\$34,895	
TOTAL OTHER SOURCES AND USES		(\$175,916)	(\$176,771)	(\$165,280)	\$0	(\$103,200)	\$11,492			
		(\$175,916)	(\$176,771) \$0	\$475,519	(\$410,394)	\$65,125	\$36,689	\$0	(\$8,645)	
			\$0 FY 2021	\$475,519 FY 2022	•		\$36,689 FY 2025	FY 2026	(\$8,645)	
		\$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 FY 2024 \$1,108,803.61	\$36,689 FY 2025 \$1,158,783.40	FY 2026 \$1,216,239.59	(\$8,645)	
		\$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	FY 2026 \$1,216,239.59 \$15,033.86	(\$8,645)	
		Net Assessment Net Golf Course Net to Residential	\$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45	\$475,519 FY 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	FY 2026 \$1,216,239.59 \$15,033.86 \$1,201,205.73	(\$8,645)	
	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	FY 2026 \$1,216,239.59 \$15,033.86 \$1,201,205.73 799		
	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 EY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	(\$410,394) EY2028 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$65,125 EY-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	FY 2026 \$1,216,239.59 \$15,033.86 \$1,201,205.73 799 \$1,503.39	\$0.00	
	No. of Net Residential Gross Residential U	Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment Unit Assessment	\$0 FY2021 \$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 EY2024 \$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	FY 2026 \$1,216,239.59 \$15,033.86 \$1,201,205.73 799 \$1,503.39 \$1,599.35		
EXCESS REVENUES (EXPENDITURES)	No. of Net Residential Gross Residential U	Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment Juit Assessment	\$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45 799 \$1,191.69	\$475,519 EY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	(\$410,394) EY2028 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$65,125 EY-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	FY 2026 \$1,216,239.59 \$15,033.86 \$1,201,205.73 799 \$1,503.39		

^{*} 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>	Annually
Brightview Landscape	\$13,206	\$166,938
St. Johns Golf Club	\$5,417	\$30,000
Contingency		\$52,000
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.

Community Development District

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Approved 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	\$175,000
TOTAL OTHER	\$200,000	\$200,000	\$0	\$200,000	\$175,000
EXCESS REVENUES	\$299,666	\$275,431	\$3,663	\$279,095	\$395,298

Community Development District Debt Service Fund

Series 2016 Capital Improvement Revenue Bonds

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved 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					
<u>Series 2016</u>					
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	Dow Horis	Total	Trans.
			Per Unit		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

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	Approved Budget
Description	FY 2025	4/30/25	5 Months	9/30/25	FY 2026
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.

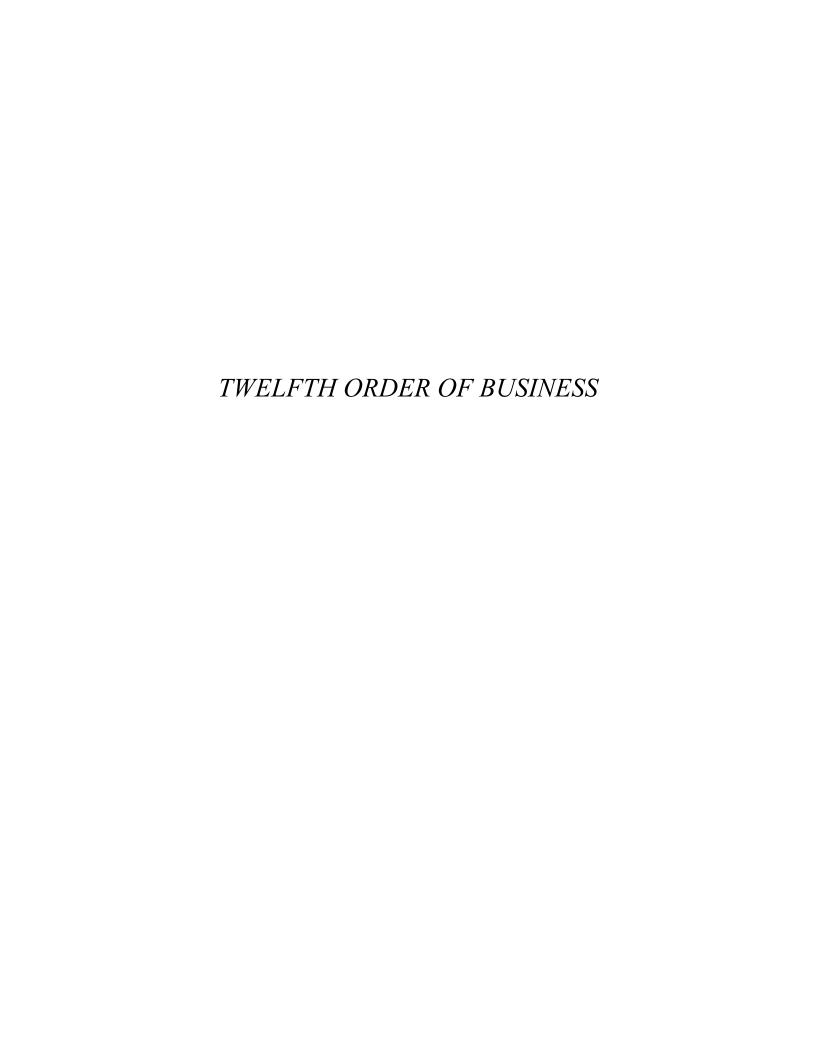
 $^{^{\}left(2\right)}$ Carry forward surplus is net of the reserve requirement.

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



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
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

Amenity Meeting Room Enhancement:

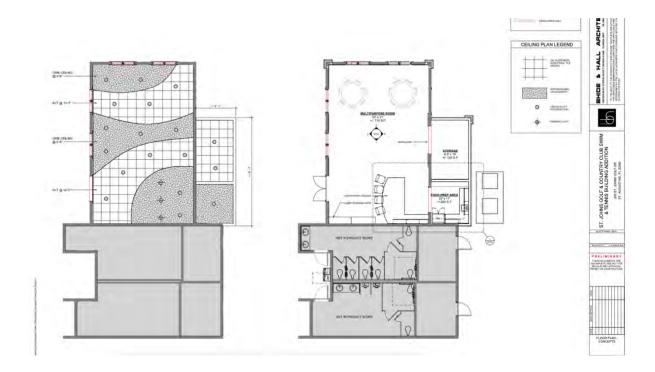
The current amenity meeting room was last upgraded years ago when the extension to the amenities building was constructed, which includes the current fitness spaces and equipment. What is now the amenity meeting room was upgraded somewhat from its previous role as the fitness center to its current state.

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.



Amenity Meeting Room Enhancement:

The District contracted with Bhide & Hall Architects for plans to enhance the amenity meeting room. The enhancement will add storage space as well as a larger kitchen area. Aesthetics will also be enhanced with upgrades such as a sectional floating ceiling and additional windows into the west facing wall affording meeting participants a beautiful view out to the main pool.



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:

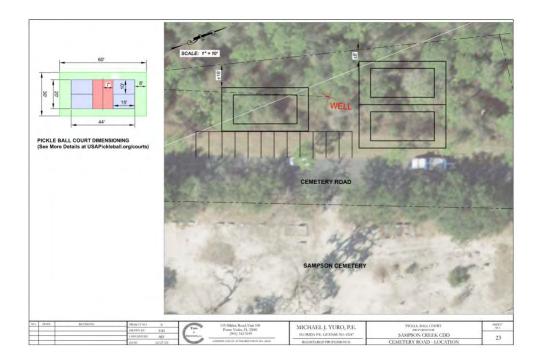
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along 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.

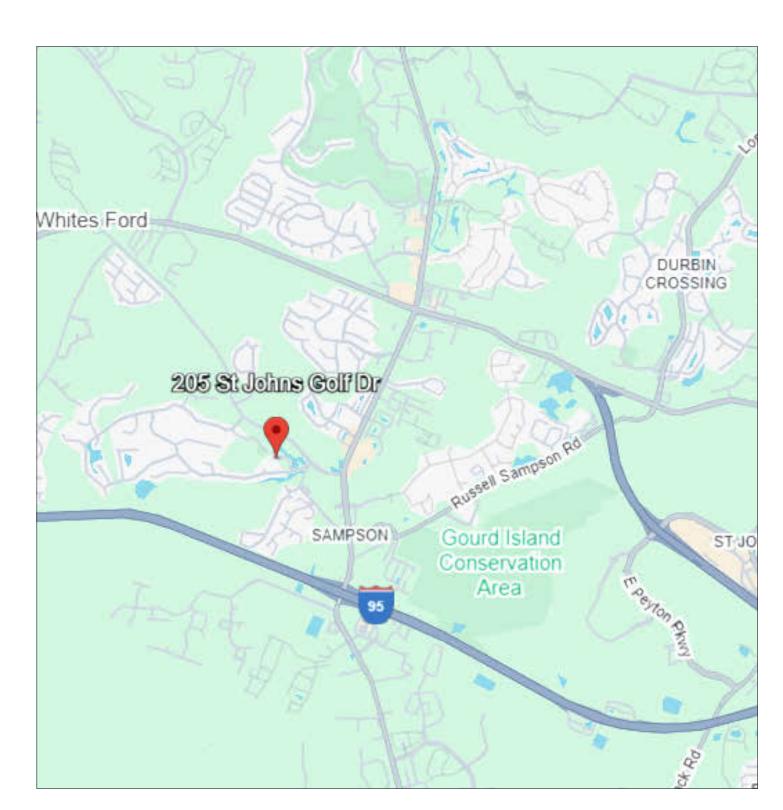
ACTIVITY		QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building material	als on to construction	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		10,250.00 10,25 8.50 19,550 6.00 13,80 27.50 13,365 6.50 1,852 15,580.00 15,58 685.00 685 1,200.00 1,20 4.00 2,40 6,250.00 6,250 2,850.00 3,85 0.00 0.00	5,141.55
queens journay navo.	IOIAL		\$164	,41/.80

Accepted By Accepted Date

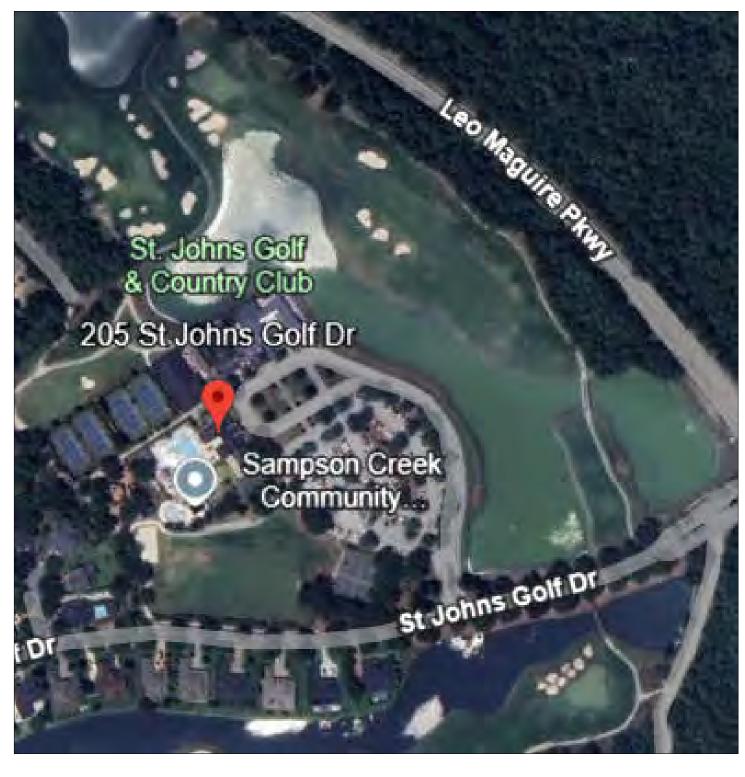


ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

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



VICINITY MAP



OVERALL SITE MAP

DRAWING INDEX							
SHT NO	SHEET NAME	60% ISSUE	ISSUE DATE	CURRENT REV	CURRENT REV DATE	REV ISSUE	
GENERAL							
G000	COVER		06/12/2025				
G001	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS		06/12/2025				
G002	TYP MOUNTING HEIGHTS		06/12/2025				
ARCHITECTUF			laa		T	1	
A100	FLOOR PLAN & R.C.P.		06/12/2025				
A101	EXTERIOR ELEVATION & ROOF PLAN		06/12/2025				
A102	EXTERIOR ELEVATIONS		06/12/2025				
A103	SECTIONS		06/12/2025				
A110	PLAN & INTERIOR ELEVATIONS		06/12/2025				
A111	INTERIOR ELEVATIONS		06/12/2025				
A120	DOOR SCHEDULE & DETAILS		06/12/2025				
A121	DETAILS		06/12/2025				
A200	MATERIAL BOARD		06/12/2025				
A201	RENDERINGS		06/12/2025				

MEP ENGR

CIVIL ENGR

CONTACT: T.B.D. ADDRESS:

CONTACT: N/A ADDRESS:

OWNER

STRUCTURAL ENGR

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

CONTACT: T.B.D. ADDRESS:

EMAIL

PHONE: EMAIL:

ARCHITECT

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 60% CONSTRUCTION DOC.

G000

WINDOW

WEIGHT

WTRPRF WATERPROOFING

SECTION MAT. INDICATIONS CONSTRUCTION ACOUSTICAL CEILING TILE **LEGEND OF COMMON SYMBOL MODIFIERS** COLUMN GRID REFERENCE NUMBER SURF FLR MTD, POKE THRU ALUMINUM - COLUMN GRID LINES AND **DEVICES** REFERENCE NUMBER FURN SYS MTD **EXISTING CONSTRUCTION TO** DEVICES **BRICK** FLUSH FLR MTD DEVICES **EXISTING CONSTRUCTION TO BE** FLUSH FLR MTD, POKE **CARPET DEMOLISHED** THRU, DEVICES **NEW PARTITION** SURF FLR MTD DEVICES CONCRETE _ - _ _ - _ 1 HR. RATED PARTITION 2 HR. RATED PARTITION **CONCRETE MASONRY UNIT** — s - s — SMOKE PARTITION SINGLE RECPT EGRESS PATH PRIMARY _____ **CUT STONE** DUPLEX RECPT EGRESS PATH SECONDARY QUADRAPLEX RECPT EARTH DETAIL NUMBER COMBINATION DUPLEX - SHEET NUMBER & VOICE/DATA RECPT GLASS ─ DESCRIPTION OF SIMILAR COMBINATION QUADRAPLEX & OR OPPOSITE HAND VOICE/DATA RECPTS COMBINATION DUPLEX, AUDIO **GRAVEL** VISUAL AND VOICE/DATA RECPTS AREA TO BE DETAILED **⊕**AV **V** COMBINATION QUADRAPLEX. **LOCATION ON SHEET GYPSUM PLASTER** AV & VOICE/DATA RECPTS WHERE ELEVATION IS VOICE/DATA RECPT **DIRECTION OF ELEVATION** INSULTATION (LOOSE OR BATT) DATA RECPT SHEET NUMBER WHERE A11.XX **ELEVATION IS SHOWN** VOICE RECPT INTERIOR AND INSULATION (RIGID) EXTERIOR ELEVATION MARKER **REVISION REFERENCE** SYS WORKSTATION NUMBER PANEL POWER INFEED - REVISION CLOUD SYS WORKSTATION PLASTIC **DEPICTING AREA** PANEL VOICE INFEED REVISED ROOM NAME SINGLE RECPT 1234 **ROOM NUMBER** PLYWOOD DUPLEX RECPT SHEETNOTE REFERENCE QUADRAPLEX RECPT PRE-CAST PANELS (A2-4B)- — WALL TYPE REFERENCE VOICE/DATA RECPT SAND OR GROUT XX) DOOR NUMBER DATA RECPT WINDOW REFERENCE VOICE RECPT NUMBER (REFER TO WINDOW SCHEDULE) **FURN SYSTEM** ELECTRIC PIGTAIL LOUVER REFERENCE WOOD (FINISHED) $\langle xx \rangle$ NUMBER (REFER TO FURN MTD, POWER WINDOW SCHEDULE) WOOD (CONTINUOUS MEMBER) MILLWORK REFERENCE SINGLE RECPT (MW01) NUMBER (REFER TO MILLWORK SCHEDULE) DUPLEX RECPT WOOD BLOCKING X' - XX"___ (INTERRUPTED MEMBER) **ELEVATION DATUM** QUADRAPLEX RECEPT REFERENCE COMBINATION DUPLEX FLOOR ELEVATION TRANSITION & VOICE/DATA RECPT MATCH LINE SEE COMBINATION QUADRAPLEX & MATCH LINE SYMBOL XX/XX VOICE/DATA RECPTS ALIGN ALIGN WITH COMBINATION DUPLEX, AUDIO **ELEVATION INDICATION** VISUAL AND VOICE/DATA RECPTS ESTABLISHED / ADJACENT SURFACES COMBINATION QUADRAPLEX, AV & INDICATES PLAN NORTH VOICE/DATA RECPTS GLASS SYMBOL COMBINATION POWER, INDICATES TRUE NORTH VOICE/DATA RAISED FLR BOX, COMBINATION POWER, VOICE/DATA, A/V

MASONRY COURSING

WOOD VENEER

STUCCO

FLOOR PLAN LEGEND NEW FRAMED WALL. REF: WALL TYPES SHEET FOR ADDITIONAL INFORMATION. EXISTING WALL DEMOLISHED WALL

DRAFTING & ATTACHMENT NOTES

DRAFTING CONVENTION

1 LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, DETAILS TAKE PRECEDENCE OVER ALL, NOTIFY ARCHITECT IN WRITING OF CONFLICTS OR DISCREPANCIES

DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED ALLOWING FOR THICKNESS OF MATERIALS.

DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL,

UNLESS NOTED OTHERWISE. $4\,|$ DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FINISHED FACE OI

THE WALL, UNLESS OTHERWISE NOTED.

DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE EXTERIOR GLAZING. NERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR,

UNLESS OTHERWISE NOTED $7 | \mathsf{DO} \ \mathsf{NOT} \ \mathsf{SCALE} \ \mathsf{DRAWINGS}.$ IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK BEFORE CLARIFYING WITH ARCHITECT. $8 ert extsf{VERIFY}$ DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION AND

REPORT INCONSISTENCIES TO ARCHITECT. 9 TYPICAL MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE

0 "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.

UNLESS OTHERWISE NOTED. 3 INSTALL MEANS PUT INTO PLACE, SUPPLIED BY GENERAL CONTRACTOR

UNLESS OTHERWISE NOTED

14 \mid "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

2 FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTOR

GENERAL ATTACHMENT NOTE

15 SECURELY ATTACH PT WOOD FRAMING AT ALL OPENINGS TO STEEL (WHERE APPLICABLE) WITH MIN 3/16" DIA HILTI OR SELF DRILLING SCREWS AT MAX 12" CENTERS, APPLY CONT BEAM OF SEALANT BETWEEN WD FRAMING AND STEEL. CORRIDINATE AND VERIFY WITH STRUCTURAL

6 AS APPLICABLE SECURELY ATTACH PT WOOD FRAMING AT ALL OPENINGS TO SOLID GROUT FILLED (MIN 2000 PSI) MASONRY UNITS WITH 1/4" RH WEDGE ANCHORS (MIN EMBED 3.5" INTO MASONRY) SPACED 12 CENTERS MAX.(OPTION - 1/4" DIA X 4" TAPCONS AT 3" FROM EACH END AND 6" CENTERS, MIN EMBD INTO CONC 2 1/2"). PROVIDE CONT BEAM SEALANT BETWEEN WD FRAMING AND MASONRY

7 WHERE APPICABLE, ALL STEEL DOOR FRAMES SHALL BE MN 16 GA WELDED WITH PRIMER COAT AND ATTACHED TO SOLID GROUT FILLED (MIN 2000 PSI) MASONRY UNITS WITH 18 GA T-ANCHORS (36 KSI MIN) AS PER DOOR MANUF INSTRUCTIONS (MIN 3 ANCHORS EA JAMB).

18|WHERE APPICABLE, PROVIDE WELDED BASE JAMB ANCHOR (1 EACH JAMB' AND SECURE TO SLAB WITH 1/4" RH WEDGE ANCHORS (MIN EMBED 3.5").

GENERAL PROJECT NOTES

THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL. STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY

PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE

GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.

GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE ARCHITECT AT THE END OF THE PROJECT.

GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR

INCONSISTENCIES TO THE ARCHITECT. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS

LEAVING ALL IN WORKING ORDER WHEN COMPLETED.

HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS,

WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.

GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO

COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.

ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24"

GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.

NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES. AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.



TRY CLUB SADDITION જ 万 ш

\(\times \)

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL,

PERMIT OR CONSTRUCTION.

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

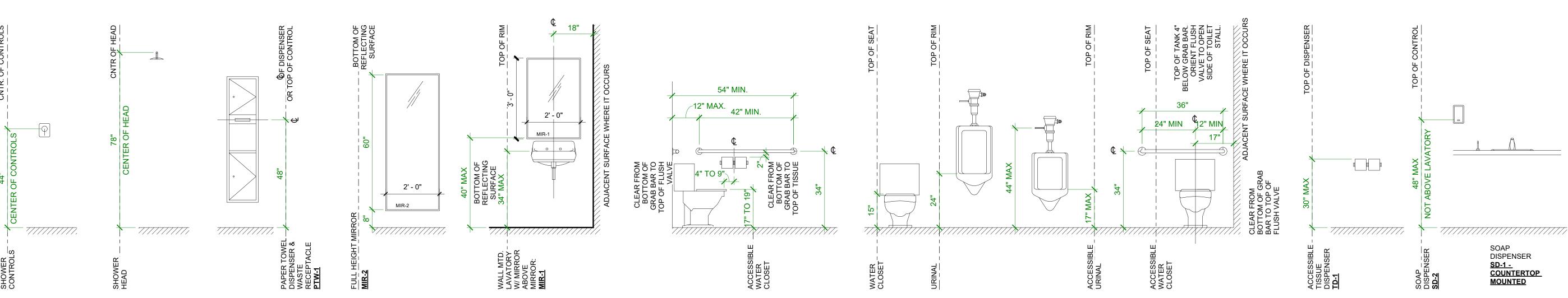
60% CONSTRUCTION DOC.

JOB NO:

G001

KITCHEN







FRICATION COM -SAFETY STAND 3.8.4.4 AND CHAF

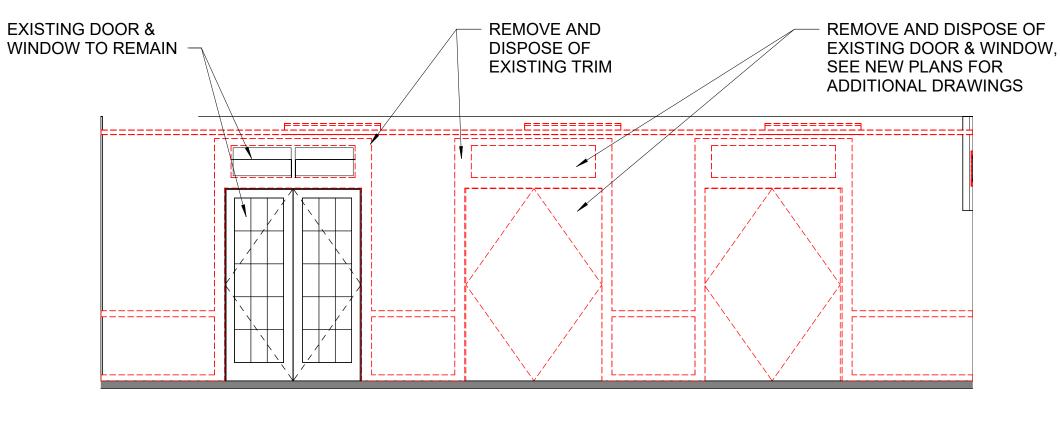
ហ

ARCHITEC

SWIM

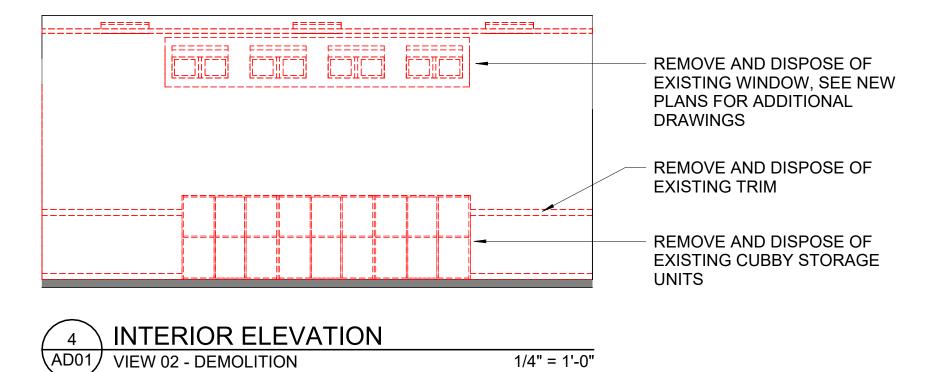
F & COUNTRY CLUB BUILDING ADDITION

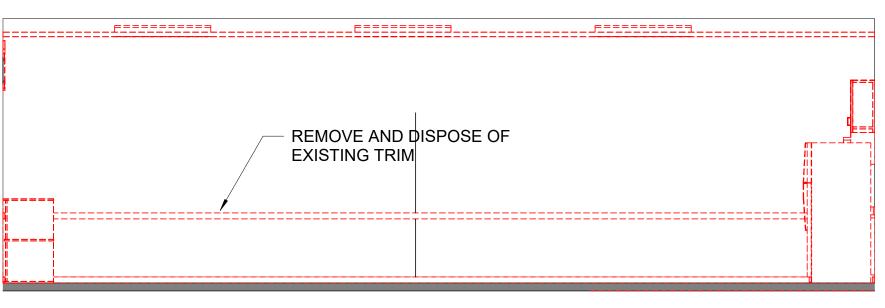
JOHNS GOLF & TENNIS

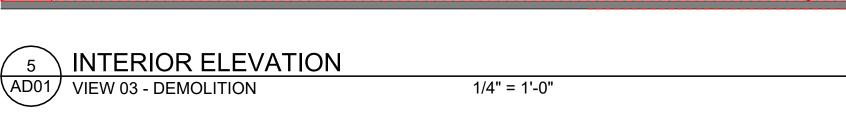


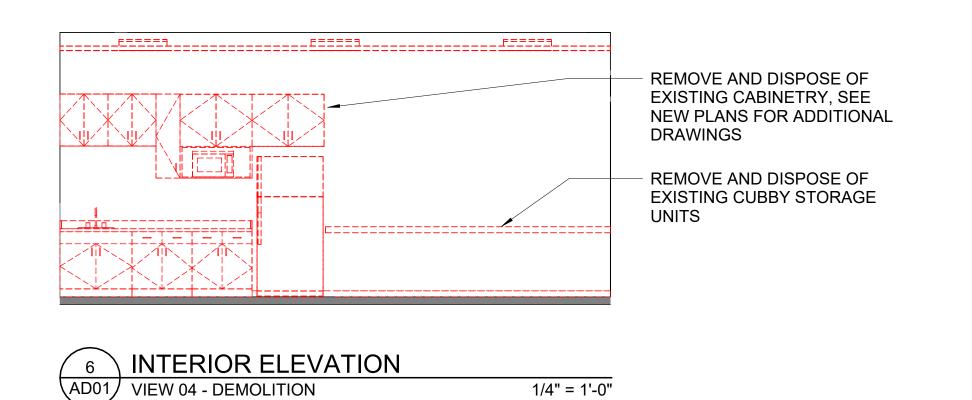
1/4" = 1'-0"

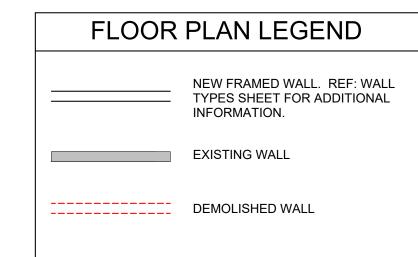






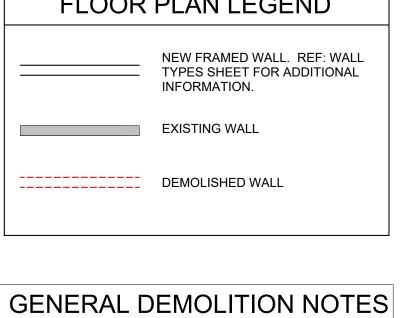






(SPECIFIC NOTES ARE REFERENCED DIRECTLY ON PLANS)

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ARCHITECT IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL
- REMOVAL OF EXISTING FIXTURES AND EQUIPMENT WILL REQUIRE ISOLATING THE PIPING RISERS OR MAINS VIA SHUT-OFF VALVES. INSTALL NEW ISOLATION VALVES WHERE REQUIRED FOR COMPLETION OF WORK.
- REMOVAL OF EXISTING PLUMBING FIXTURES AND EQUIPMENT, ETC, WILL REQUIRE CAPPING AND SEALING EXISTING MAINS OR BRANCHES AS NECESSARY AND REQUIRED TO ALLOW THE REMAINING SYSTEMS TO FULLY OPERATE WITHOUT DEGRADATION. CONTRACTOR SHALL PROVIDE PROTECTIVE PLASTIC DROP CLOTHS TO PROTECT THE EXISTING OCCUPIED AREAS AND EQUIPMENT FROM DUST AND DEBRIS DURING THE CONSTRUCTION WORK, AND SHALL CLEAN THE AREAS OF ALL CONSTRUCTION DIRT DAILY AND UPON COMPLETION OF THE WORK, REFER TO GENERAL CONDITIONS OF THE SPECIFICATIONS.
- ALL DRAINED PIPING RISERS AND MAINS SHALL BE REFILLED WITH PROPER FLUID AND PROPERLY VENTED BY THE CONTRACTOR, ONCE NEW WORK HAS BEEN INSTALLED.
- COORDINATE WITH GENERAL CONTRACTOR THE REMOVAL AND REPLACEMENT OF ALL EXISTING CEILINGS, WALLS, ETC. AS REQUIRED FOR MECHANICAL DEMOLITION WORK.
- OWNER SHALL HAVE RIGHT OF REFUSAL ON SALVAGEABLE EQUIPMENT REMOVED AS A RESULT OF RENOVATION ACTIVITIES.
- ALL CUTTING AND CHANNELING OF EXISTING BUILDING SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. THE CONTRACTOR SHALL PATCH AND REPLACE WITH MATERIAL SIMILAR TO ADJACENT CONSTRUCTION. WHERE EXISTING PIPING AND EQUIPMENT, ETC. THAT ARE TO BE UTILIZED IN THE COMPLETED PROJECT
- CONFLICT WITH NEW CONSTRUCTION AND THE REQUIRED DEMOLITION, THEY SHALL BE RELOCATED AND RECONNECTED TO MAINTAIN THE DESIRED SERVICE PORTIONS OF EXISTING SYSTEMS MAY BE SHOWN FOR CLARITY EVEN THOUGH IT MAY NOT BE NECESSARY TO
- MODIFY OR REVISE. ALL EXISTING SYSTEMS RE SHOWN BASED ON ORIGINAL OR REMODEL BUILDING DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. 10 ALL WORK MUST BE COORDINATED AND SCHEDULED WITH THE OWNER AND OCCUPANTS OF THE BUILDING SO
- AS TO PROVIDE THE LEAST AMOUNT OF DISRUPTION OF BUILDING ACTIVITIES AS POSSIBLE. 11 ALL ACCESSIBLE ABANDONED PIPING AND DUCTWORK
- SHALL BE REMOVED AND PROPERLY DISPOSED. 12 ALL EXISTING SURFACES TO REMAIN SHALL BE PROTECTED, PATCHED IF DAMAGED, AND CLEANED PRIOR TO APPLICATION OF NEW FINISHES AS SCHEDULED.
- 13 FLOOR SURFACES TO RECEIVE NEW FINISHES SHALL BE SMOOTH, LEVEL, AND FREE OF RESIDUE FROM PREVIOUS FINISHES.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AFFECTIONG BUILDING COMPONENTS PRIOR TO SUBMISSION OF SHOP DRAWINGS, THIS SHAL INCLUDE, BUT NOT BE LIMITED TO, DOORS AND FRAMES, CASEWORK, STEEL, DUCTWORK, ETC. REPAIR AND PATCH ALL EXISTING SURFACES (TO MATCH
- EXISTING ADJACENT SURFACES DAMAGED BY REMOVAL OF EXISTING AND/OR INSTALLATION OF NEW ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING WORK. PATCHING INCLUDED (BUT NOT LIMITED TO) MASONRY WALLS, CONCRETE FLOORS, AND ANY M.P.E. OR STRUCTURAL WORK. COORDINATE ARCHITECTURAL DEMOLITION AND M.E.P. DRAWINGS. NOT ALL REQUIRED PATCHING IS INDICATED ON ARCHITECTURAL DRAWINGS.
- 16 ALL ELECTRICAL POWER MUST BE DISCONNECTED BEFORE STARTING DEMOLITION. GENERAL CONTRACTOR TO COORDINATE WITH CLIENT REPRESENTATIVE AND ENSURE THAT ELECTRICAL DISRUPTION TO ADJACENT SPACES IS MINIMAL
- 100 REMOVE AND DISPOSE DEMOLISHED CEILING GRID, CEILING TILE, LIGHT FIXTURES, AND SUPPLY AND RETURN GRILLES AS SHOWN ON CEILING DEMOLITION PLAN SALVAGE EXISTING CEILING MOUNTED EQUIPMENT AND RETURN TO WONER. COORDINATE WITH MEP DRAWINGS.
- 101 REMOVE AND DISPOSE OF DEMOLISHED CEILING GIRD
- 102 REMOVE AND SALVAGE ALL EXISTING WALL OUNTED PLUMBINF FIXTURES, FIRE ALARM DEVICES, OUTLETS,



FRICATION COM -SAFETY STAND 3.8.4.4 AND CHAF

ARCHITEC

F & COUNTRY CLUB BUILDING ADDITION OHNS GOLI & TENNIS

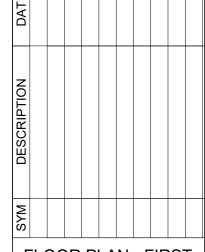
ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR

REGULATORY APPROVAL,

PERMIT OR CONSTRUCTION.

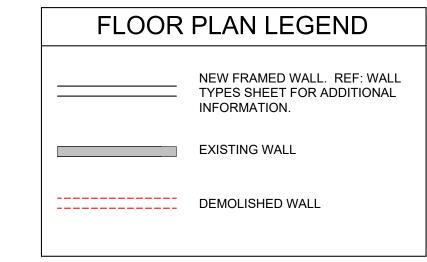


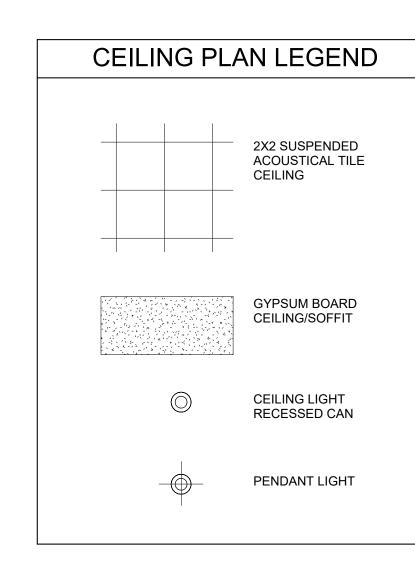
FLOOR PLAN - FIRST FLOOR DEMOLITION

60% CONSTRUCTION DOC. Checker

CEILING PLAN - DEMOLITION 1ST FLOOR PLAN - CEILING DEMOLITION

1/4" = 1'-0"





GENERAL PLAN NOTES

1 CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING

JURISDICTION.

CONTRACTOR SHALL OBTAIN AND PAY FOR ANY/ALL PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK EXCEPT AS PROVIDED OTHERWISE IN THE SPECIFICATIONS OR

OWNER CONTRACTOR AGREEMENT.

REVIEW ALL DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY/ALL CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

4 COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, SITE ACCESS, USE OF SERVICES AND FACILITIES.
MINIMIZE DISTURBANCE TO SITE, FACILITY FUNCTIONS AND OCCUPANTS.

5 OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" (NOT IN CONTRACT) UNDER SEPARATE CONTRACT. INCLUDE ANY SCHEDULE REQUIREMENTS FOR SUCH WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE IT WITH THE OWNER TO ASSURE AN ORDERLY SEQUENCE OF INSTALLATION.
6 MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE THIS WITH THE

OWNER TO ENSURE SECURITY.

8 DO NOT SCALE FROM DRAWINGS. THE WRITTEN DIMENSIONS GOVERN. IN THE INSTANCE OF A CONFLICT. CONSULT THE ARCHITECT.

DIMENSIONS GOVERN. IN THE INSTANCE OF A CONFLICT, CONSULT THE ARCHITECT.

9 ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND OR FACE OF MASONRY (F.O.M.) UNLESS OTHERWISE NOTED.

10 DOORS JAMBS SHALL BE 4" FROM ADJACENT WALL (TYP.) UNLESS RESTRICTED BY SPACE, THEN CENTER ON OPENING (U.O.N.)

PREPARE WALLS TO RECEIVE FINISH AS INDICATED
ON THE FINISH SCHEDULE AND IN THE APPROPRIATE
SPEC. SECTION AND IN ACCORDANCE WITH THE
MANUFACTURER'S RECOMMENDATIONS AND ALL
FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS.
IF THE INSTALLATION METHOD INDICATED CONFLICTS
WITH MANUF. RECOMMENDATIONS NOTIFY THE
ARCHITECT IN WRITING PRIOR TO THE MATERIAL
ORDER, FABRICATION, OR THE INSTALLATION.

REFERENCE THE REFLECTED CEILING PLANS FOR

12 REFERENCE THE REFLECTED CEILING PLANS FOR IDENTIFICATION OF CEILING MATERIALS, LOCATIONS, SOFFIT LOCATIONS, AND HEIGHTS.

13 SMOKE BARRIERS, FIRE BARRIERS, FIRE PARTITIONS,

ETC. SHALL BE CONTINUOUS FROM TRUE FLOOR
(SLAB) TO TRUE CEILING (UNDERSIDE OF
STRUCTURAL DECK ABOVE). SHALL BE COMPLIANT
WITH REGULATIONS SET BOTH IN FBC CHAPTER 7,
FLORIDA FIRE PREVENTION CODE AND ALL FEDERAL,
STATE, AND LOCAL CODES.

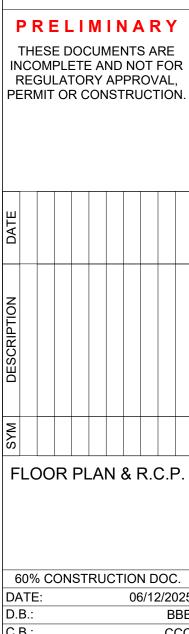
14 DO NOT ATTACH AND OR FASTEN LIGHT GAUGE FRAMING TO GWB WALL PARTION MEMBRANES SUSPENDED OR FASTENED TO WALL STRUCTURES, WHETHER BY RESILIENT CLIPS, CHANNELS, FASTENERS, OR METAL FRAMING MEMBERS, ETC. - TYPICAL.

PROVIDE UL APPROVED PENETRATION PROTECTION AT ALL RATED WALL ASSEMBLIES, RATED HORIZONTAL ASSEMBLIES, AND ALL WALL TOP PLATE PENETRATIONS, ETC. AS REQUIRED BY FBC AND ALL FEDERAL, STATE, AND LOCAL CODES - TYPICAL.





JOB NO:



FRICATION COM -SAFETY STAND 3.8.4.4 AND CHAF

ARCHITE

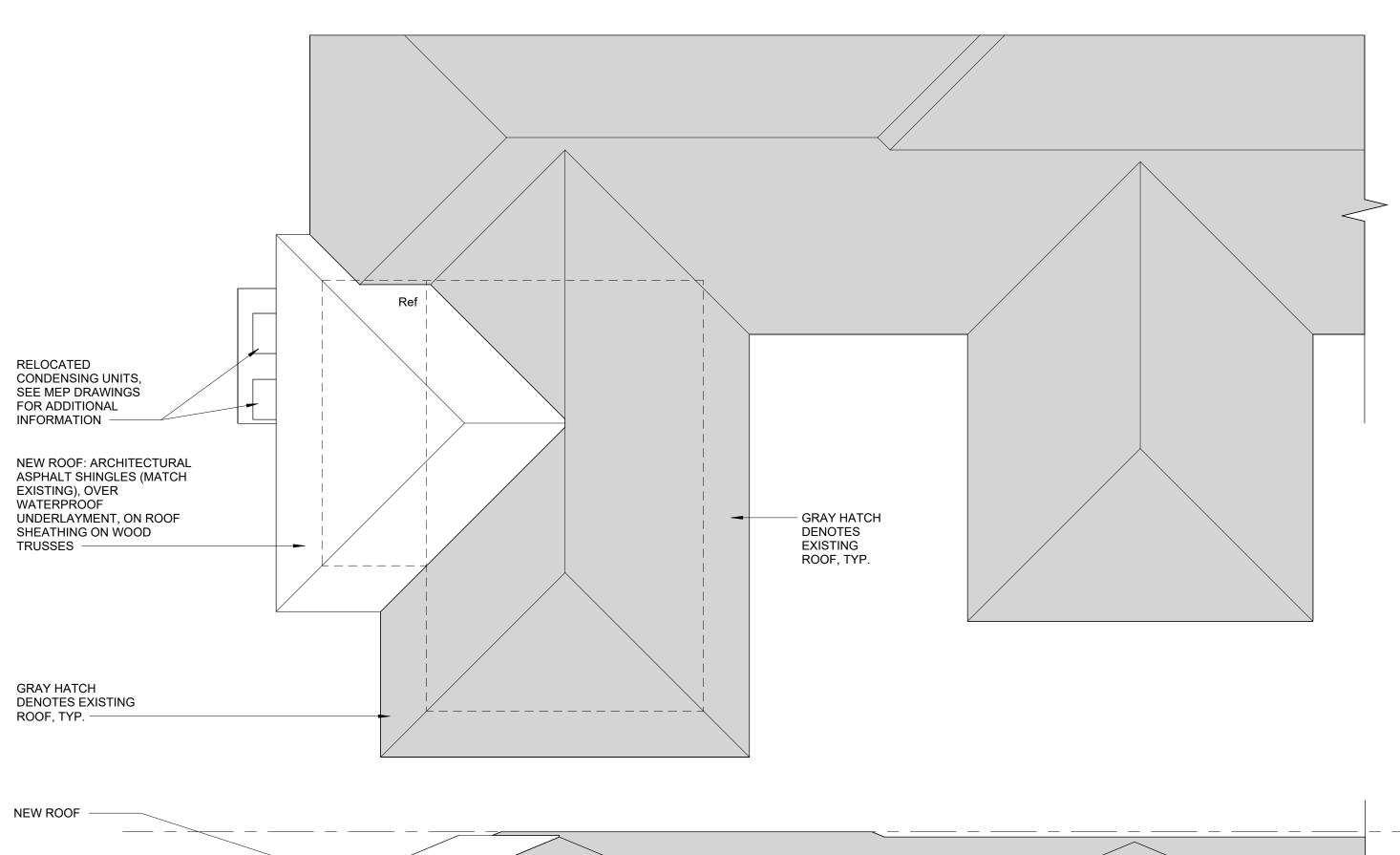
SWIM

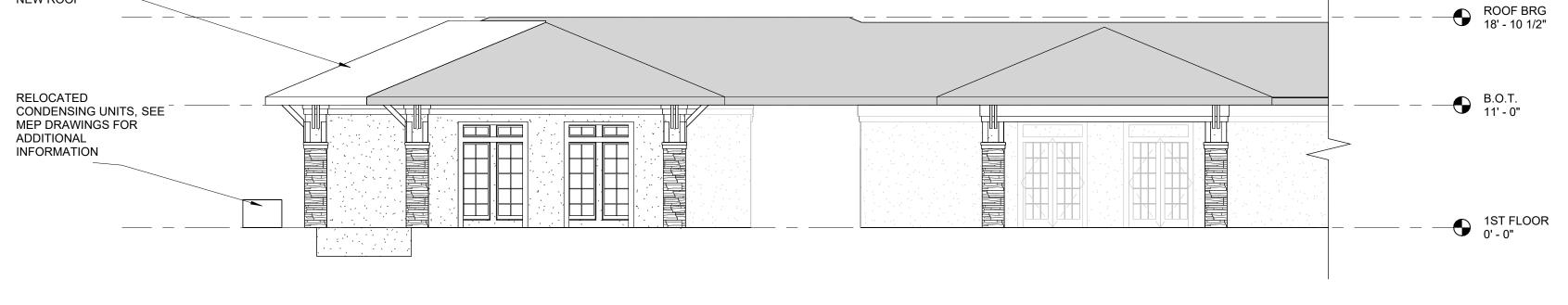
F & COUNTRY CLUB BUILDING ADDITION

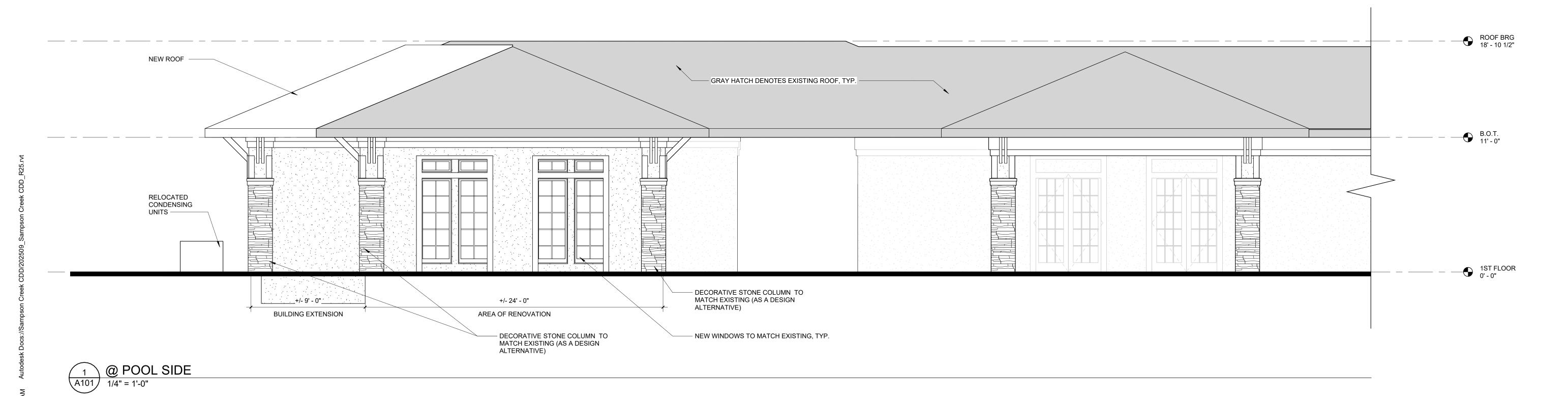
ELECTRONIC SEAL

ARCHITECT LICENSE NO.

FLOOR PLAN







& HALL ARCHITECTS, P.

SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR00

E ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH INCOME SAND THE APPLICABLE FIRE-SAFETY STANDARDS AS ELOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63,

1329 KINGSLEY AVENUE, SUIT
TO THE BEST OF THE ARC



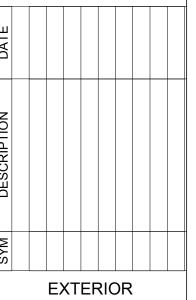
ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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



EXTERIOR ELEVATION & ROOF PLAN

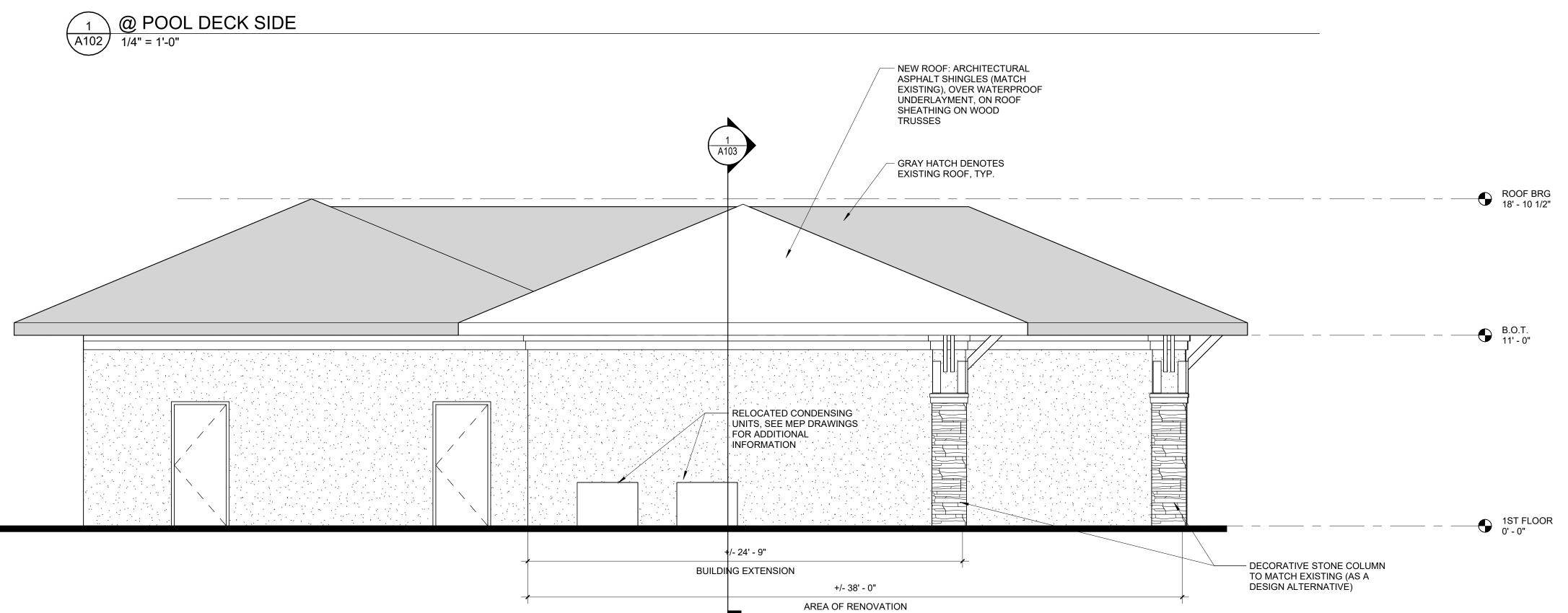
60% CONSTRUCTION DOC.

DATE: 06/12/202

D.B.: Author

C.B.: Checke

A101



2 @ GOLF COURSES SIDE A102 1/4" = 1'-0" RK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR001

EHIDE & HALL ARC 1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLAN
THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLIAN

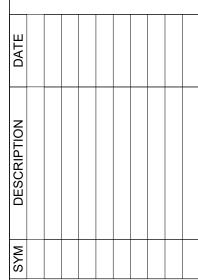
ST. JOHNS GOLF & COUNTRY CLUB SWIM
& TENNIS BUILDING ADDITION

ARCHITECT LICENSE NO.

ELECTRONIC SEAL

PRELIMINARY

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



EXTERIOR ELEVATIONS

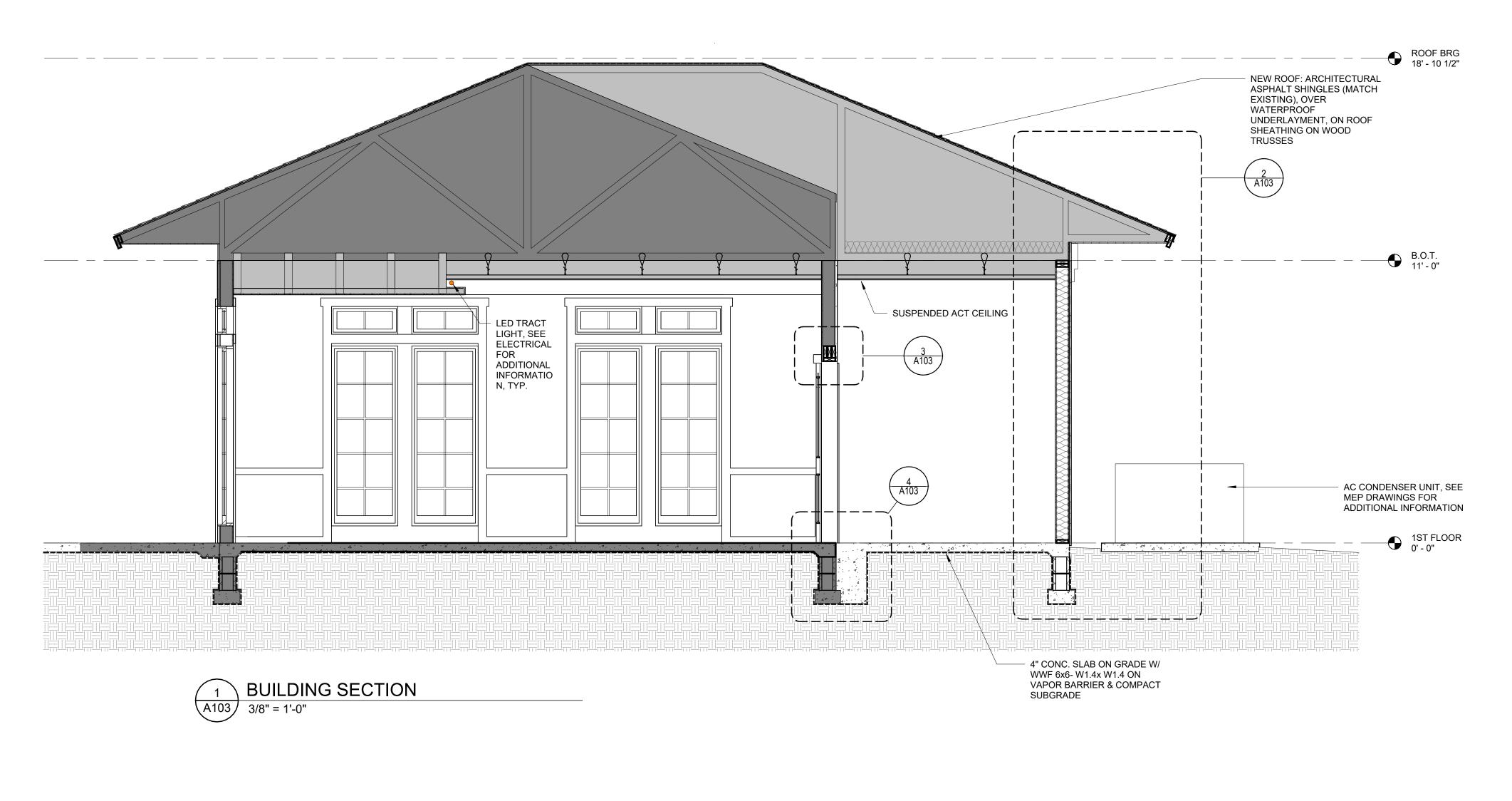
60% CONSTRUCTION DOC.

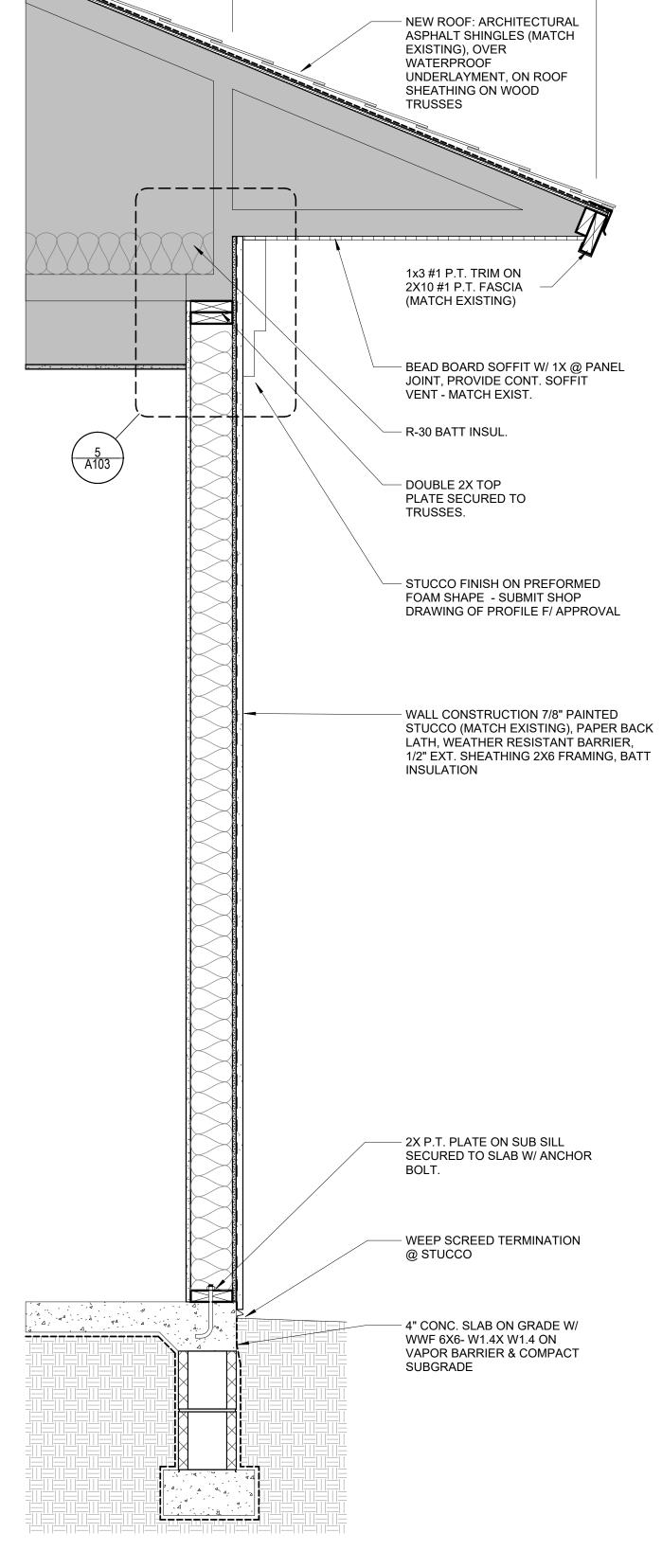
DATE: 06/12/202

D.B.: Author

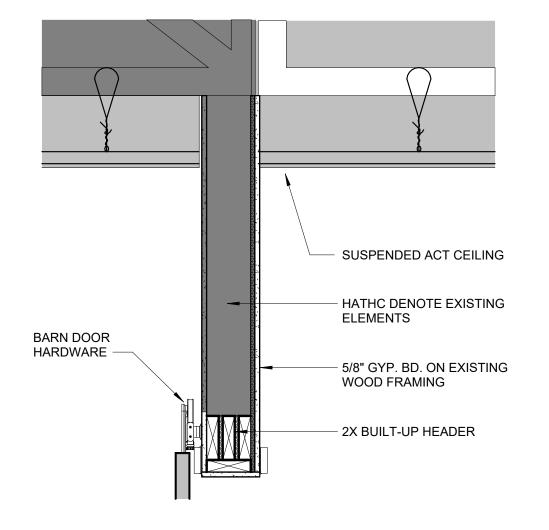
C.B.: Checke

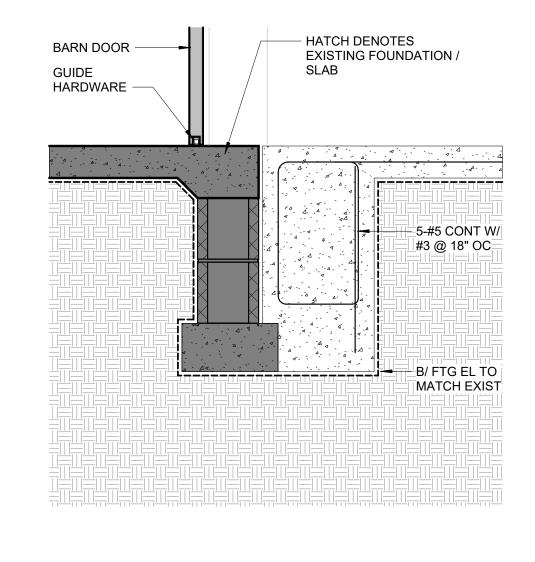
JOB NO: 20250

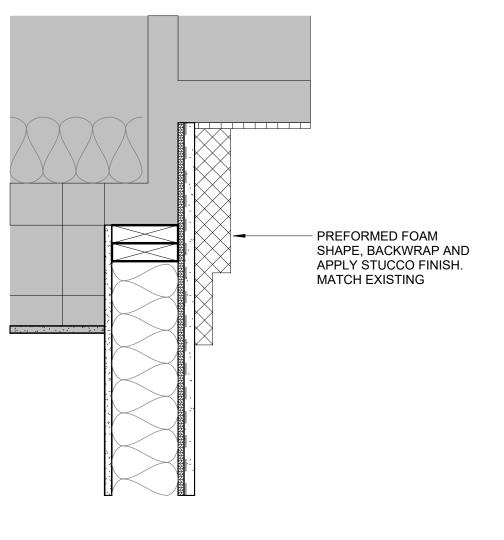




4' - 0"





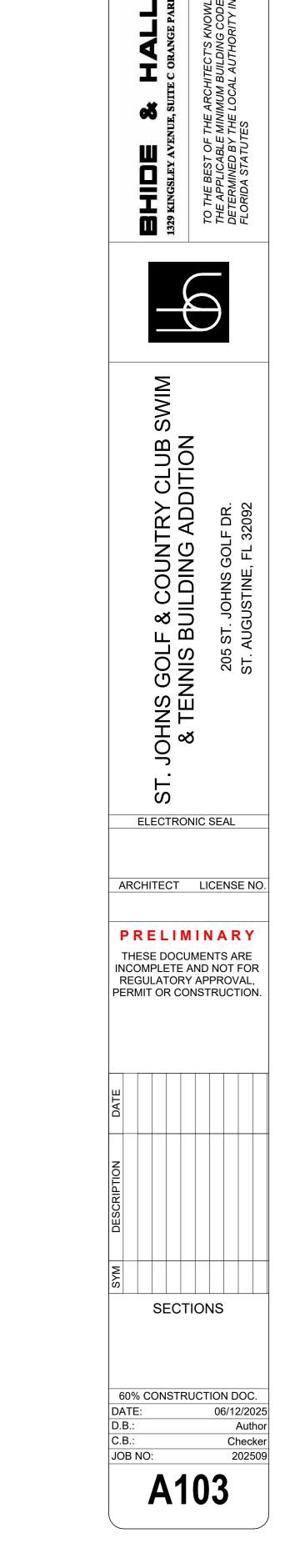






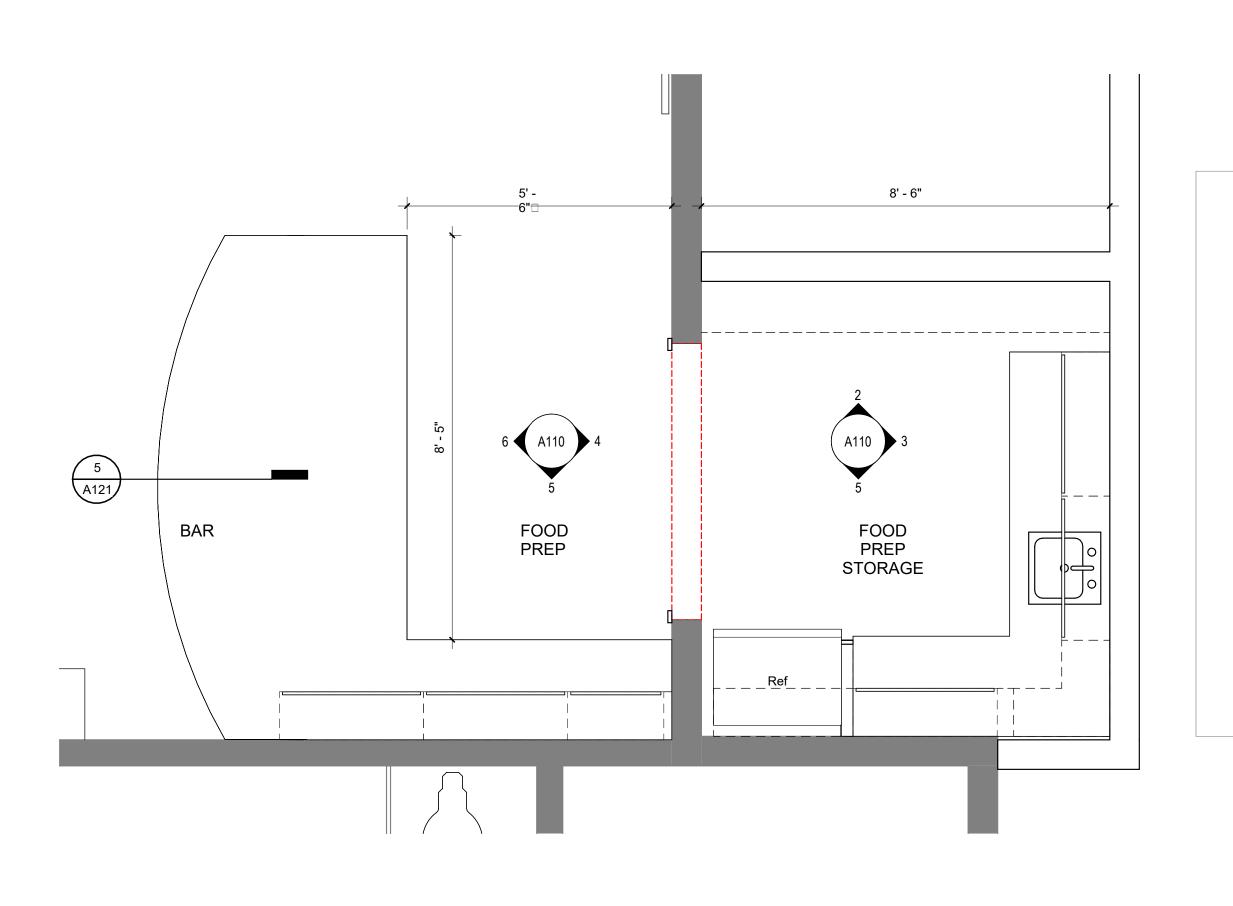


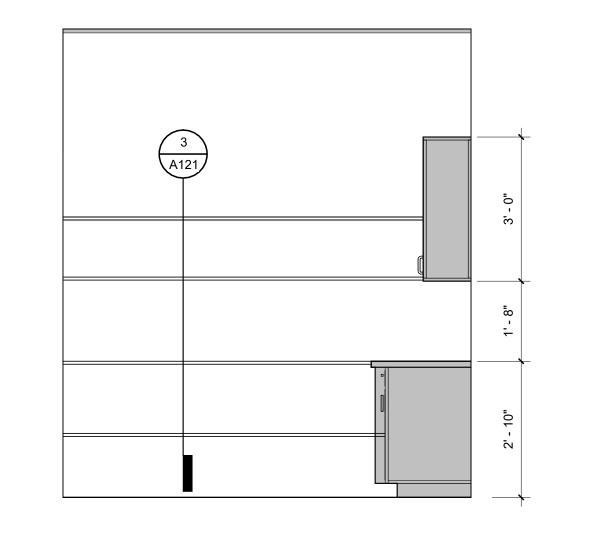


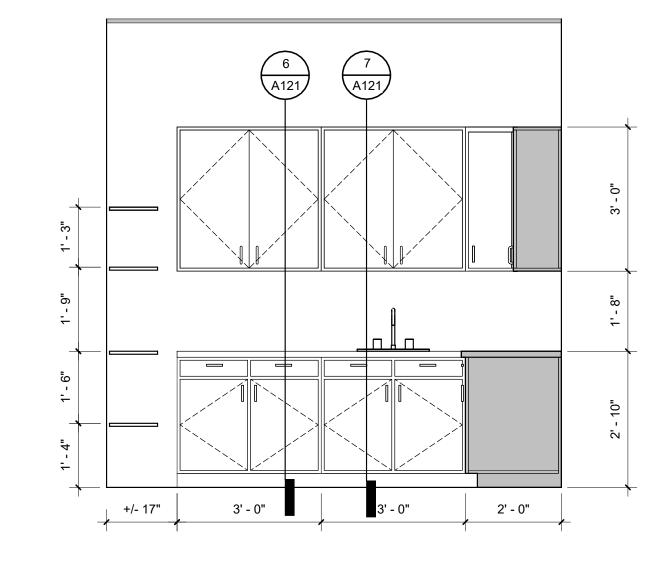


ARCHITECTS,

of B/ZOZ3 8:10.47 AIVI



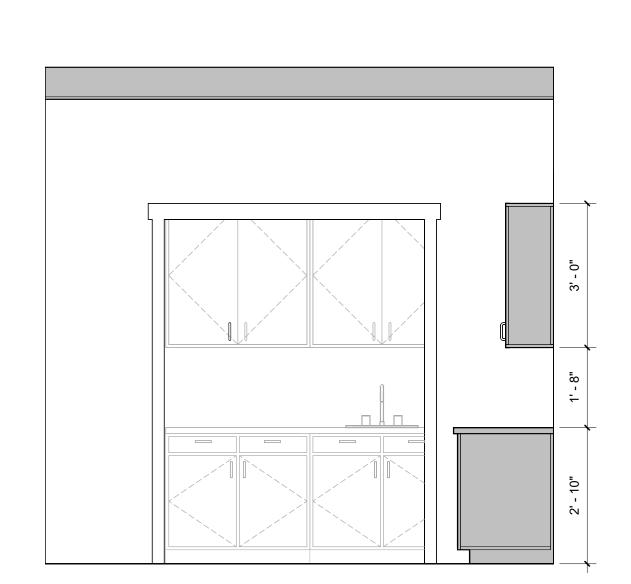


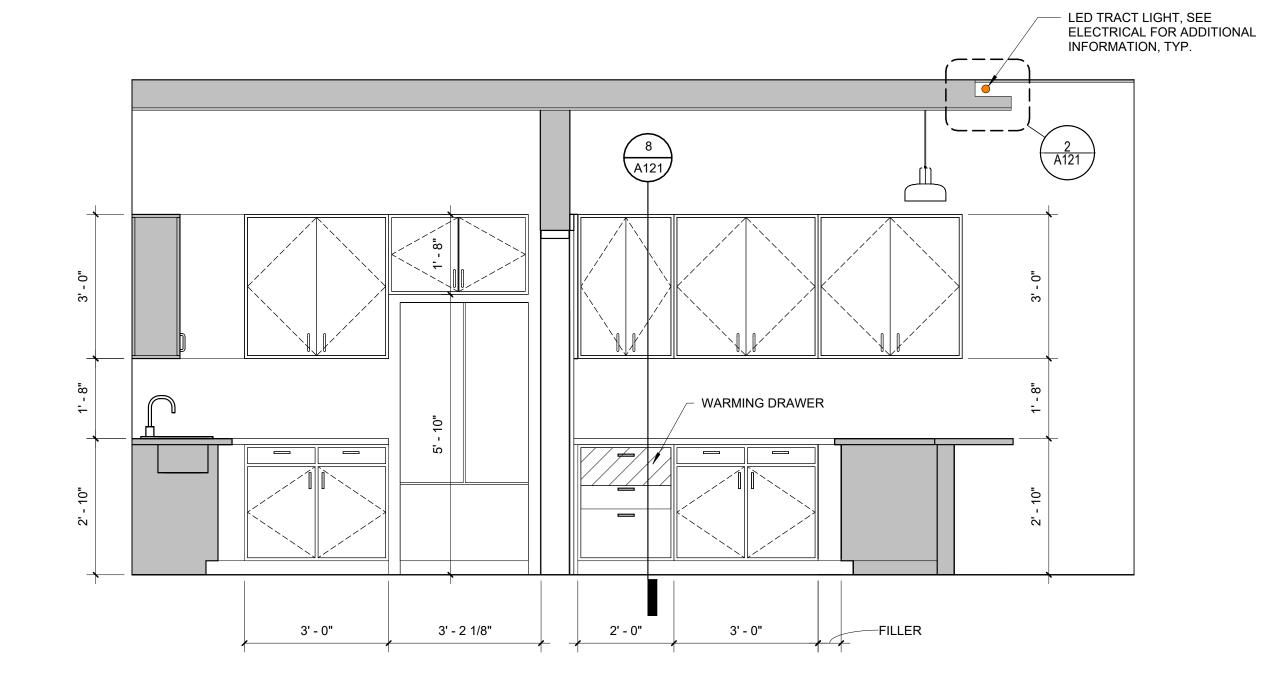


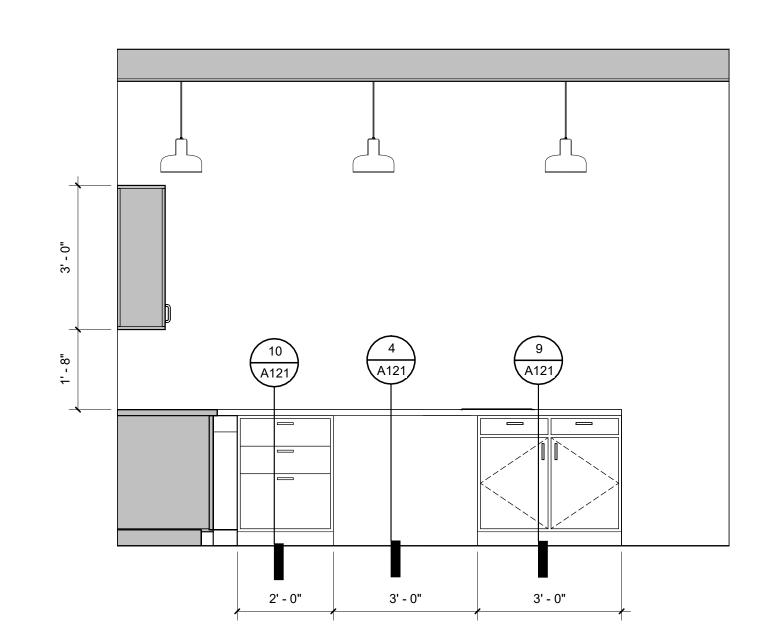
1 ENLARGE FOOD PREP AREA A110 1/2" = 1'-0"

FOOD PREP STORAGE

A110 1/2" = 1'-0"













TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63, FLORIDA STATUTES ARCHITECTS, FLORIDA 32073 PH. (904) 264-1919 LIC.

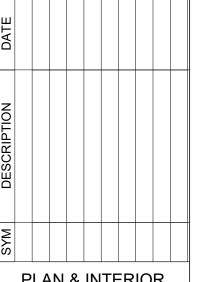
EHIDE 1329 KINGSLEY AVE

F & COUNTRY CLUB SWIM BUILDING ADDITION

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

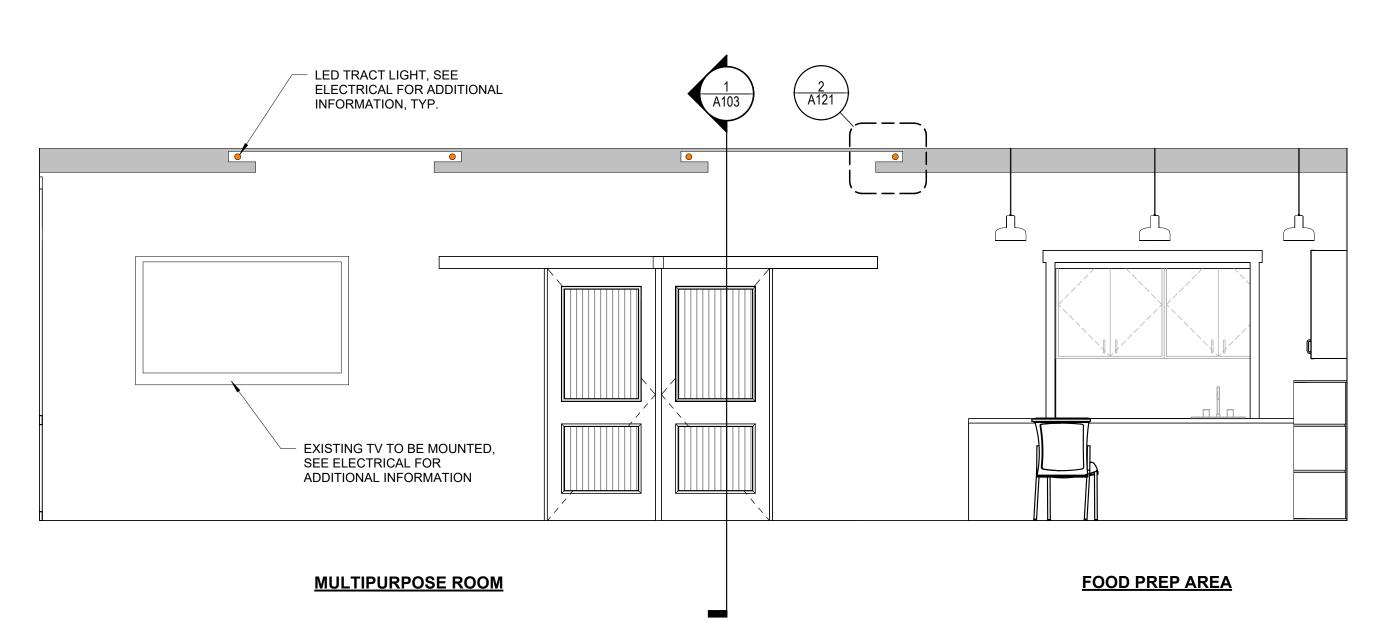
PRELIMINARY THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.



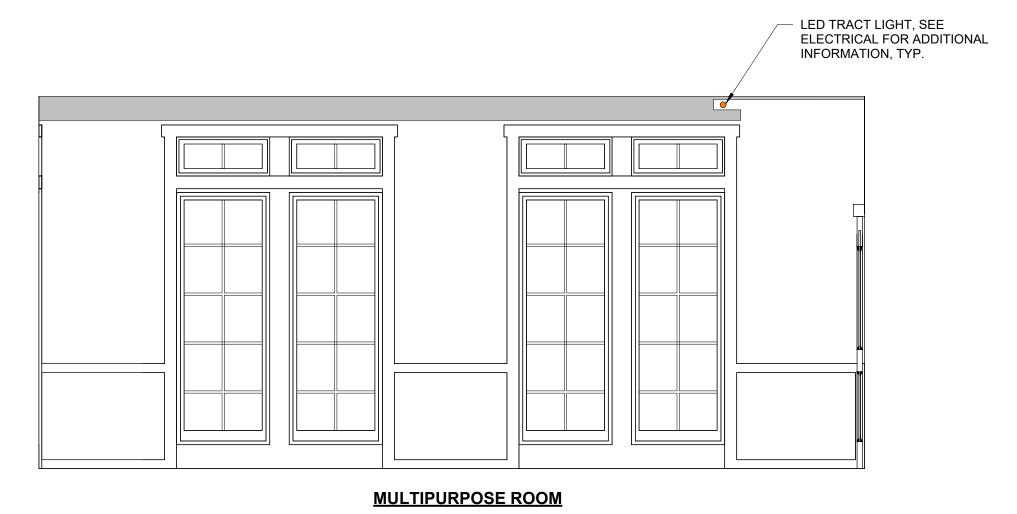
PLAN & INTERIOR ELEVATIONS

60% CONSTRUCTION DOC.

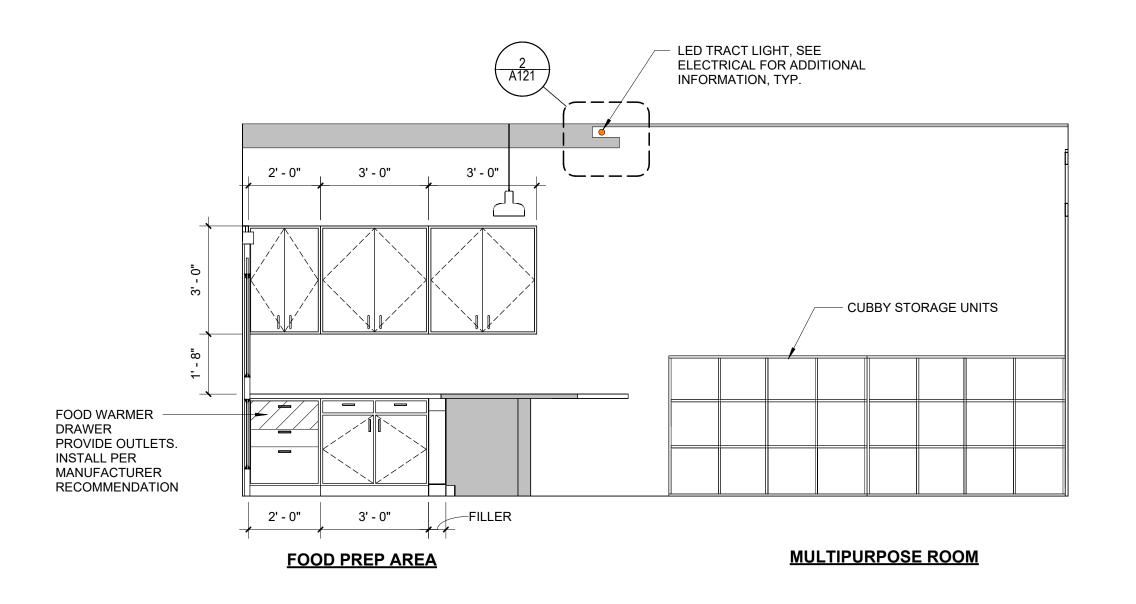
A110



3 ELEVATION @ SIDEWALL
A111 3/8" = 1'-0"



2 ELEVATION @ POOL VIEW
A111 3/8" = 1'-0"



4 ELEVATION @ BACKWALL
3/8" = 1'-0"

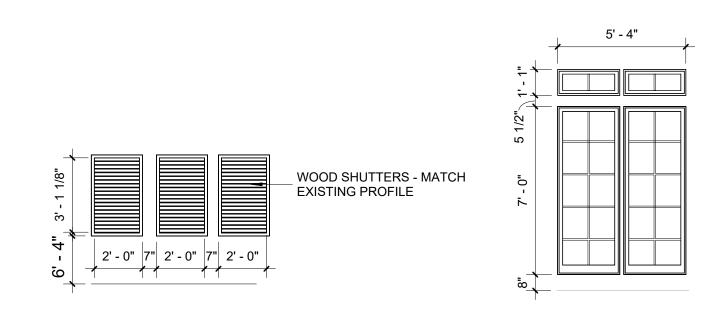
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63, FLORIDA STATUTES ARCHITECTS, FLORIDA 32073 PH. (904) 264-1919 LIC. EHIDE 1329 KINGSLEY AVE

INTERIOR **ELEVATIONS**

60% CONSTRUCTION DOC.

A111

DOOR ELEVATIONS



WINDOW ELEVATIONS

ALL VERTICAL DIMENSIONS ARE SHOWN FROM FINISH FLOOR TO LOCATION SHOWN

THERMOSTAT AND CARD READERS SHALL BE LOCATED SO THAT THE TOP OF THE OUTLET BOX IS NO MORE THAN 48" NOR LESS THAN 15" TO THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR

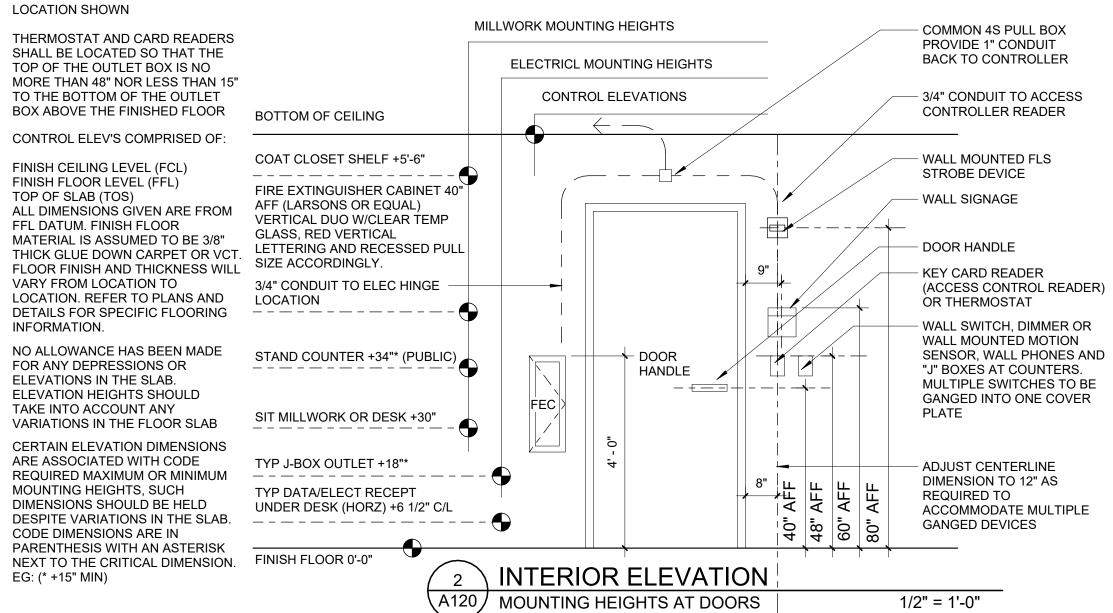
CONTROL ELEV'S COMPRISED OF:

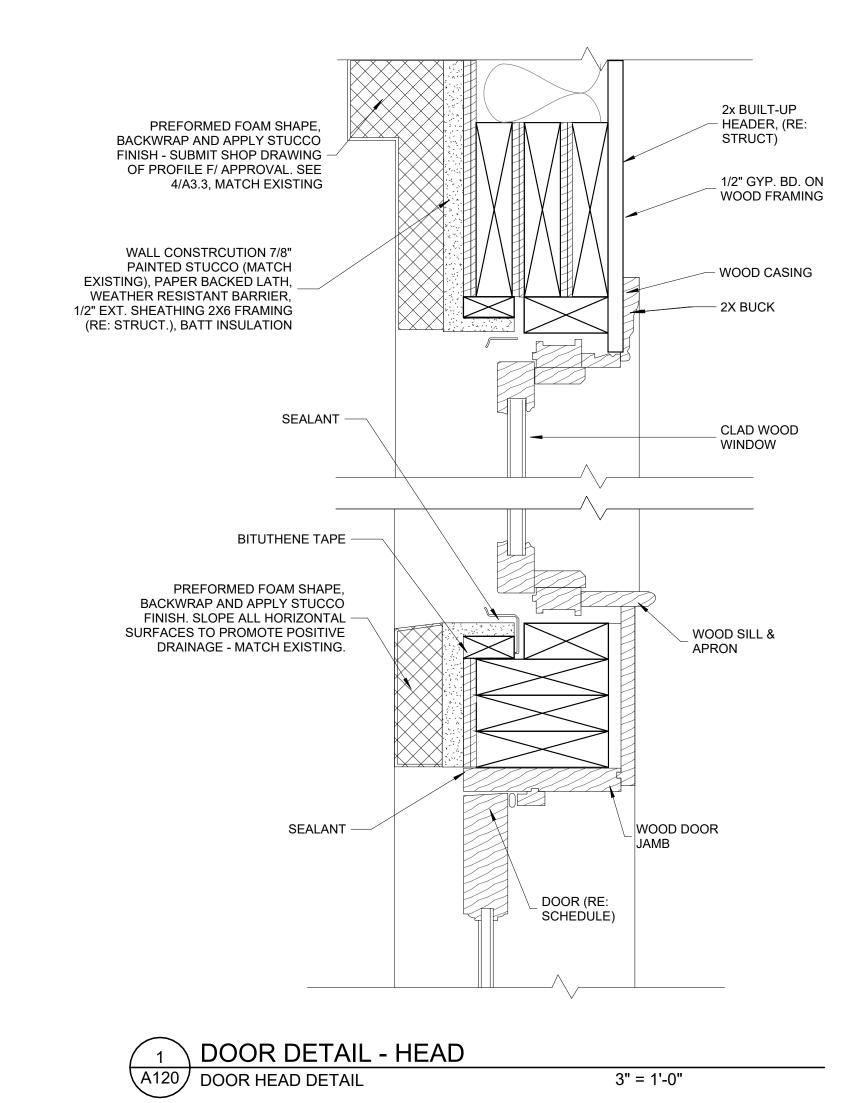
FINISH CEILING LEVEL (FCL) FINISH FLOOR LEVEL (FFL) TOP OF SLAB (TOS)

ALL DIMENSIONS GIVEN ARE FROM FFL DATUM. FINISH FLOOR MATERIAL IS ASSUMED TO BE 3/8" FLOOR FINISH AND THICKNESS WILL VARY FROM LOCATION TO LOCATION. REFER TO PLANS AND LOCATION DETAILS FOR SPECIFIC FLOORING INFORMATION.

NO ALLOWANCE HAS BEEN MADE FOR ANY DEPRESSIONS OR ELEVATIONS IN THE SLAB. ELEVATION HEIGHTS SHOULD TAKE INTO ACCOUNT ANY

VARIATIONS IN THE FLOOR SLAB CERTAIN ELEVATION DIMENSIONS ARE ASSOCIATED WITH CODE REQUIRED MAXIMUM OR MINIMUM MOUNTING HEIGHTS, SUCH DIMENSIONS SHOULD BE HELD CODE DIMENSIONS ARE IN PARENTHESIS WITH AN ASTERISK — NEXT TO THE CRITICAL DIMENSION. FINISH FLOOR 0'-0" EG: (* +15" MIN)





S

ARCHITECT LICENSE NO.

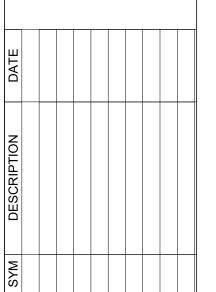
ELECTRONIC SEAL

OHNS GOLF & TENNIS 205 8 ST. A

F & COUNTRY CLUB BUILDING ADDITION

ARCHITECTS,

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



DOOR SCHEDULE & **DETAILS**

60% CONSTRUCTION DOC.

- WALL FINISH ON DRYWALL TO EXTEND FULL HEIGHT INTO COVE PAINT FINISH ON EXPOSED SURFACE OF DRYWALL COVE CAP - 2X STUDS AT 16" CENTERS - LIGHT FIXTURE ON 1/2" PAINTED PLYWOOD BACKING REFER TO MEP FOR LIGHT FIXTURE 7 1/2" BOT OF CEILING - CONT DOUBLE 2X - CONT DRYWALL CORNER BEAD

1 1/2" = 1'-0"

SOLID SURFACE COUNTER

3" = 1'-0"

1" = 1'-0"

INT. SURFACES - TYP.

WALL CABINET

SECTION DETAIL LIGHT COVE DETAIL

KNAPE & VOGT 87 SERIES SS STANDARDS AT 24" CENTERS MAX AND 187LL SS SERIES ADJUSTABLE SHELVING BRACKETS - PLAM 4S ON 3/4" PLYWOOD ADJUSTABLE SHELVES - MOUNT TASK LIGHT TO FRONT EDGE OF SHELF WHERE INDICATED ON ELECTRICAL DOCUMENTS PROVIDE POWER OUTLET FOR LIGHT WHERE INDICATED ON ELECTRICAL DOCUMENTS

1" = 1'-0"

SECTION DETAIL ADJUSTABLE SHELVING

MILLWORK TAGS BASE CABINET WITH DRAWER AND DOOR MW-BDR BASE CABINET WITH DOOR ONLY BASE CABINET FILLER MW-BO BASE CABINET WITH OPEN SHELVES FULL HEIGHT STORAGE CABINET WITH DOORS MW-CNTR | COUNTER TOP MW-CNTRL COUNTER TOP L-SHAPED MW-CNTRU COUNTER TOP U-SHAPED MW-CTSK | COUNTER TOP WITH SINK BASE CABINET, DOUBLE DRAWER AND DOOR MW-DB MW-OA OPEN APRON SINK WALL CABINET WITH DOORS MW-WD WALL CABINET WITH DOUBLE DOORS WALL CABINET FILLER MW-WF WALL CABINET WITH OPEN SHELVES MW-WO BASE CABINET WITH (X) DRAWERS WALL SHELVES WITH (X) SHELVES

DESCRIPTION A CABINET FACE TYPES SHALL BE FLUSH OVERLAY, UNLESS NOTED OTHERWISE. B ALL BASE CABINETS, WALL CABINETS, AND FULL HEIGHT CABINETS SHALL HAVE FINISHED END PANELS AT ENDS UNLESS NOTED OTHERWISE SHOP DRAWINGS TO INDICATE THIS CABINET BASE AT FLOOR TO HAVE FINISH AS INDICATED FOR ROOM (U.O.N). PROVIDE BACKING PLATES, ANCHORS, FASTENERS, ETC. AS NECESSARY TO PROVIDE

SECURE AND RIGID CONNECTIOON FOR ALL MILL WORK TO WALLS, ETC. PROVIDE CONCEALED METAL BRACKETS, AS NECESSARY TO SUPPORT COUNTERTOPS (SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 4'—0" APRT MAXIMUM AND/OR 6" OC FROM

MILLWORK GEN. NOTES

FRICATION COM-SAFETY STAND .8.4.4 AND CHAF

M

SWIM

F & COUNTRY CLUB BUILDING ADDITION

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

THESE DOCUMENTS ARE

INCOMPLETE AND NOT FOR REGULATORY APPROVAL,

PERMIT OR CONSTRUCTION.

AN OPEN END). TYPICAL CABINETRY PROFILES SHOWN TO CONVEY CRITIAL DIMENSIONS. REFER TO ELVATIONS FOR SPECFIC CONFIGIRTATIONS. REFER TO SPECIFICATIONS FOR JOINERY AND

QUALITY REQUIREMENTS. G MINIMIZE OPEN JOINTS IN COUNTERTOPS. SEAL ANY OPEN JOINTS WITH FDA APPROVED SILICON SEALEANT COLOR AS SELETCTED BY ARTITECT

CUSTOM MIXED COLORS). H COUNTERTOPS TO HAVE 2" RADIUS AT ALL EXPOSED HORIZ. OUTSIDE CORNERS, UNLESS NOTED OTHERWISE

FROM FULL RANGE OF COLORS (INCLUDING

GROMMETS - PROVIDE STAINLESS -STEEL GROMMETS AT EACH LOCATION WHERE POWER AND/OR SIGINAL DEVISES OCCUR BELOW AND/OR ABOVE A COUNTERTOP, UNLESS NOTED OTHERWISE K FIELD VERIFY ALL MILLWORK LOCATION

DIMENSIONS PRIOR TO MAT. ORDER, FABRICATION AND CONSTRUCTION. L ALL FILLER PANELS SHOULD BE FLUSH WITH

CABINET DOORS - TYPICAL

M | CONTRACTOR TO PROVIDE CABINET HARDWARE AND ALL ACCESORY MATERIALS ASSCIOCATED WITH MILLWORK AS NECESSARY. N PROVIDE 4" BACKSPALSH AT ALL MILLWORK

SIDEWALL/RETURN WALL LOCATIONS (MATCH ADJ. BACKSPLASH).

- SOLID SURFACE COUNTER 2' - 1" - CONCEALED BRACKETS SEE SPECS FOR ADDITIONAL INFORMATION BRACE FOR RIGID CONDITION - WALL SURFACE BASE AS SCHEDULED

HAFELE WORK SURFACE BRACKET-WHITE MAXIUM SPACING 36" CENTERS OR SUPPORT NOTE: PROVIDE SOLID WOOD BLOCKING AS REQUIRED FOR SECURE MOUNTING OF COUNTERTOP AND BRACKETS BASE AS SCHEDULED

SECTION DETAIL (A121) CABINET 8

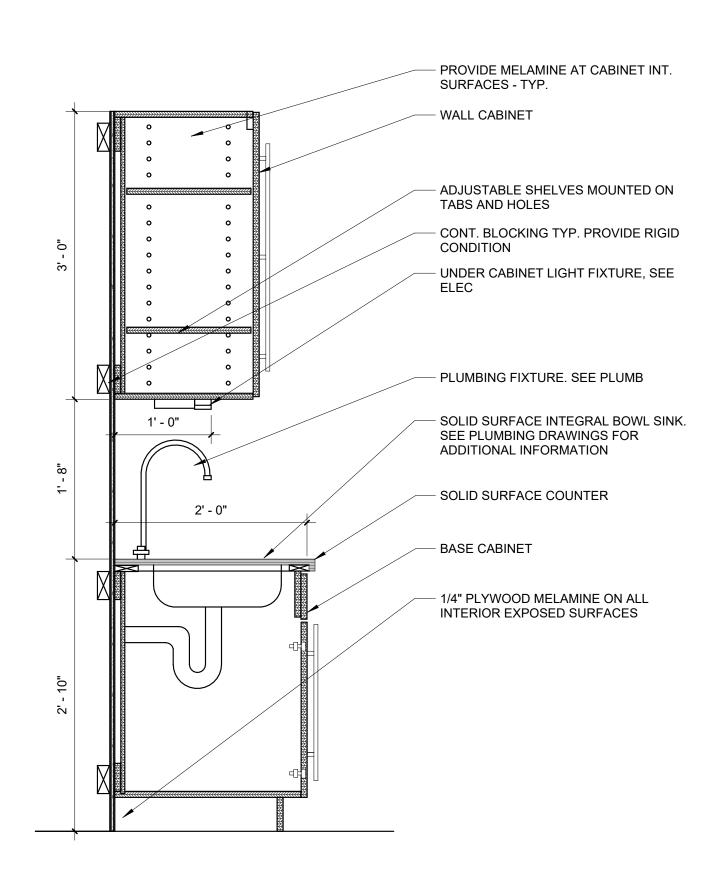
SECTION DETAIL

SUSPENDED METAL GWB CLG

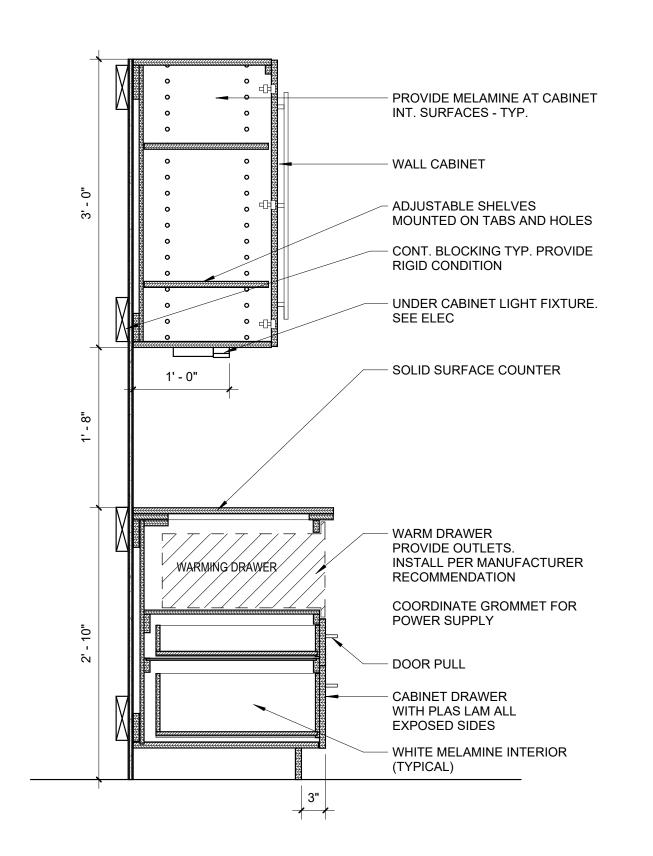
MILLWORK ELEV (SIM) COUNTER TOP - DESK HEIGHT

1" = 1'-0"

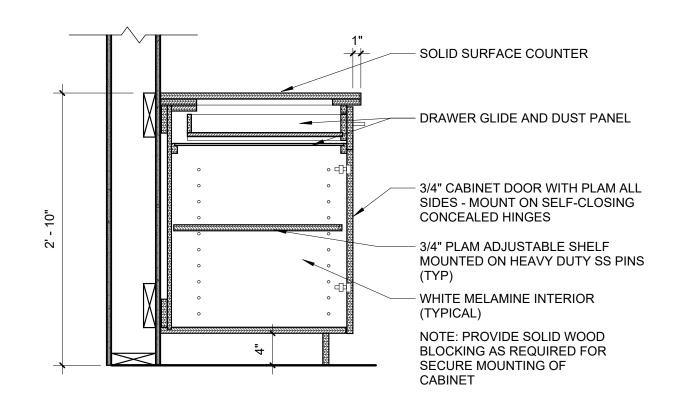


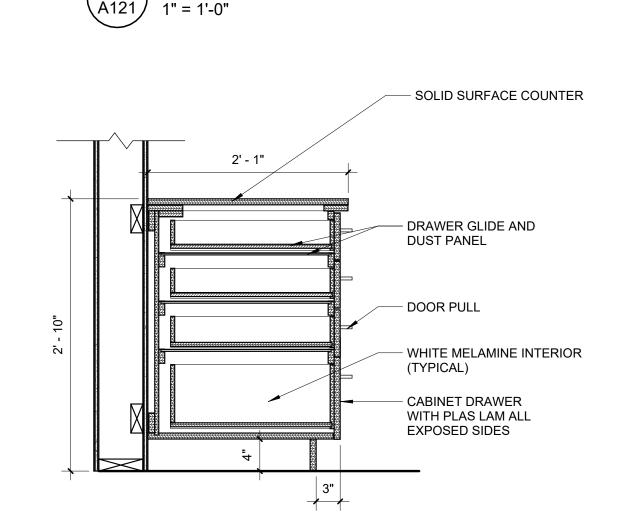






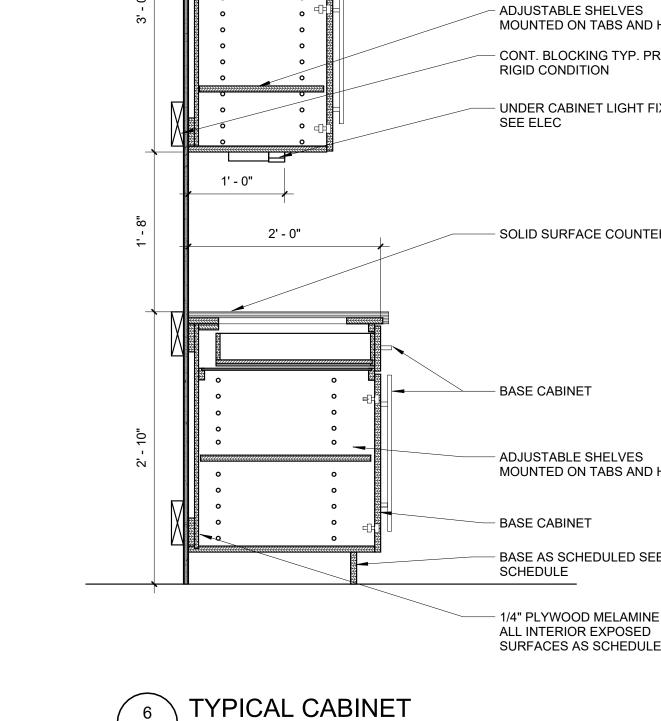






BASE CABINET

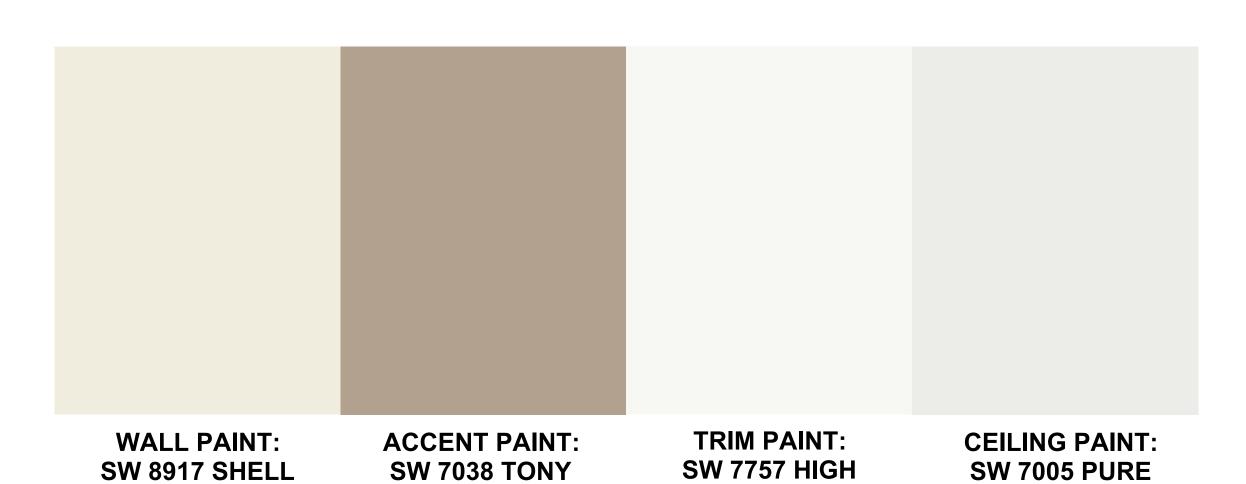




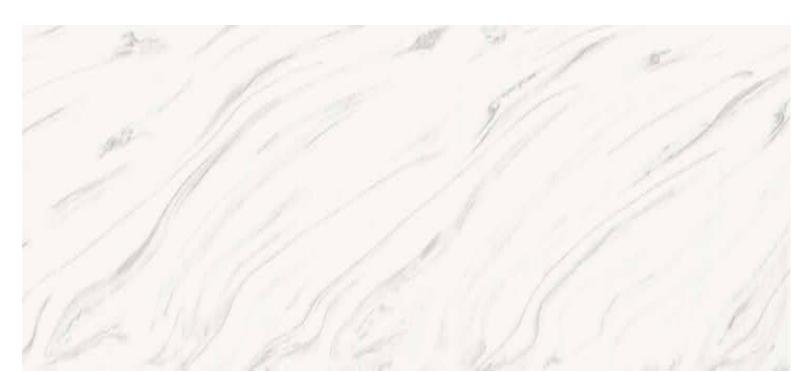
60% CONSTRUCTION DOC. JOB NO: A121

DETAILS

CLUBHOUSE BEACH COLOR SCHEME 1



REFLECTIVE



TAUPE

WHITE

SOLID SURFACE COUNTERTOP: CORIAN -CALCATTA GRIEGE



WHITE

CABINET FINISH: WILSONART - Y0686 ICED MINT



FLOOR FINISH: SHAWCONTRACT - BRANCHING **OUT - 56140 RIVERSIDE IN HERRING BONE PATTERN**



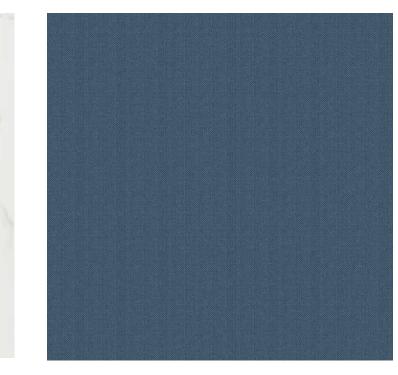
PROPOSED PENDANT **LIGHTING: ROWABI -DREAMY PALM FIBERS PENDANT LIGHT**

CLUBHOUSE BEACH COLOR SCHEME 2



WHITE

SOLID SURFACE COUNTERTOP: WILSONART - CARRAA EMPIRO



CABINET FINISH: WILSONART - Y0514 TWEEDISH INDIGO



FLOOR FINISH: SHAWCONTRACT -**BRANCHING OUT - 56240 PRAIRIE OAK IN ASHLAR PATTERN**



PROPOSED PENDANT **LIGHTING: ROWABI - MAZED** LACE RATTAN PENDANT **LIGHT**

MATERIAL BOARD

F & COUNTRY CLUB SWIM BUILDING ADDITION

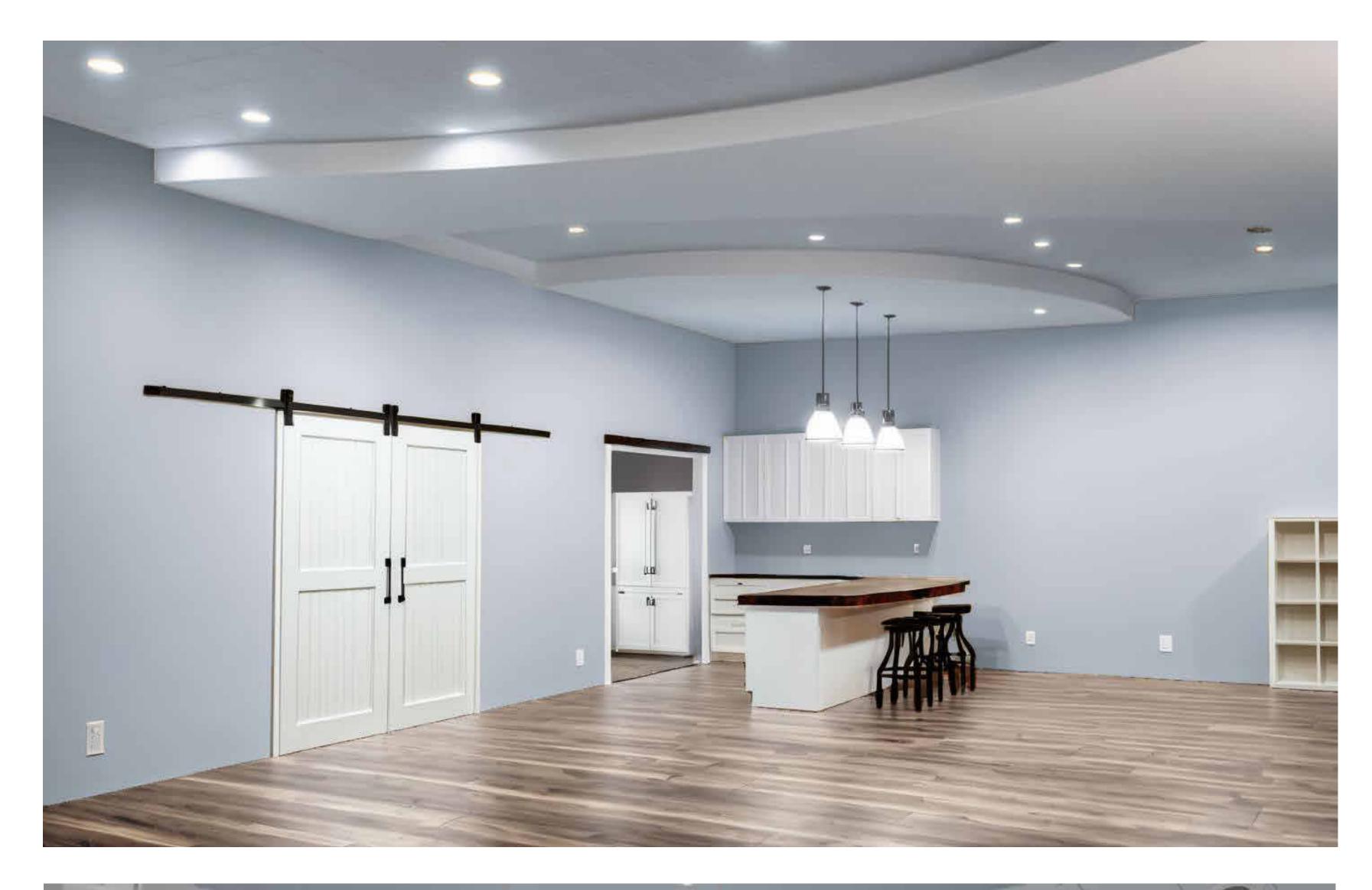
ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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

A200





ITEMS	STATUES	RESPONSIBILITY	
REFRIGERATOR	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTAL	
MICROWAVE	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALL	
FOOD WARMER DRAWER	NEW	BY OWNER, CONTRACTOR INSTALL	
TV	EXISTING	BY OWNER, CONTRACTOR INSTAI	
TABLES AND CHAIRS	NEW	BY OWNER	
TABLES AND CHAIRS RACK SYS.	NEW	BY OWNER	
BLINDS / WINDOW FILM	NEW	BY OWNER, CONTRACTOR INST	
COAT HOOKS	NEW	BY OWNER, CONTRACTOR INSTALL	
CLOCK	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALL	
NOTE:			

RENDERING DOES NOT REFLECT THE ACTUAL FINISHED MATERIALS. THE INTENT IS TO COMMUNICATE THE GEOMETRY OF THE MULTIPURPOSE ROOM AND THE CLOUD CEILING.

SUITE C ORANGE PARK, FLORIDA 320
ARCHITECT'S KNOWLEDGE THE PLA

1329 KINGSLEY AVENUE, SUITE C O
TO THE BEST OF THE ARCHITEC
THE APPLICABLE MINIMUM BUILDETERMINED BY THE LOCAL AL



JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

()ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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

DESCRIPTION DATE

RENDERINGS

60% CONSTRUCTION DOC.

DATE: 06/12/202

D.B.: Author

C.B.: Checker

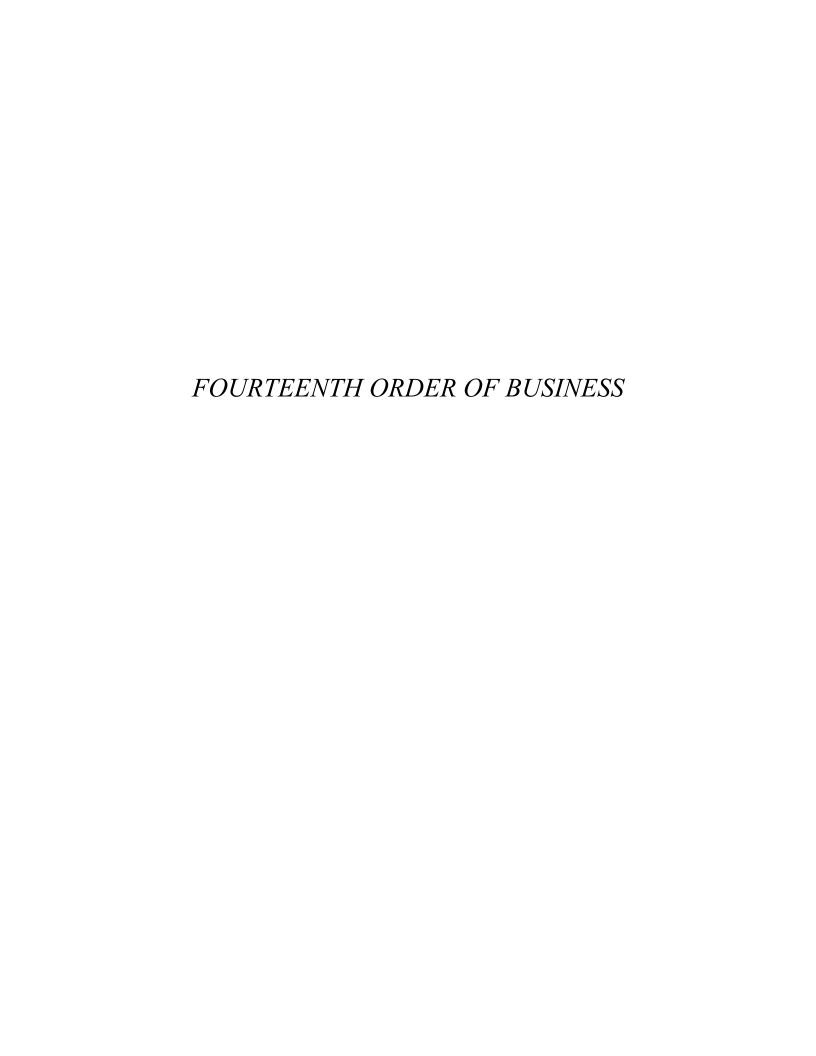
A201

Furniture, Fixtures, and Equipment List

Items	Statues	Responsibility
Refrigerator	Existing or New	By Owner, Contractor Installs
Microwave	Existing or New	By Owner, Contractor Installs
Food warmer drawer	New	By Contractor
Tv	Existing	By Owner, Contractor Installs
Tables and chairs	New	By Owner
Tables and chairs rack sys.	New	By Owner
Blinds / window film	New	*
Coat hooks	New	*
Clock	Existing or New	By Owner, Contractor Installs

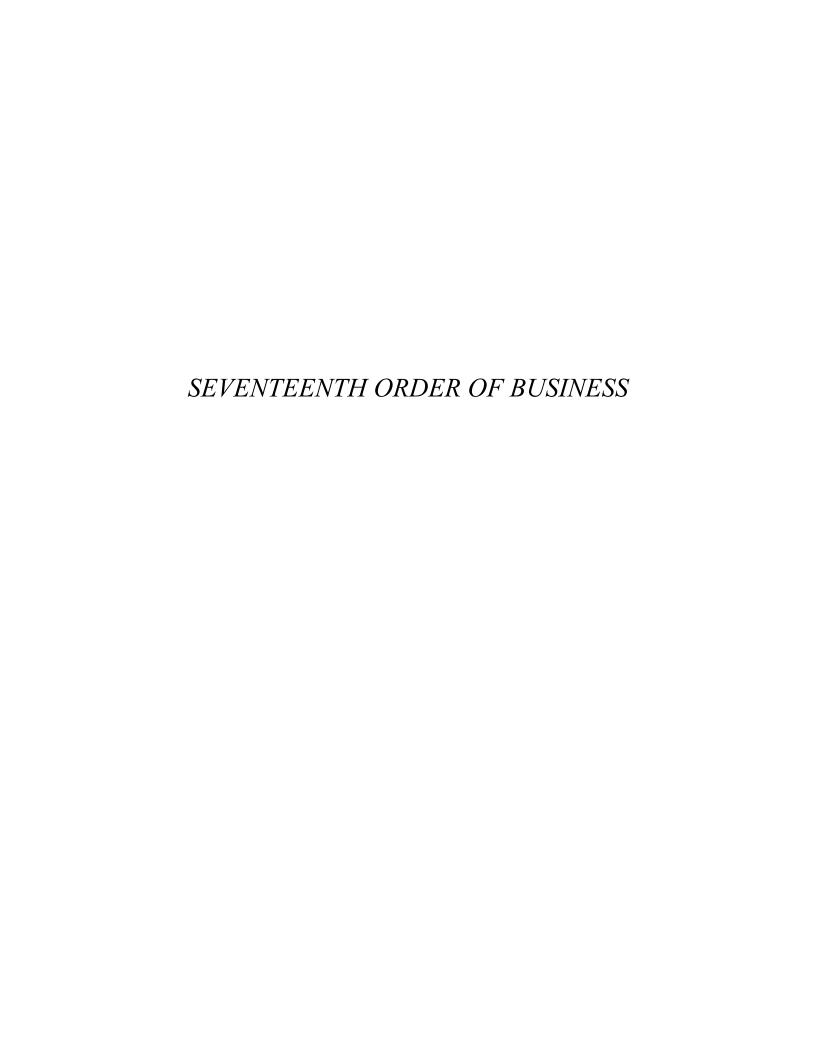
^{*} Will on the 100% drawings set. By contractor, contractor installs





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	Automatic Annual Renewal	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, **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.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin GMS

Wes Haber Kutak Rock, LLP

Mike Silverstein Matthews

Jason Davidson Vesta Property Services

Chris Reinert St. Johns Golf & Country Club

Kyle Hutchings Agrow Pro Kerry Tanner Central Security

The following is a summary of the actions taken at the May 15, 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. Davis questioned the status of the bulkhead. Resident Ralph Darling of 1929 Glenfield Crossing Court reported that the new bulkhead that was installed on his property, leaked a couple of times and was repaired twice, but it seemed to be working well now. However, the old bulkhead on either side of his property, looked bad. Mr. Yuro asked if there was any deflection or bowing. Mr. Darling indicated that visually it looked bad and it could use another spraying. Mr. Reinert would look at it and keep the Board appraised, as they were onsite daily.

FOURTH ORDER OF BUSINESS

Amenities Booking Request

Mr. Laughlin reported that there were no new requests.

FIFTH ORDER OF BUSINESS

Security Update

Mr. Kerry Tanner of Central Security reported that since January, they had a total of 67 incidents, 782-foot patrols, 108 vehicle patrols and nine citizen calls to law enforcement. The biggest incidents were kids on e-bikes racing up and down the sidewalks and golf cart paths. Their officers were trying to keep on top of it, but there was one incident where a family was almost run over on the soccer field. Law enforcement was called and they were issued a trespass warning. Mr. Laughlin spoke with the off-duty officer, who issued the trespass warning and spoke to the parents. Mr. Tanner stated they were warned three times, on what they were doing and the third time, they got belligerent with the security officer. As a result, the security officer called law enforcement to have them trespassed. Mr. Davis had no problem with the kids, as long as they were using the bicycles/e-bikes responsibly, but if they were going too fast or being reckless, they would be issued a warning. Mr. Leary pointed out there were no policies regarding motorcycles and e-bikes with respect to their amenities and recommended that they start looking at having one. Mr. Geary suggested registering them like golf carts. Mr. Laughlin indicated that they could not force people to register their golf carts, but if they were going to drive a golf cart on CDD property, it must be registered. Mr. Davis pointed out that some people had decals, but if the CDD had no enforcement power, it did not make sense for the CDD to be a licensing agency.

Mr. Haber stated that this was an issue in communities all over the state and instituting a policy that prohibits them, may be a double-edged sword, but the CDD 100% had the right to do adopt a policy, but if someone gets injured, the District could potentially be exposed to liability, because they made this determination that e-bikes were a problem, but did not enforce it. In lieu of a policy being adopted, the CDD could send an email to residents informing them that it was dangerous and if someone was going to operate an e-bike, they needed to do it in a way that was careful. Mr. Haber indicated that e-bikes were indistinguishable from golf carts, from a distance. Ms. Weizel pointed out that most e-bikes go double the speed of golf carts and recalled a student at Fruit Cove who was recently injured on Racetrack Road, after riding an e-bike and that the county was now enforcing e-bikes. Mr. Haber stated to the extent that the county adopted an ordinance prohibiting e-bikes, the off-duty officers could enforce them in the community. However, the CDD could suspend a resident operating an e-bike, from using their facilities. Mr. Leary voiced concern about not having a policy for gas powered motorcycles driving on their paths and along the soccer field. Mr. Davis indicated that there was a State policy and questioned whether there needed to be a separate policy but assumed if they were riding a gas-powered vehicle above a certain speed limit on a street without a license plate, they were breaking the law. Mr. Haber advised if the Board intended to enforce that type of activity, the CDD could use their enforcement mechanism, which was to suspend use of the facilities. Ms. Weizel pointed out they could suspend them if they lived in the community, but if they were from outside of the community, they would have to call law enforcement.

Discussion ensued and there was Board consensus for District Counsel to work with management on including language in the current policy about motorized motorcycles and bring back to the next meeting. Mr. Laughlin reported speaking with the off-duty officer today, to discuss the e-bikes and was informed that they would be increasing their price from \$55 to \$62.50 per hour. This was across the county and did not affect the budget, as the hours that they were onsite, was negligible.

SIXTH ORDER OF BUSINESS

BrightView Landscape Update

- A. Annual Operations Calendar
- B. Quality Site Assessment

Mr. Laughlin stated that an annual calendar of tasks was included in the agenda package, along with BrightView's Quality Site Assessment. Mr. Davidson reported that a couple of dead

pines by Meadowview, were identified, due to a backflow caused by leaky water, which they were working with BrightView on. The spring flowers seem to be performing well, and pine straw and mulching was completed throughout the community. The new landscaping on Leo Maguire Parkway, at the entrance of Eagle Point, had been completed and was taking well. There was an irrigation clock off the service road, behind the little building, that was continuously being turned off. Staff attempted to put a lock on there, but unfortunately it was no longer there. He would drill some holes, install a padlock and provide the code to BrightView. Mr. Chris Reinert of St. Johns Golf and Country Club (SJGCC) would see if Troon removed it. Mr. Davidson reported that the first round of sod was scheduled to be installed on St. John's Golf Drive at the end of May. He did not have a schedule from BrightView on the remainder of those installations but would keep the Board appraised in his weekly reports. There was some discussion about removing some of the Yucca plants, right beside the doors and received some proposals for sod and top dressing, as well as renovations around the Amenity Center. He was currently obtaining a proposal from BrightView, to repair some of the Blue Daze at the Eagle Point and Stonehenge entrances, which were damaged by the cold weather. They were looking at enhancements to make it blend better and have more tolerable plant material.

SEVENTH ORDER OF BUSINESS Discussion of Field Maintenance

Mr. Laughlin presented proposals from Agrow Pro and Troon for athletic field maintenance, which were included in the agenda package. Mr. Davidson indicated that the scopes were identical. The proposal from Agrow Pro was in the amount of \$24,000 annually and Troon's proposal was in the amount of \$29,500. Both prices were competitive. Mr. Geary questioned what changed between the original proposal and the updated proposal. Mr. Davidson indicated that the scope changed, and Troon amended their proposal to make it specific to the actual scope and to be consistent with Agrow Pro. Mr. Yuro disclosed a voting conflict, as he had a contract with the SJGCC for the driving range and pointed out that reports and overseeding were in the Troon proposal, but not in Agrow Pro's proposal. Mr. Kyle Hutchings of Agrow Pro explained that there was a surcharge for the overseeding of 400 pounds per acre, which would be included as part of the service agreement. The price would depend on the type of seed. Options would be presented. The nicer type of seed cost \$90 per bag and recommended going at least 600 to 700 pounds, due to the wear and tear, which would equate to \$1,500 to \$1,800. Mr. Yuro

pointed out that the golf course specified string trimming around the obstacles, but Troon would use Round-Up. Mr. Hutchings confirmed that string trimming was not included.

Mr. Leary requested an overview of Agrow Pro's company. Mr. Hutchings indicated that they started in 2012 and specialized in residential lawn, pest and termite maintenance. They also did sport turf maintenance, anywhere from mowing, spraying and fertilizing, to tract work and renovations. They had a full line of equipment for athletic turf renovations and did commercial fertilization and pest control. They worked with Brightview, maintaining common areas in the community and doing chemical applications as a subcontractor. For sports fields, they fertilization and chemical applications for the Jaguars and all the fields at U&F, Flagler College, Bartram Trail, Creekside and Ponde Vedra High Schools, Trinity Christian Academy and St. Johns Country Day School in Orange Park. They had six Toro 3100 Triplex mowers and a couple of 205 gang mowers, that was used at Patton Park in Jacksonville, but for this area, they would use the Toro 3100 Triplex. Mr. Yuro asked if this mower could mow at the different heights that they had, as they currently had a tighter mow for the field and a thicker mow for outside of the field. Mr. Hutchings confirmed that the Toro 3100 Triplex could mow three quarters of an inch and would not have to be adjusted for height. However, to mow outside of the field, they would use a rotary, as they could not adjust the height. Mr. Davis questioned how often they would mow. Mr. Reinert stated it would be twice per week in the growing season, weather permitting, as they would use a primo max growth regulator, so it did not get out of control in the Summer. Mr. Leary asked if they would bring in one vehicle with a trailer, which would have spraying and mowing capabilities. Mr. Hutchings confirmed that they would have one truck with a trailer for the mowing and a different truck and trailer with a boom sprayer or tractor. Mr. Leary questioned their confidence level on a scale of 1 to 10. Mr. Hutchings felt that they were 10, extremely confident, as this was what they specialized in. The field was in great shape, other than some sod replacements that needed to be done.

Mr. Chris Reinert of SJGCC, stated that it was important to them to be considered, because they were part of the community. They changed a great deal of the scope of the work, but they would also like to take over the irrigation portion, which was included in the proposal, so they could maintain the field to the level that the CDD Board was looking for. Their mowers were already on the property. The overseeding was included, because they were overseeding the driving range and they could get a good discount from Troon. Mr. Reinert wanted to maintain

their partnership with the CDD and the community and felt that they could do a good job doing it. They started slowly on the front end, because they had a new Superintendent, but they had a much better idea of the scope of work, which they spoke with Mr. Leary and Mr. Davidson about. Mr. Yuro asked if Agrow Pro's proposal was significantly less than the prior proposal, due to the more defined scope. Mr. Reinert indicated that they were paying for any sod work in the new proposal. The overseeding was included in the original proposal. There were six different chemical applications, from what they were doing in the past, which was where the brunt of the cost was coming from. They would maintain the hedge, up to the athletic field. Earlier in the year, they had an issue with the irrigation, as they had to wait on BrightView to get it repaired, which they did as quickly as they could, but they had an irrigation tech, who could take care of it quickly, to ensure that the field was maintained the way that it should be, as they had the parts in stock.

Mr. Hutchings and Mr. Reinert left the room and Discussion ensued by the Board. Mr. Leary pointed out that the price in the proposals proved that they were paying too much and was surprised that a vendor reduced their price by 50%. Mr. Laughlin recalled when ValleyCrest maintained the field, they did part of the Amenity Center and eventually Troon took over the full scope, but eventually they stopped doing things. Mr. Yuro understood whoever was maintaining the Bermuda, maintained all the Bermuda and now this scope was specific to just the amenity area. Mr. Leary recalled for the past two years, Troon consistently requested a reduced cost, because the scope was only for the athletic field and they declined to bid. In addition, the CDD paid sod replacements for years, but only in the last few weeks, have they received sod. There may be a few differences between overseeding, but did not think that they should pay more than what Agrow Pro quoted. Agrow Pro was bringing in equipment, which was an extra expense, versus Troon, which had equipment onsite, but Mr. Leary did not want to accept the annual cost increase and felt that it was reasonable to request that it be retroactive to January 1st. Mr. Haber indicated that Board could request it but could not obligate them legally to accept it. Ms. Weitzel noted that they have not been happy, as there were many discussions in the past year about the soccer field. Mr. Yuro recalled that most of the issues were regarding the irrigation. As a solution, they added additional heads but found out later that the problem was with a valve. However, he understood Mr. Leary's point about getting what they paid for. Mr. Davidson

pointed out that irrigation was not included in Agrow Pro's proposal, as BrightView would still be maintaining it.

Mr. Davis suggested requesting money back from Troon for the last six months, as a negotiating tactic, but in the meantime, request that they remove the annual 3% increase out of the contract. He felt that it made sense for Treen to maintain the athletic field, as they were already maintaining the soccer field and had the equipment onsite. Mr. Geary was impressed with Agrow Pro's resume, but the proximity of Troon being able to make repairs and having their equipment onsite, was a no brainer. Mr. Leary requested that it be effective May 1st. Regarding the irrigation, Mr. Yuro preferred that one contractor maintain the irrigation, so there was no overlapping and finger pointing. His understanding was that their irrigation system was tied to the golf course pump station and they were already coordinating zones and this would be another zone that the golf course would take over. Mr. Yuro requested that it be in writing that their proposal included any irrigation repairs and appreciated the great job that staff did with the scope, as it decreased the price by half and helped the Board decide. Mr. Leary pointed out that at least they had a backup with Agrow Pro. There was Board consensus for Mr. Davidson to negotiate with Troon to remove the annual 3% increase, ensure that all inclusive irrigation repairs were included in the proposal, work with District Counsel on the language and that the contract be retroactive as of May 1st.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber recalled that the Board demanded \$7,000 from Soft Crete, but in order to resolve this issue, they were willing to pay \$3,000 in exchange for a complete release, as they felt that what they did was in accordance with the agreement. Mr. Yuro was in favor of accepting the offer, as \$3,000 would cover the removal.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor accepting the offer of \$3,000 from Soft Crete was approved.

Mr. Davidson reported the Specialty Services would be back in two years, to maintain and inspect the splash pad. Ms. Weitzel asked if the blue around the splash pad would go away.

Mr. Laughlin confirmed that there was some overspray, which Mr. Davidson would remove with CLR.

B. Engineer

Mr. Silverstein reported that the agreement for the Hole #7 repair was wrapping up. Mr. Laughlin made some revisions based on contractor feedback, which he felt was fair. Once he received the agreement from the contractor, he would set up the pre-construction walkthrough with the Golf Course Manager. He did know if a Board Member wanted to attend, as it was not on CDD property. Mr. Yuro wanted to be involved, as he lived on Hole #7. There was Board consensus for Mr. Yuro to attend. Regarding the 420 St. Johns Golf Drive pipe repair, Mr. Silverstein reached out to the ChatGPT contractors. Two of them said that they were not interested, but a couple have not yet responded, so he reached out to them again. Three proposals were received for sectional liners, ranging from \$30,000 to \$382,000. APS said that the product could not be applied while the pipe was charged with water and they needed to seal off the water at the pond side. If they could get the sectional liner for less than the spot repairs, this was the way to go, as it would replace the pipe without digging it up. The contractor that he was the most interested in, came in at \$62,000, as it was a product that could be applied while the pipe was wet and would set up appointments with them to walk to site. Mr. Yuro requested that Mr. Silverstein meet with the contractor to see what they say, but did not want to approve the \$62,000 repair when there was no physical evidence that the pipe was failing. He wondered how many other pipes in the neighborhood were in the same condition, as they could not spend \$62,000 for every pipe before it becomes an issue. At this time, Mr. Davis suspected that the clearing of the blockage prevented the backflow issue that occurred and the pipe was flowing as designed. There was Board consensus for Mr. Silverstein to meet with the contractors for the \$30,000 and \$62,000 repairs and reach out to owners next to this property, to see if they were having issues.

Mr. Silverstein asked if the Board wanted Mr. Davidson to handle the restoration of the pond bank behind 420 St. Johns Golf Drive and having a smaller contractor remove the riprap, fill it in and sod it, to build the bank back up to a natural state on both sides of the control structure. Mr. Davis felt that they could make a decision next month. Mr. Davidson believed that it would only take a truckload of dirt. Next month through the November meeting, another

engineer would be taking over, as he was the coach of a youth football team. Mr. Davis requested that a pond map from Lake Doctors, be included in the agenda package.

C. District Manager - Report on the Number of Registered Voters (2,005)

Mr. Laughlin reported that there were 2,005 registered voters in the District, according to the St. Johns County Supervisor of Elections, as of April 15, 2025. Glen St. Johns had their next meeting on Wednesday, May 21st and sent an email to the District Manager to discuss the Hampton Crossing trespassing. Once he received further information, he would provide it to the Board before the next meeting. Mr. Laughlin was asked by a resident if they were going to install any signs across the pond. Ms. Weitzel recalled that they were not going to post any signs, as they did not want to set a precedent. Mr. Laughlin would inform the residents that they could call and trespass anyone on their property.

D. General Manager

- 1. Amenities and Operations Report
- 2. Lake Doctors Reports

Mr. Davidson presented the Amenities and Operations and Lake Doctors Reports, which were included in the agenda package. There were no comments about the football team using half of the soccer field. Hardwick Fence was supposed to finalize all of the powder coating of the fencing this week. Hopefully the project would be completed next week and the Fire Inspector would be back out and everything would be taken care of. The access control company was ready and when Hardwick was ready, they would start on the back fence. They would meet with Hardwick to ensure that the crash bar and card reader were set up properly. Some oil was dumped into a trash can that was underneath the pavilion, which his team was working diligently to clean it up. They spent a couple of days cleaning a portion that was underneath an awning by the playground. There was a concern about the security cameras not working properly, but it was operator error and everything was now recording.

3. Sidewalk Repair Update

Mr. Davidson reported that a list of sidewalks currently being repaired this week and next week, was provided. Slabs at 720, 732, 772 and 780 Eagle Point Drive, were being repaired. Two slabs were being repaired at 367 St. Johns Golf Drive, one at the corner of St. Johns Golf Drive

and Eagle Point Drive and one near a driveway. The splash pad was completed. At the February or March meeting, there was a request from the swim team for two storage units, one interior and one on the pool deck. They asked if the CDD could pay for them or if it should be absorbed by the swim team. Mr. Yuro was happy to provide them with the space for the storage units, but did not think the CDD Board should be paying for swim team equipment. Mr. Davis asked if all of the sidewalk grinding was completed. Mr. Davidson confirmed that Precision Sidewalks completed all of the grinding. Mr. Davis questioned multiple sections of sidewalk that were painted yellow, where Eagle Point Drive terminated into St. Johns Golf Drive, that were within the 2-inch limit. Mr. Davidson recalled that many sections of sidewalk were marked by his predecessor. Mr. Davis felt that the grinding should continue, as these areas were raised for a long period of time and should have been covered under the original contract for the grinding.

Mr. Laughlin questioned whether the Board wanted to discuss the speed and radar signs. Mr. Leary recalled that the Board approved two signs at a past meeting, but they were delayed in order for the city to review one location on the opposite side of the street, as well as to restripe it. The one placed in the front for incoming traffic, has been a big improvement in reducing the speed of traffic, but there was still speeding. Mr. Davis pointed out this was homeowner property. Mr. Leary spoke to the homeowners about it and they were fine with it, as there was a better location. However, residents asked for speed humps, to reduce traffic speed. Mr. Davidson recommended installing a speed table across the sidewalk and the appropriate signage. Mr. Leary did not know how receptive the residents would be to the noise of cars going over the speed table, as it was a heavy traffic area. Mr. Davidson indicated that a crosswalk speed table would not cause much noise because it was flat on top. Mr. Laughlin pointed out that a CDD in Jacksonville looked at speed tables and the estimated cost was \$4,000 to \$5,000. Mr. Leary suggested looking at that as an alternative, requested some pictures and that Mr. Davidson work with Mr. Laughlin.

Ms. Weitzel questioned resident concerns about pond fishing. Mr. Laughlin recalled that a resident complained about it a couple of weekends ago and wanted staff to take action right away, but there was not much that they could do, as the CDD had a policy for no fishing in the ponds. This was a matter of people trespassing on residential property. Mr. Davis did not mind people fishing, as long as they behaved and did not see the need for serious enforcement. The issue was that a resident publicly offered cash for staff to break the rules. Mr. Yuro pointed out

that the CDD did not own the ponds. Mr. Laughlin pointed out that the Board had the ability to allow fishing. Mr. Davis voiced concern about outsiders frequenting the community, if they allowed fishing. Mr. Leary indicated in their policy, fishing in District lakes and other District stormwater management facilities was prohibited and asked if this was for all of the lakes or just CDD lakes. Mr. Haber explained that homeowner lakes were part of the District's stormwater management system, but the District had an obligation to maintain them, if a homeowner was not compliant with the permit. Mr. Davis requested that communication be sent to homeowners about fishing in the ponds, throwing trash in the parks and riding e-bikes in a dangerous manner.

4. Fitness Equipment

Mr. Davidson spoke to LifeFitness and Techno Gym about updating the proposals to not include tax, which was provided and included in the agenda package. Both vendors were reputable and highly recommended by someone that he spoke to. A resident survey showed that 63% of residents were in favor of Techno Gym and 30% were in favor of LifeFitness. A question was asked regarding the difference between a capital lease and fair market value lease. In a capital lease, the lessee may purchase the equipment for \$1 at the end of the buyout term and in a fair market value lease, the lessee may purchase the equipment for fair market value for the remainder of its term or choose to take another lease out. The capital lease was more expensive than the fair market value lease. Mr. Leary pointed out that Techno Gym offered a capital lease versus LifeFitness, which offered a fair market value lease. Mr. Davidson stated that someone who used the Gym five to six days per week, preferred Techno Gym, as it provided more versatility. Ms. Weitzel voiced concern that LifeFitness had locations in most states, but Techno Gym was based in Italy, which would make it difficult to obtain parts. Mr. Davidson understood that it would only take a couple of days to obtain the parts. Beacon Lakes used Techno Gym, which was one of the busiest Gyms that Mr. Geary used but felt that it was necessary to get a Preventative Maintenance Agreement or plan. Mr. Laughlin included funds in the budget for a 36-month lease and confirmed that they currently had a Preventative Maintenance Agreement. Mr. Yuro was in favor of Techno Gym. Mr. Leary agreed but recommended a 60-month lease. Mr. Leary questioned the warranty. Mr. Davidson stated that there was a three-month warranty on labor, upholstery, springs, belts and cosmetic items, a one-year warranty on bearings, a fiveyear warranty on block, pulleys, plates and guide rods and a 10-year warranty on the frame.

On MOTION by Mr. Geary seconded by Ms. Weitzel with all in favor entering into a 60-month lease with Techno Gym for fitness equipment and continuing with quarterly maintenance was approved.

5. Tennis Court Resurfacing

This item was tabled, so that Mr. Davidson could discuss this further with Mr. Laughlin. Mr. Geary questioned the monthly amount to maintain the playground. Mr. Davidson indicated that they check it every day and would be out there tomorrow to look at the playground, along with all of the other amenities and would be meeting with BrightView. Ms. Weitzel requested that Mr. Davidson look at the picnic tables under the awning, as pieces were falling off.

NINTH ORDER OF BUSINESS

Ratification of Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit and Four Optional Renewals

Mr. Laughlin recalled that Grau & Associates was selected by the Audit Committee, last month, to serve as auditor. This was their engagement letter to start the audit for Fiscal Year 2025, which included four options renewals.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor approval of the engagement letter with Grau & Associates to perform the audit for Fiscal Year 2025 in the amount of \$3,800 with four optional renewals was ratified.

TENTH ORDER OF BUSINESS

Consideration of Proposal from CBuss for Splash Pad Filtration Repair

Mr. Laughlin presented a proposal from CBuss for the splash pad filtration repair, which was included in the agenda package. This was a sand filtration system and sand needed to be swamped out after so many years. Mr. Davidson explained that the proposal included removing rubber particles out of the system, to bring it back to its natural state. It would also include switching out the sand, which was required by the Health Department, as well as a deep cleaning, removal of the rubber, sand change, complete drainage of the water tank, deep cleaning of valve diaphragms and installation of a new controller. Mr. Davis felt this was a good idea, now that the new surface was installed.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the Proposal from CBuss for Splash Pad Filtration Repair in the amount of \$3,877.86 was approved.

ELEVENTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovations

There were no changes.

B. Amenity Meeting Room Upgrade

Mr. Laughlin reported that updated plans were received for the amenity meeting room, which were included in the agenda package. Mr. Leary spoke to the Architect, Bhide & Hall, last week, who provided some preliminary concepts, which were included on Pages 125 through 135 of the agenda package. Mr. Davis asked if they needed a TV screen. Mr. Yuro felt that they needed it, as the room would be primarily used for camps. Mr. Geary suggested having it flushed into the wall to tuck it away. Mr. Laughlin pointed out that it was not just a TV, it was also a personal computer. Mr. Davis only saw it used once by one of the cable companies presenting to the HOA. Mr. Yuro liked the revised plans better than the original ones, as it provided a nice upgrade and questioned the next step. Mr. Laughlin stated that 60% design development was expected on May 21st. Mr. Davis requested that Bhide & Hall import the screen, but voiced concern about the swinging of the barn doors. Mr. Davidson indicated that there would be a track at the bottom. Mr. Yuro did not think it would be a big deal as it would only be opened, to get items in and out and then it would be closed, as it provided a nice look. Mr. Davis requested that Bhide & Hall consider a door that could potentially be locked. Mr. Davis liked clearing the wall and having a natural seating area. Mr. Yuro felt that this was a great update, as this would be a huge upgrade. Mr. Laughlin would include the 60% design plan in the next agenda package.

C. Playground Enhancement

Mr. Davidson met with Tom Hand, who installed most of the play structures in St. Johns County, especially Rivertown. They were excited about the project. They asked several questions, which Mr. Davidson answered, including the cost, which he indicated the Board was not looking for, as they wanted to understand pricewise what they were looking at. He was still

waiting for Southern Recreation to respond, the original developer of the playground, so he could schedule a meeting with them. One of the options was repairing the existing equipment, to bring it up to par. He provided brochures to the Board and noted that when Julington Creek installed all new playground equipment, it was a \$1 million project, versus Rivertown, which cost \$800,000. Mr. Davis pointed out that there were three projects that they wanted to try to complete with the same pool of money, which was less than \$800,000. Mr. Yuro suspected that they must dispose of their current equipment and replace it, as it was 25 years old, but it needed to fill the existing space. Ms. Weitzel pointed out that residents wanted to keep the wood look and preferred to have a playground that was smaller in size or equipment that fit within that size. Mr. Laughlin did not know if bond funds could be spent for repairs. Mr. Davis understood that bond funds could be spent on any amenities. Mr. Haber confirmed that if there was a fairly substantial refurbishment, bond funds could be used, but repairing wood and bolts was a maintenance item that bond monies could not be spent on.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption

Mr. Laughlin presented Resolution 2025-04, approving the Proposed Budget for Fiscal Year (FY) 2026 and setting the public hearing, which was included in the agenda package. The public hearing date, as stated in the resolution, was for the August 21st meeting. It was a two-step process. With an increase, a letter was sent to every resident, informing them about the August public hearing. When the budget was adopted in August, they could lower what was approved but not increase it. The total increase was 7.49% or \$114 for the year, due to a total increase in expenditures of \$26,909 and less *Carry Forward Surplus*. There was less of a carry forward surplus this year. Last year, they did not need to increase the *Maintenance Assessments* as much, because they had more of a surplus. There was an increase of \$86,000 on *Maintenance Assessments*, which was a combination of \$60,000 less Carry Forward Surplus, plus the \$26,000 increase. The *Administrative Budget* increased by \$5,117, due to GMS requesting a 5% increase and an increase in *Insurance*. Mr. Leary requested that the Management Fee be reduced from 5% to 3%, as other CDDs were paying a lower amount. Mr. Laughlin agreed. In the *Field Budget*,

General Manager had a contractual increase, per the agreement. St. Johns Golf was budgeted at \$30,000, but if the contract with Agrow Pro was approved, it could be reduced by \$6,000.

Mr. Leary noted no budgeted increase for Landscaping but asked if there would be some increase with labor and irrigation costs. Mr. Laughlin explained that Landscape Maintenance was based on the contractual amount, which would not fluctuate. He was hesitant to increase it before they went out for Request for Proposals (RFP) in October, when their contract expired. Mr. Leary did not want to increase it but felt that there was a risk with the landscaping. If the amount from the RFP was higher, Mr. Laughlin indicated that they could move monies from other funds to balance that line item. It should not be more than 3% to 5%. In order to do the RFP, there needed to be a motion from the Board and recommended starting it sooner than later, as they needed 30 days for the Board to review and approve the RFP and another 30 days to issue it. Mr. Haber recommended that the Board prepare the RFP and provide it to the Board at the next meeting. Mr. Laughlin would work with Mr. Davidson and Mr. Haber on the RFP. Discussion ensued and at the request of the Board, Mr. Laughlin lowered the assessment increase from 7.49% to 5.3% or \$114 to \$81, reducing the Capital Reserve Transfer from \$200,000 to \$170,000. Mr. Davis requested a capital reserve schedule. Mr. Laughlin would provide the Capital Reserve Study to the Board. After further discussion, there was Board consensus to lower the assessment increase from 7.49% to 4.96% or \$77, by removing the \$7,500 in *Contingencies*, reducing Management Fees from 5% to 3% and lowering the Gym equipment from \$30,000 to \$27,000.

On MOTION by Mr. Yuro seconded by Mr. Davis with all in favor Resolution 2025-04 Approving the Proposed Budget for Fiscal Year 2026 with a 4.96% Increase in Assessments and Setting the Public Hearing Date for August 21, 2025 at 6:00 p.m. at this Location was approved.

THIRTEENTH ORDER OF BUSINESS Contracts Review

Mr. Laughlin would provide the landscaping scope and draft RFP to the Board at the next meeting. Mr. Yuro requested that the RFP clearly define the areas of responsibility, such as lake banks and front entry. Mr. Davis requested that any areas outside of the entrance, be marked on a map. Ms. Weitzel questioned whether the Central Security rate increased. Mr. Laughlin recalled that it increased five or six months ago. Ms. Weitzel wanted the officer to actively walk the

grounds all the time, especially with the e-bike issue, as she observed the officer in the office or on the pool deck talking to people, several times. Mr. Leary questioned when their contract expired. Mr. Laughlin stated it was an annual contract. Mr. Leary proposed having a formal review of their contract. Mr. Laughlin pointed out that there was typically an hourly rate. Mr. Davidson offered to meet with Central Security, to discuss the Board's expectations and what was being observed. Mr. Laughlin would look at what other CDDs were paying hourly for security and provide an analysis at the next meeting. Mr. Yuro pointed out that they were not objecting what the CDD was paying, but what they were doing and suggested allowing Mr. Davidson to have those discussions with Central Security. If there was no change, it would go out for bids.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Geary had a question about what they were spending on the playground for maintenance. Mr. Davidson indicated there was not much maintenance other than some hammering and nails, but he would go back and look at what was spent.

FIFTEENTH ORDER OF BUSINESS Public Comments

Resident Ralph Darling of 1929 Glenfield Crossing Court requested that the Board look at the policy that Mirabella had for fishing, as it was for residents only. Mr. Laughlin stated that the policy was always resident only fishing, but people from outside of the community were fishing. Mr. Davis indicated that current rule was for no fishing, which the Board was not changing. A Resident asked if the Board was taking action to address the trees pushing up the pavement and curbs throughout the neighborhood, as it was getting worse, causing ponding and stagnant water, which was a health hazard. The Board went through an extensive amount of research and listened to presentations about the chemical treatment for feathering the roots, but it was voted down because it was too expensive. This needed to be addressed with money that was left over from the bond. Mr. Davis recalled when 2 Men Concrete did the concrete panels for the sidewalks, they ripped out the roots. The Resident indicated on a limited basis, they cut some of the roots down and repoured the curbing, but now the roots were starting to get bigger. The longer that they went out without repairing it, the worse it would get.

Resident Paul Skogerboe, who lived across the street at 228 St. Johns Golf Drive, had the same issue with the tree roots and asked if there was a plan to fix the curbs. Mr. Laughlin indicated that the Board had not discussed it, as their main focus was on the sidewalks, but they could have them inspected. Mr. Silverstein pointed out that they did pavement assessments for CDDs and HOAs and could assess the ones in the community, as water could damage the base and cause faster deterioration. If it was a county road, St. Johns County would not allow any spot repairs; they must do 50 feet in each direction, to the centerline of the road, which was costly, versus cutting out a sliver where root damage was. The gutters could be measured or surveyed, to find the low point and then they could isolate where they can keep the conveyance and gutter consistent, so the water could flow through. The roads were crowned and if there was rooting in the pavement, they should not be repaving it. Mr. Yuro recalled that the roads were repaved and curbs were torn out four years ago, as whether they do the fix now or later was the same fix. The true fix to cut out the root, was to cut into the road and suggested looking at areas that had pooling water, as they could not afford to tear the road up every three years to cut tree roots down, but was not opposed to looking at the curbs, in order to keep the water flowing. There was Board consensus for Mr. Silverstein to look at these areas with Mr. Laughlin and provide a proposal to cut out a curb and replace it.

SIXTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of Minutes
 - 1. April 17, 2025 Board of Supervisors Meeting
 - 2. April 17, 2025 Audit Committee Meeting
- B. Financial Statements as of February 28, 2025
- C. Check Register

Mr. Laughlin presented the minutes of the April 17, 2025 Board of Supervisors and Audit Committee meetings, Financial Statements as of April 30th and the Check Register totaling \$136,239.46, which were included in the agenda package.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the Consent Agenda was approved.

SEVENTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 19, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting as scheduled for June 19, 2025 at 6:00 p.m. at this location.

EIGHTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor the meeting was adjourned.

Company American Agreement	Cl /V' Cl
Secretary/Assistant Secretary	Chairman/Vice Chairman





Sampson Creek Community Development District

[PERIODS INCLUDED: October 01, 2024 thru May 31, 2025]



Wednesday, June 11, 2025

Community Development District

Unaudited Financial Reporting May 31, 2025



Table of Contents

Balance Sheet	1
General Fund	2-3
Month to Month	4-5
Debt Service Fund Series 2016	6
Debt Service Fund Series 2020	7
Capital Reserve Fund	8
Capital Projects Fund Series 2016	9
Capital Projects Fund Series 2020	10
Long Term Debt Report and Bond Payment Schedule	11-12
Check Run Summary	13-18
Assessment Receipt Schedule	19

Sampson Creek Community Development District Combined Balance Sheet

May 31, 2025

		General	De	bt Service	Сар	ital Projects	Totals			
		Fund		Fund		Fund	Gover	nmental Fund		
Assets:										
Cash:										
Operating Account	\$	103,935	\$	-	\$	-	\$	103,935		
Petty Cash Account	\$	5,901	\$	-	\$	-	\$	5,901		
Capital Projects Account	\$	-	\$	-	\$	10,434	\$	10,434		
Due from Capital Projects	\$	2,509	\$	-	\$	-	\$	2,509		
Deposits	\$	820	\$	-	\$	-	\$	820		
Investments:										
US Bank Custody	\$	582,320	\$	-	\$	-	\$	582,320		
State Board of Administration	\$	-	\$	-	\$	255,738	\$	255,738		
<u>Series 2016</u>										
Reserve	\$	-	\$	193,381	\$	-	\$	193,381		
Revenue	\$	-	\$	64,556	\$	-	\$	64,556		
Construction	\$	-	\$	-	\$	6,931	\$	6,931		
Series 2020										
Reserve	\$	-	\$	112,710	\$	-	\$	112,710		
Revenue	\$	_	\$	56,420	\$	-	\$	56,420		
Construction	\$	-	\$	-	\$	544,984	\$	544,984		
Total Assets	\$	695,484	\$	427,067	\$	818,087	\$	1,940,639		
Tinbiliain.										
Liabilities:	¢	20.776	ď		ď	22 5 4 1	¢	E2 217		
Accounts Payable Due to General Fund	\$ \$	30,776	\$ \$	-	\$ \$	22,541 2,509	\$ \$	53,317		
Due to General Fund	\$	-	\$	-	\$	2,509	\$	2,509		
Total Liabilites	\$	30,776	\$	-	\$	25,050	\$	55,826		
Fund Balance:										
Nonspendable:										
Prepaid Items	\$	820	\$	-	\$	-	\$	820		
Restricted for:										
Debt Service - Series 2016	\$	-	\$	257,937	\$	-	\$	257,937		
Debt Service - Series 2020	\$	-	\$	169,130	\$	-	\$	169,130		
Capital Projects - Series 2016	\$	-	\$	-	\$	6,931	\$	6,931		
Capital Projects - Series 2020	\$	-	\$	-	\$	542,475	\$	542,475		
Assigned for:										
Capital Reserves	\$	-	\$	-	\$	243,631	\$	243,631		
Unassigned	\$	663,889	\$	-		•	\$	663,889		
Total Fund Balances	\$	664,709	\$	427,067	\$	793,037	\$	1,884,813		
Table 1 de la	ф.	COE 404	φ	425.065	Φ	040.005	φ	1 040 600		
Total Liabilities & Fund Balance	\$	695,484	\$	427,067	\$	818,087	\$	1,940,6		

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 05/31/25	Thr	u 05/31/25	7	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,158,783	\$	1,158,783	\$	1,134,436	\$	(24,348)
Interest Income	\$ 5,000	\$	3,333	\$	14,634	\$	11,300
Clubhouse Income	\$ 1,000	\$	667	\$	1,755	\$	1,088
Total Revenues	\$ 1,164,783	\$	1,162,783	\$1	1,150,824	\$	(11,959)
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	8,000	\$	6,600	\$	1,400
FICA Expense	\$ 918	\$	612	\$	505	\$	107
Engineering	\$ 15,000	\$	10,000	\$	19,053	\$	(9,053)
Dissemination	\$ 2,226	\$	1,484	\$	1,484	\$	0
Arbitrage	\$ 1,200	\$	800	\$	-	\$	800
Assessment Roll	\$ 5,565	\$	5,565	\$	5,565	\$	-
Attorney	\$ 23,963	\$	15,975	\$	6,619	\$	9,356
Annual Audit	\$ 4,000	\$	2,667	\$	-	\$	2,667
Trustee Fees	\$ 8,500	\$	8,500	\$	8,405	\$	95
Management Fees	\$ 65,730	\$	43,820	\$	43,820	\$	0
Information Technology	\$ 1,113	\$	742	\$	742	\$	(0)
Telephone	\$ 400	\$	267	\$	519	\$	(253)
Postage	\$ 600	\$	400	\$	267	\$	133
Printing & Binding	\$ 400	\$	267	\$	131	\$	136
Insurance	\$ 11,037	\$	11,037	\$	11,037	\$	-
Legal Advertising	\$ 1,350	\$	900	\$	289	\$	611
Other Current Charges	\$ 1,000	\$	667	\$	610	\$	56
Office Supplies	\$ 100	\$	67	\$	26	\$	40
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 155,277	\$	111,943	\$	105,846	\$	6,097

Sampson Creek Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2025

	Adopted			rated Budget		Actual		
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	V	ariance
Operations & Maintenance								
•								
Field General Manager (Vesta)	\$	183,369	\$	122,246	\$	123,846	\$	(1,600)
Landscape Maintenance (Brightview Landscape)	\$	166,398	\$	110,932	\$	110,271	\$	(1,000)
Landscape Maintenance (St Johns Golf)	\$	57,000	\$	38,000	\$	43,454	\$	(5,454)
Landscape Maintenance Contingency	\$	52,000	\$	34,667	\$	36,566	\$	(1,899)
Lake Maintenance	\$	30,000	\$	20,000	\$	18,880	\$	1,120
Security	\$	79,888	\$	53,259	\$	55,393	\$	(2,134)
Lifeguards/Pool Monitors	\$	46,434	\$	30,956	\$	11,973	\$	18,983
Pool Maintenance	\$	35,000	\$	23,333	\$	25,360	\$	(2,026)
Splash Pad Maintenance/Chemicals	\$	6,000	\$	4,000	\$	4,000	\$	(2,020)
Janitorial Maintenance	\$	22,500	\$	15,000	\$	13,888	\$	1,112
Electric	\$	80,000	\$	53,333	\$	52,915	\$	419
Water	\$	18,500	\$	12,333	\$	11,453	\$	880
Refuse Service	\$	500	\$	333	\$	11,433	\$	333
Permits	\$	2,000	\$	1,333	\$	575	\$	758
Repairs & Maintenance	\$	32,849	\$	21,899	\$	7,331	\$	14,568
Street & Tennis Court Lighting Maintenance	\$	8,281	\$	5,521	\$	1,013	\$	4,508
Repairs & Replacements-Amenity Center	\$	20,000	\$	13,333	\$	13,385	\$	(52)
Tennis Court Maintenance	\$	3,897	\$	2,598	\$	757	\$	1,841
Supplies	\$	16,563	\$	11,042	\$	8,408	\$	2,634
Special Events	\$	25,000	\$	16,142	\$	16,142	\$	2,054
Holiday Decorations	\$	15,000	\$	11,947	\$	11,947	\$	_
Workers Compensation Insurance	\$	2,000	\$	1,333	\$	11,517	\$	1,333
Property Insurance	\$	45,947	\$	45,947	\$	40,983	\$	4,964
Telephone/Internet/Cable TV	\$	7,000	\$	4,667	\$	8,769	\$	(4,102)
Website Maintenance	\$	1,000	\$	667	\$	616	\$	51
Office Supplies	\$	700	\$	467	\$	118	\$	348
Subtotal Field Expenditures	\$	957,826	\$	655,288	\$	618,888	\$	36,401
Total Operations & Maintenance	\$	957,826	\$	655,288	\$	618,888	\$	36,401
Total Expenditures	\$	1,113,103	\$	767,232	\$	724,734	\$	42,498
Z O MI ZIIPONMINIZ GO	7	2,220,200	4	,		7 = 1,7 0 1	Ψ	12,170
Excess (Deficiency) of Revenues over Expenditures	\$	51,680			\$	426,091		
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)			¢	260 011		
Net Change in Fund Balance	\$	(125,091)			\$	260,811		
Fund Balance - Beginning	\$	125,091			\$	403,897		
Fund Balance - Ending	\$	(0)			\$	664,709		
runu balance - Enumg	Ą	(0)			Ţ	004,707		

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-25	Jul-25	;	Aug-25	Sep-25		Tota
Revenues:															
Assessments - Tax Roll	\$ -	\$ 101,661	\$ 178,896	\$ 727,803	\$ 95,907	\$ -	\$ 30,169	\$ -	\$ -	\$ -	\$	-	\$ -	\$:	1,134,436
Interest Income	\$ -	\$ 959	\$ 907	\$ 1,262	\$ 3,062	\$ 2,827	\$ 2,924	\$ 2,692	\$ -	\$ -	\$	-	\$ -	\$	14,634
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Clubhouse Income	\$ 50	\$ -	\$ 50	\$ 790	\$ -	\$ 125	\$ 445	\$ 295	\$ -	\$ -	\$	-	\$ -	\$	1,755
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-
Total Revenues	\$ 50	\$ 102,620	\$ 179,853	\$ 729,855	\$ 98,969	\$ 2,952	\$ 33,538	\$ 2,987	\$ -	\$ -	\$	-	\$ -	\$ 1	1,150,824
Expenditures:															
General & Administrative:															
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$	-	\$ -	\$	6,600
FICA Expense	\$ 61	\$ 46	\$ 61	\$ 61	\$ 46	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$	-	\$ -	\$	505
Engineering	\$ 4,965	\$ 2,825		\$ 2,093	\$ 65	\$ 1,234	\$ 1,355	\$ 6,516	\$ -	\$ -	\$	-	\$ -	\$	19,053
Dissemination	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ -	\$ -	\$	-	\$ -	\$	1,484
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	\$ 5,478	\$ -	\$ -	\$	-	\$ -	\$	43,820
Information Technology	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$	-	\$ -	\$	742
Telephone	\$ 86	\$ 79	\$ 56	\$ 64	\$ 59	\$ 50	\$ 50	\$ 77	\$ -	\$ -	\$	-	\$ -	\$	519
Postage	\$ -	\$ 207	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ 24	\$ -	\$ -	\$	-	\$ -	\$	267
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ 24	\$ 29	\$ 21	\$ 7	\$ 13	\$ -	\$ -	\$	-	\$ -	\$	131
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$	11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162	\$ 127	\$ -	\$ -	\$	-	\$ -	\$	289
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ 61	\$ 117	\$ 32	\$ 88	\$ 133	\$ -	\$ -	\$	-	\$ -	\$	610
Office Supplies	\$ 26	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$	-	\$ -	\$	26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$	175
Total General & Administrative	\$ 31,203	\$ 9,649	\$ 6,711	\$ 11,743	\$ 7,749	\$ 12,209	\$ 12,858	\$ 13,723	\$ -	\$ -	\$	-	\$ -	\$	105,846

Community Development District Month to Month FY 2025

	Oct-24	1	Nov-24		Dec-24		Jan-25		Feb-25		Mar-25		Apr-25		May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance																				
Field Expenditures																				
<u>=</u>	\$ 15,481	\$	15,481	\$	15,481	\$	15,481	\$	15,481	\$	15,481	\$	15,481	\$	15,481 \$	- \$	- \$	- \$	- \$	123,846
Landscape Maintenance (Brightview Landscape)	\$ 13,206	\$	13,866	\$	13,866	\$	13,866	\$	13,866	\$	13,866	\$	13,866	\$	13,866 \$	- \$	- \$	- \$	- \$	110,271
Landscape Maintenance (St Johns Golf)	\$ 5,415	\$	5,443	\$	5,463	\$	5,459	\$	5,419	\$	5,422	\$	5,441	\$	5,392 \$	- \$	- \$	- \$	- \$	43,454
Landscape Maintenance Contingency	\$ 1,968	\$	4,868	\$	7,026	\$	4,682		-	\$	2,654	\$	13,667	\$	1,702 \$	- \$	- \$	- \$	- \$	36,566
Lake Maintenance	\$ 2,360	\$	2,360	\$	2,360	\$	2,360	\$	2,360	\$	2,360	\$	2,360	\$	2,360 \$	- \$	- \$	- \$	- \$	18,880
Security	\$ 6,849	\$	7,104	\$	6,419	\$	7,428	\$	6,152	\$	7,126	\$	7,188	\$	7,126 \$	- \$	- \$	- \$	- \$	55,393
Lifeguards/Pool Monitors	\$ -	\$	-	\$	-	\$	-	\$	-	\$	4,582	\$	3,285	\$	4,106 \$	- \$	- \$	- \$	- \$	11,973
Pool Maintenance	\$ 3,545	\$	2,862	\$		\$	3,788	\$	3,137	\$	7,713	\$	(88)	\$	1,613 \$	- \$	- \$	- \$	- \$	25,360
Splash Pad Maintenance/Chemicals	\$ 500	\$	500	\$	500	\$	500	\$	500	\$	500	\$	500	\$	500 \$	- \$	- \$	- \$	- \$	4,000
Janitorial Maintenance	\$ 1,811	\$	2,236	\$	1,611	\$	1,786	\$	1,611	\$	1,611		1,611	\$	1,611 \$	- \$	- \$	- \$	- \$	13,888
Electric	\$ 6,405	\$	6,313	\$	6,538	\$	6,764	\$	6,528	\$	6,577	\$	6,840	\$	6,952 \$	- \$	- \$	- \$	- \$	52,915
Water	\$ 1,177	\$	1,358	\$	1,444	\$	1,473	\$		\$,	\$	1,571	\$	1,512 \$	- \$	- \$	- \$	- \$	11,453
Refuse Service	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- \$	- \$	- \$	- \$	- \$	-
Permits	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	575 \$	- \$	- \$	- \$	- \$	575
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	\$	916	\$	6,893	\$	3,571	\$	706	\$	- \$	- \$	- \$	- \$	- \$	13,385
Tennis Court Maintenance	\$ -	\$	757	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- \$	- \$	- \$	- \$	- \$	757
Supplies	\$ 1,016		660	\$	323	\$	579	\$	351	\$	2,406	\$	1,241	\$	1,833 \$	- \$	- \$	- \$	- \$	8,408
Special Events	\$ 3,591	\$	3,658	\$		\$	448	\$	890	\$	2,678		1,578	\$	350 \$	- \$	- \$	- \$	- \$	16,142
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	\$	1,097 \$	- \$	- \$	- \$	- \$	8,769
Website Maintenance	\$ 88	\$	88	\$	-	\$	-	\$	88	\$	176	\$	88	\$	88 \$	- \$	- \$	- \$	- \$	616
Office Supplies	\$ -	\$	51	\$	-	\$	-	\$	-	\$	19	\$	49	\$	- \$	- \$	- \$	- \$	- \$	118
Contingencies	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	846 \$	- \$	- \$	- \$	- \$	846
Youth Programs	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- \$	- \$	- \$	- \$	- \$	-
Subtotal Field Expenditures	\$ 107,923	\$	77,124	\$	75,503	\$	66,629	\$	66,488	\$	79,888	\$	78,322	\$	67,011 \$	- \$	- \$	- \$	- \$	618,888
Total Operations & Maintenance	\$ 107,923	\$	77,124	\$	75,503	\$	66,629	\$	66,488	\$	79,888	\$	78,322	\$	67,011 \$	- \$	- \$	- \$	- \$	618,888
	•		•	Ψ				Ψ		Ψ		Ψ		Ψ		·		·		
Total Expenditures	\$ 139,127	\$	86,773	\$	82,214	\$	78,373	\$	74,236	\$	92,098	\$	91,179	\$	80,734 \$	- \$	- \$	- \$	- \$	724,734
Excess (Deficiency) of Revenues over Expendi	\$ (139,077)) \$	15,847	\$	97,639	\$	651,482	\$	24,733	\$	(89,146)	\$	(57,641)	\$	(77,747) \$	- \$	- \$	- \$	- \$	426,091
Other Financing Sources/Uses:																				
Capital Reserve Transfer	\$ -	\$		\$	_	¢ ((200,000)	¢	_	\$	_	¢	-	¢	- \$	- \$	- \$	- \$	- \$	(200,000)
Interfund Transfer-Excess/Shortage DS Revenue		\$		\$		\$ (\$		\$	-		-		-		- \$	- \$ - \$	- \$	- \$	- \$	
interiunu Transfer-Excess/ Snortage DS Revenut	φ -	Ф		Ф	34,/40	Ф		Ф		Ф		ψ		φ	- Þ	- 3	- 5	- 5	- 3	34,/40
Total Other Financing Sources/Uses	\$ -	\$	-	\$	34,720	\$ ((200,000)	\$	-	\$	-	\$	-	\$	- \$	- \$	- \$	- \$	- \$	(165,280)
Net Change in Fund Balance	\$ (139,077)	.	15,847	¢	132,360	æ.	451,482	φ	24,733		(89,146)	Φ.	(57,641)	φ	(77,747) \$	- \$	- \$	- \$	- \$	260,811

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	V	'ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	552,515	\$	539,191	\$	(13,324)
Interest	\$	2,500	\$	1,667	\$	12,778	\$	11,111
Total Revenues	\$	555,015	\$	554,181	\$	551,969	\$	(2,213)
Expenditures:								
Interest - 11/1	\$	67,028	\$	67,028	\$	67,028	\$	-
Principal - 5/1	\$	420,000	\$	420,000	\$	420,000	\$	-
Interest - 5/1	\$	67,028	\$	67,028	\$	67,028	\$	-
Total Expenditures	\$	554,055	\$	554,055	\$	554,055	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	960			\$	(2,086)		
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)			\$	(36,807)		
Fund Balance - Beginning	\$	95,119			\$	294,744		
Fund Ralance - Ending	¢	72 850			•	257 937		
Fund Balance - Ending	\$	72,850			\$	257,937		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget	 Prorated Budget Thru 05/31/25		Actual u 05/31/25	V	ariance
Revenues:						
Assessments - Tax Roll	\$ 73,780	\$ 73,780	\$	72,003	\$	(1,777)
Interest	\$ 750	\$ 500	\$	4,549	\$	4,049
Total Revenues	\$ 74,530	\$ 74,280	\$	76,552	\$	2,272
Expenditures:						
Interest - 11/1	\$ 31,594	\$ 31,594	\$	31,594	\$	(0)
Principal - 5/1	\$ 10,000	\$ 10,000	\$	10,000	\$	-
Interest - 5/1	\$ 31,594	\$ 31,594	\$	31,594	\$	(0)
Total Expenditures	\$ 73,188	\$ 73,188	\$	73,188	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,343		\$	3,365		
Net Change in Fund Balance	\$ 1,343		\$	3,365		
Fund Balance - Beginning	\$ 51,436		\$	165,766		
Fund Balance - Ending	\$ 52,778		\$	169,130		

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thru 05/31/25			u 05/31/25	V	ariance
Revenues								
Interest	\$	500	\$	333	\$	6,104	\$	5,771
Total Revenues	\$	500	\$	333	\$	6,104	\$	5,771
Expenditures:								
Capital Outlay	\$	63,797	\$	42,531	\$	117,158	\$	(74,627)
Total Expenditures	\$	63,797	\$	42,531	\$	117,158	\$	(74,627)
Excess (Deficiency) of Revenues over Expenditures	\$	(63,297)			\$	(111,054)		
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			\$	88,946		
Fund Balance - Beginning	\$	162,963			\$	154,684		
Fund Balance - Ending	\$	299,666			\$	243,631		

Sampson Creek Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adoj	oted	Prorat	ed Budget	A	ctual		
	Bud	get	Thru (05/31/25	Thru	05/31/25	Va	riance
Revenues								
Interest	\$	-	\$	-	\$	174	\$	174
Total Revenues	\$	-	\$	=	\$	174	\$	174
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	•
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	174		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	174		
Fund Balance - Beginning					\$	6,757		
Fund Balance - Ending					\$	6,931		

Community Development District Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Prora	ated Budget		Actual		
		Budget	Thru	05/31/25	Thru 05/31/25		V	ariance
Revenues								
Interest	\$	-	\$	-	\$	14,322	\$	14,322
Total Revenues	\$	-	\$	-	\$	14,322	\$	14,322
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	45,873	\$	(45,873)
Total Expenditures	\$	-	\$	-	\$	45,873	\$	(45,873)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(31,550)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	•			\$	(31,550)		
Fund Balance - Beginning					\$	574,025		
Fund Balance - Ending					\$	542,475		

Community Development District

Long Term Debt Report FY 2025

Series	2016, Special Assessment Bonds	
I de la Paris	2.400/	
Interest Rate:	2.40%	4400000
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:	May 1, 2025 (Mandatory)	(\$420,000)
Current Bonds Outstanding		\$4,200,000
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)	(\$10,000
Current Bonds Outstanding		\$2,470,000
Total Current Bonds Outstanding		\$6,670,000

		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		\$	10,000.00	\$ 63,425.00	\$ 73,425.00
FY 2025	\$	420,000.00	\$ 134,055.00	\$ 554,055.00		\$	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	\$	-	\$ -	\$ -		\$	330,000.00	\$ 20,343.76	\$ 350,343.76
FY 2040	\$	<u> </u>	\$ <u>-</u>	\$ <u>-</u>	_	\$	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

June 19, 2025

	GENERAL FUND	
<u>DATE</u>	CHECK NUMBERS	<u>AMOUNT</u>
05/08/25	8826-8832	\$17,866.61
05/22/25	8833-8843	\$21,678.40
05/29/25	8844-8848	\$8,162.51
06/05/25	8849-8854	\$49,311.40
Total		\$97,018.92
	CAPITAL RESERVE FUNI)
<u>Date</u>	Check Numbers	<u>Amount</u>
05/08/25	266	\$15,627.00
06/05/25	267-268	\$17,149.56
Total		\$32,776.56

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/11/25 PAGE 14 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

		_	STATE IT STATE SOIL CREEK CDD			
CHECK VEND# DATE	INVOI	ICEEXPENSED TO INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/08/25 00443		9345972 202504 320-54100-	-46203	*	1,200.00	
		REPAIRS 04/25	BRIGHTVIEW LANDSCAPE SERVICES,	INC.		1,200.00 008826
			-	*		
3,00,23 003,7	3700723 1	APRIL 2025 GUARD SERVICES				5,921.00 008827
			CENTRAL SECURITY AGENCY			
5/08/25 00048	4/30/25 9	93192363 202504 320-57200- AED AGREEMENT 04/25	-54600	*	308.00	
	5/06/25 5	52686791 202505 320-57200- FIRST AID SUPPLIES 05/25		*	35.40	
			CINTAS CORPORATION			343.40 008828
5/08/25 00319					392.85	
		SVCS 05/25	COMCAST			392.85 008829
			COMCAST			392.85 008829
5/08/25 00031						
			THE LAKE DOCTORS, INC.			2,360.00 008830
5/08/25 00188	4/25/25 7	7728877 202504 310-51300- SERIES 2016 TRUSTEE FEES	-32300	*	4,363.88	
		SERIES ZUIO IRUSIEE FEES	US BANK			4,363.88 008831
5/08/25 00377		426/00 202504 320-5/200-	-45100	*	3,285.48	
		APR 25 LIFEGUARD SERVICES	S VESTA PROPERTY SERVICES INC			3,285.48 008832
			VESTA PROPERTY SERVICES, INC		376.56	
5/22/25 00311		SVCS 05/25				
			BOB'S BACKFLOW & PLUMBING SERV			376.56 008833
5/22/25 00319		1110956- 202505 320-57200- SVCS 05/25	-41000	*	704.41	
		SVCS 05/25	COMCAST			704.41 008834
5/22/25 00334	5/14/25 2	23356477 202505 320-57200-		*	407.08	
		SUPPLIES 05/25	CRYSTAL SPRINGS			407 08 008835
		 042025			6,839.89	407.08 008835
5/22/25 00016		SVCS 04/25		^	6,839.89	
			FLORIDA POWER & LIGHT			6,839.89 008836

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/11/25 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND#IN DATE DATE	VOICE EXPENSED TO INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/22/25 00468 5/22/2	5 764139 202505 310-51300-	48000	*	127.04	
	OUTSTANDING BALANCE 05/25	GANNETT FLORIDA LOCALIQ			127.04 008837
5/22/25 00131 5/01/2	5 421 202505 310-51300-	GANNETT FLORIDA LOCALIQ	*	5,477.50	
	MGMT FEE 05/25 5 421 202505 310-51300-		*	92.75	
5/01/2	INFO TECH 05/25 5 421 202505 310-51300-		*	185.50	
5/01/2	5 421 202505 310-51300-		*	.06	
5/01/2	5 421 202505 310-51300-	42000	*	24.45	
	POSTAGE 05/25 5 421 202505 310-51300-	42500	*	13.35	
	COPIES 05/25 5 421 202505 310-51300-	41000	*	76.56	
	TELEPHONE 05/25	GOVERNMENTAL MANAGEMENT SERVICES			5,870.17 008838
5/22/25 00488 6/07/2	5 0074 202506 320-57200-	49400	*	250.00	
	POOL PARTY 06/07/25	GREGORY T. JOHNSON			250.00 008839
5/22/25 00340 5/14/2	5 193275 202505 310-51300-	31100			
	SVCS 05/25	MATTHEWS DESIGN GROUP, INC.			6,516.25 008840
5/22/25 00019 5/09/2	5 61948118 202505 320-54100-		*	125.00	
	QRTLY SVCS 05/25	NADER'S PEST RAIDERS, INC.			125.00 008841
5/22/25 00467 5/15/2	5 1356834 202505 320-57200-	34500	*	231.00	
	OFF DUTY OFFICER 05/25	ROLLKALL TECHNOLOGIES LLC			231.00 008842
5/22/25 00467 5/18/2	5 1359527 202505 320-57200-	34500	*	231.00	
	OFF DUTY OFFICER 05/25	ROLLKALL TECHNOLOGIES LLC			231.00 008843
5/29/25 00469 5/25/2	5 3663 202506 320-57200-		*	5,485.66	
	POOL SVCS 06/25	CBUSS ENTERPRISES			5,485.66 008844
	55-60-00 202505 320-54100- 55-BID-7918046		*	350.00	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/11/25 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS AMOUNT DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	CHECK AMOUNT #
5/29/25 55-60-18 202505 320-54100-54000 * 225.00	
55-BID-7918318 FLORIDA DEPARTMENT OF HEALTH	575.00 008845
5/29/25 00022 5/19/25 14873242 202505 320-54100-43100 * 154.53	
SVCS 05/25 5/20/25 82743242 202505 320-54100-43100 * 1,357.32	
SVCS 05/25 JEA	1,511.85 008846
5/29/25 01005	
SVCS 03/25 JSC SYSTEMS	359.00 008847
5/29/25 00467 5/24/25 1367226 202505 320-57200-34500 * 231.00	
OFF DUTY OFFICER 05/25 ROLLKALL TECHNOLOGIES LLC	231.00 008848
6/05/25 00443 5/28/25 9365037 202505 320-54100-49100 * 846.00	
SVCS 05/25 CUT DEAD TREES 6/01/25 9367758 202506 320-54100-46200 * 13,866.49	
MAINT 06/25 BRIGHTVIEW LANDSCAPE SERVICES, INC.	14,712.49 008849
6/05/25 00397 6/02/25 19-1585 202505 320-57200-34501 * 6,433.00	
SVCS 05/25 CENTRAL SECURITY AGENCY	6,433.00 008850
6/05/25 00048 5/31/25 93234942 202505 320-57200-54600 * 308.00	
ZOLL 3 AED AGREEMENT 5/25 CINTAS CORPORATION	308.00 008851
6/05/25 00131 6/01/25 422 202506 310-51300-34000 * 5,477.50	
MGMT FEES 06/25 6/01/25 422 202506 310-51300-35100 * 92.75	
INFO TECH 06/25 6/01/25 422 202506 310-51300-31300 * 185.50	
DISSEMINATION AGENT SVCS 6/01/25 422 202506 310-51300-42500 * 47.85	
COPIES 06/25 6/01/25 422 202506 310-51300-41000 * 83.48	
TELEPHONE 06/25 6/01/25 422 202506 310-51300-51000 * 23.99	
AMEX CHARGE BT*HC BRANDS GOVERNMENTAL MANAGEMENT SERVICES	5,911.07 008852

AP300R *** CHECK NOS. 008826-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/11/25 PAGE 17 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNTCHECK
6/05/25 00031	6/01/25 2789408 202506 320-54100- WATER MGMT 06/25	46300 THE LAKE DOCTORS, INC.	*	2,360.00 2,360.00 008853
6/05/25 00377	5/31/25 427053 202505 320-57200- POOL MONITORS 05/25	45100	*	4,106.09
	6/01/25 426808 202506 320-54100- SVCS 06/25	34000	*	15,480.75
		VESTA PROPERTY SERVICES,	INC	19,586.84 008854
		TOTAL	FOR BANK A	97,018.92
		TOTAL	FOR REGISTER	97,018.92



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9345972 Invoice Date: 4/29/2025 Sales PO#: 8654489

Cust PO #:

Project Name: Sampson Creek - Not to Exceed - Proposal to locate and replace irrigation **Project Description:** Located on Zone 20 in the island to Leo McGuire Pkwy and St Johns Golf Dr

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD NTE - Tech to locate and replace 2" irrigation valve that is	1.000	LS	1200.00	1,200.00
:					
		:			
	Approved Irrigation Repairs 1-320-54100-46203 Submitted to AP on 5.5.2025 by Jason Davidson			Total Invoice Amount	1,200.00
	Jason Davidson			Taxable Amount Tax Amount Balance Due	1,200.00

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 #: 9345972 Invoice Date: 4/29/2025 Amount Due:

\$ 1,200.00

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 Sampson Creek CDD
Property Address 219 St Johns Golf Dr

219 St Johns Golf Dr St Augustine, FL 32092 Contact

Billing Address

Jason Davidson

То

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Not to Exceed - Proposal to locate and replace irrigation

Project Description

Located on Zone 20 in the island to Leo McGuire Pkwy and St Johns Golf Dr

Scope of Work

QTY	UoM/Size	Material/Description
 1.00	LUMP SUM	NTE - Tech to locate and replace 2" irrigation valve that is stuck on

Images

Sampson Creek_1



Sampson Creek_2



For internal use only

 SO#
 8654489

 JOB#
 346100574

 Service Line
 150

Total Price

\$1,200.00

TERMS & CONDITIONS

- 1 The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- 2 Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the HTP.
- 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 we fit 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 faw or Customer, as specified in writing prior to commencement of work if not specified. Contractor will furnish insurance with \$1,000@limit of liability.
- b. 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
- Subcontractors Contractor reserves the right to here 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.
- In. 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 ell 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.
- III. 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 oil without dause 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.
- I.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 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 it has discovered to the proposal visit of the 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 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 die 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 paid by the Customer directly to the designer morehald.

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 travell 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 leved for unseen hazards such as but not limited to concrete book filled tunks metalla rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined with and depth below ground level at an additional charge to the Customer Defined backfull 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 firmed to cables wires pipes and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 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 waiver of hability.

Acceptance of the Contract

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

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

Custome

Signature	Regional mans	iger
Jason Davidson	April 24, 2025 Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Daniel W. Bauman		April 24, 2025
Printed Name	Oate	

SO #: 8654489 Proposed Price: \$1,200.00

INVOICE

CENTRAL SECURITY AGENCY, LLC 2131 State Road 16

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



Bill to

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

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

\$5,921.00

Invoice details

Invoice no.: 19-1571 Invoice date: 05/06/2025 Due date: 05/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	April Week 1	24	\$32.00	\$768.00
2.		Sampson Creek Officer	April Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	April Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	April Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	April Week 5	24	\$32.00	\$768.00
6.		Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00
7.		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

Approved Guard Services 1-320-57200-34501 Submitted to AP on 5.7.2025 by Jason Davidson

Total

Jason Davidson

View and pay



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

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

Invoice Date 05/06/2025 Credit Terms NET 30 DAYS

Invoice # 5268679107

Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 7055292975 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
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	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
						Unit Subtotal:	\$10.45	
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 HALL	WAY				
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	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
						Invoice Sub-total	\$35.40	
						Tax	\$0.00	
						Invoice Total	\$35.40	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Approved Office Supplies

Submitted to AP on 5.5.2025

ason Davidson

by Jason Davidson

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

Invoice

Material # Description Quantity Unit Price Ext Price Tax

Note

AMCE



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

Service / Billing # (904)562-7000 Fax # (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 # 9319236329 Invoice Date 04/30/2025 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	\$154.00	\$308.00	
				Invoice Sub-total	\$308.00	
				Tax	\$0.00	
				Invoice Total	\$308.00	

Remit To CINTAS

Note

P.O. Box 631025

CINCINNATI, OH 45263-1025

Submitted to AP on 5.5.2025

by Jason Davidson

ason Davidson

MAY 00 DOOR

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

None and	All the second	100		-	
YOUR		GO T B		Inn	$c_{\mathbf{a}}$
Your			uu	1011	~

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

New charges		\$392.85
Taxes, fees and other charges	Page 3	\$5.00
Regular monthly charges	Page 3	\$387.85
Balance forward		\$0.00
Payments - thank you	Page 3	-\$796.06
Previous balance		\$796.06

Amount due May 19, 2025

\$392.85

Need help?

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



- Any payments received or account activity after Apr 28, 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 May 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

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20250428 NNNNNNNY 0000531 0003

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

ումունվիովիիկիիկիներիներիկրոյնունիներիկի

Account number Payment due

Please pay

Amount enclosed

8495 74 140 1110618

May 19, 2025

\$392.85

Make checks payable to Comcast Do not send cash

Send payment to

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

որՈրդինականացիկորհիցրկկաիցիկիվիվիս



Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.



Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000 Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.



If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you



Payments		-\$796.06
Payment	Apr 03	-\$393.03
Payment	Apr 14	-\$403.03

Regular monthly charges	\$	387.85
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 Business Voice.	\$44.95	
Voice Credit	-\$19.95	
Service fees		\$16.00
Directory Listing Management Fee	\$8.00	

Taxes, fees and other charges	\$5.00
Other charges	\$5.00
Federal Universal Service Fund	\$2.47
Regulatory Cost Recovery	\$2.53

\$8.00

What's included? Internet: Fast, reliable internet on our Gig-speed network TV: Keep your employees informed and customers entertained Voice Numbers: (904)599-9093, (904)342-7936 Visit business.comcast.com/myaccount for more details

You've saved \$98.95 this month with your bundle and voice credit discounts.



Voice Network Investment

NOTICE: Effective May 15, 2025, any late fees incurred will be increased to \$15.00 per month.

Account Number 8495 74 140 1110618 **Billing Date** Apr 28, 2025 Services From

May 08, 2025 to Jun 07, 2025

Page 4 of 4

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/x1-parental-controls-safe-

TV Update: Effective June 17, 2025, FanDuel TV will no longer be available in SD. FanDuel TV HD will be added to Preferred and Sports & Entertainment package on channel 1246 with an X1 TV Box required to watch. HD Technology Fee may be required.

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.



ADDRESSEE Please check if address below is incorrect and indicate change on reverse side

SAMPSON CREEK CDD SJGCC VESTA PROPERTY SERVICES 219 St Johns Golf Dr

St. Augustine, FL 32092



Post Office Box 162134 Altamonte Springs, FL 32716 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD VISA CARD NUMBER EXP. DATE SIGNATURE AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
707136	5/1/2025	\$2,360,00

The Lake Doctors Post Office Box 162134 Altamonte Springs, FL 32716

000000001492000100000027076500000023600079

Please Return this invoice with your payment and notify us of any changes to your contact information.

Sampson Creek C	DD SJGCC	219 St Johns Golf Dr	St. Augustine, FL 32092
Invoice Due Date	5/31/2025	Invoice 2707	65B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2025	Water Management - Zone 1, Water Management -		\$393.35	\$0.00	\$393.35
	Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone		\$393.33	\$0.00	\$393.33
	5,Water Management - Zone 6		\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
Please remit pay	ment for this month's invoice.		\$393.33	\$0.00	\$393.33

Approved Lake Maintenance 1-320-54100-46300 Submitted to AP on 5.1.2025 by Jason Davidson Jason Davidson

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices. **Credits** \$0.00

Adjustment \$0.00

AMOUNT DUE

This Invoice Total: Total Account Balance including this invoice: \$2360.00 \$2360.00

Click the "Pay Now" link to submit payment by ACH

Customer #: **Corporate Address** 707136 4651 Salisbury Rd, Suite 155 AF01BA4E Portal Registration #: Jacksonville, FL 32256

Customer E-mail(s): jmasters@vestapropertyservices.com,jdavidson@vestapropertyservices.com

www.lakedoctors.com/contact-us/ **Customer Portal Link:**

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



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 #
 426700

 Date
 04/30/2025

Terms Net 30

Due Date 05/30/2025

Memo Lifeguards

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	142.29	23.09	3,285.48

Total 3,285.48

	Lifeguard Service Hours							
Period	Budgeted	Used	PTD +/-	YTD +/-	Detail			
					Staffed per the March 2025			
2/26-3/25	180	192.27	12.27	12.27	Calendar.			
					Staffed Per the April 2025			
3/26-4/25	144	142.29	1.71	10.56	Calendar.			
4/26-5/25								
5/26-6/25								
6/26-7/25								
7/26-9/02								
					Year to Date we are 10.56			
FINAL	324	334.56		10.56	hours over FY '25 Budget.			

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

22720

Invoice Date

5/20/2025

Bill To

St. John's Golf/ Sampson Creek c/o Vesta Property Services 200 Business Park Cir, Ste 101 St. Augustine, FL 32095

Job Location

St. John's Golf/ Sampson Creek 1013 Meadow View Lane St. Augustine, FL 32092



P.O. Number	Terms	Due Date
	Net 30	6/19/2025

Serviced	Description	Quantity	Price Each	Amount
5/12/2025				
	1" Wilkins 975XL2 S#: ABL0090- Irrigation			
	Labor to replace the #1 & #2 check rubbers, RV rubber kit, clean,	2	100.00	200.00
	flush, test, and certify			50.50
	Wilkins RK34-950XLR 950/975 Double Check Kit .75'-1'	1	72.53	72.53
	Wilkins RK34-975RV 975 Relief Valve Kit 3/4'-1'	1	59.03	59.03
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	45.00	45.00
	Approved Irrigation Repairs 1-320-54100-46203 Submitted to AP on 5.20.2025 by Jason Davidson			

Thank you for your business. We appreciate your prompt payment. Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$376.56
Payments/Credits	\$0.00
Balance Due	\$376.56



BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Sampson Creek CDD				Owner or agent's name					
Service Address: 1013 Meadows View Lane St. Augustine, FL 32092				Mailing address 219 St Johns Golf Dr St Augustine, FL 32092					
Physical location of device Right of fire hydrant				Со	ntact phone i	number			
JEA acco 1487324	unt numb 200	er			Meter number 514069205 Scan number				
Commer	cial test p	urpose	X Annua		Repair		Replacement		New Installation
Commer	cial servic	e type	☐ Fire ☐ Fire By		rrigati Reclain	ion \Box	Process / Isolat	ion	☐ Potable
Resident	tial test pu	rpose	☐ Annual		Repair		Replacement		New Installation
Resident	tial service	type	□ Potable	. 🗆 1	Irrigat	ion Recla	imed water is su	upplie	d 🗌
DeviceType: Manufact RPZ Wilkin					odel: 975 XL2			Install Date:	
INITIAL	Chec	k valve #1	#1 Check valve #2		Differential pressure relief valve			Pressure vacuum breaker	
TEST	X Clos	sed tight at 8.8 psi	X CI			lbs reduced pressure			Air inlet opened at psi
	Leake	ed	Lea	ked		☐ Did not o	pen		Did not open
FINAL TEST	Clos	sed tight at psi		osed tight at	t			Satisfactory	
Remarks:	5-12-25 เ	replaced rubb	er kits in	1st and 2nd	check	s and RV			
Inital test performed by Philip Marsh			Company affiliation Bob's Backflow & Plumbing Services, Inc		BFDT certificate number T_40056			Test date 05-12-25	
Repaired by		Compa	Company affiliation		BFDT certificate number			Repair date	
Final test performed by Company affilia		ny affiliation	BFDT certificate number			Test date			
PASS / I	PASS / FAIL CERTIFICATION								
I hereb	y certify th	ne assembly de	scibed abo	ove X	passe	d/ 🗆 H	failed and suppo	rtive (data is accurate.
Signatur	e	Plije	J. M.C				D	ate	05-12-25

\$704.41



Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Amount due May 25, 2025

For 219 SAINT JOHNS GOLF DR, H AUGUSTINE, FL, 32092-1053	HOME OFC 2, SAII	NT.
Previous balance		\$704.41
Payment - thank you	Apr 21	-\$704.41
Balance forward		\$0.00
Regular monthly charges	Page 3	\$697.45
Taxes, fees and other charges	Page 3	\$6.96
New charges		\$704.41

Your bill explained

- · This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after May 04, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

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

> 001.320.57200.41000 May 2025 \$704.41

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 04 20250504 NNNNNNNY 0000495 0003

FITN SAMPSON CRK CDD POOL HOME OFC 2 5385 N NOB HILL RD SUNRISE FL 33351-4761

լ|||րոփիվիցգկնի||կորվ!|||խնցոր||||Խիսրմը||||վ

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

May 25, 2025

\$704.41

Make checks payable to Comcast Do not send cash

Send payment to

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

իրինիկակին ականակիրինին ականակին ին կին հային



Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- · Manage your account details
- Pay your bill and customize billing options
- · View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000 Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you





\$8.00

\$8.00

and		

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.	\$429.00	
Bundle Discount	-\$144.00	
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	-\$43.50	
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 Oty 2 @ -\$19.95 each	-\$39.90	
Service fees		\$16.00
and the state of t		

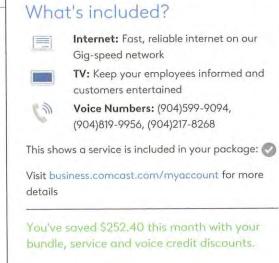
Taxes, fees and other charges		\$6.96
Other charges		\$6.96
Federal Universal Service Fund	\$3.46	
Regulatory Cost Recovery	\$3.50	

Additional information

Directory Listing Management

Voice Network Investment

NOTICE: Effective May 15, 2025, any late fees incurred will be increased to \$15.00 per month.



Account Number 8495 74 140 1110956 Billing Date May 04, 2025 Services From May 14, 2025 to Jun 13, 2025

Page 4 of 4

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/x1-parental-controls-safe-browse.

TV Update: Effective June 17, 2025, FanDuel TV will no longer be available in SD. FanDuel TV HD will be added to Preferred and Sports & Entertainment package on channel 1246 with an X1 TV Box required to watch. HD Technology Fee may be required.

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.



Upcoming Delivery Dates

May 2025 Friday 23 June 2025 Friday 6 Friday 20 July 2025 Friday 18





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 #: 05-14-25 23356477 051425

Purchase Order #:

Date	Transaction #	Details	Qt y.	Each	Amount
05-08-25		Previous Balance Payment - Thank You Remaining Balance			342.13 -342.13 0.00
04-25-25	T251156970038	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE RETURN 5.0 GALLON BOTTLE DEPOSIT DELIVERY FEE Sales Tax	10 -4 10 1	9.49 6.00 6.00 13.99	94.90 -24.00 60.00 13.99 0.00 144.89

Rec'd By:

Approved Supplies 1-320-5720-54600 Submitted to AP on 5.15.2025 by Jason Davidson

Jason 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 Customer Account#: Due By: Late Fees May Apply After: Total Amount Due: 980956523356477 Upon Receipt 06-06-25 \$407.08

Check here and see reverse for address and phone corrections.

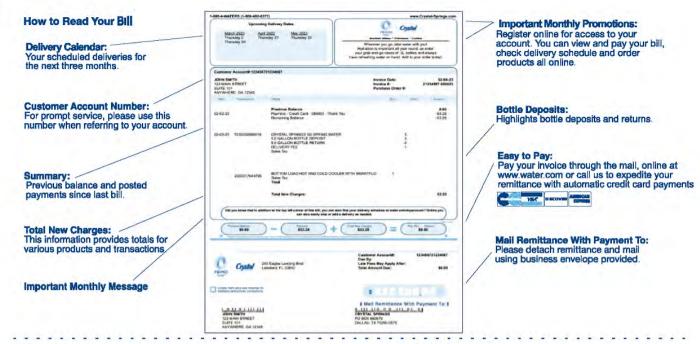
I...II...II...II...III.II.II SAMPSON CREEK CDD Julie Tallaksen 5385 N NOB HILL RD SUNRISE, FL 33351



Customer Account#:980956523356477

Invoice #:23356477 051425

Date	Détails		Qty.	Each	Amount
05-07-25	T251276970002	CRYSTAL SPRINGS 5G PURIFIED WATER	16	9.49	151.84
		5.0 GALLON BOTTLE DEPOSIT	16	6.00	96.00
		5.0 GALLON BOTTLE RETURN	-23	6.00	-138.00
		CUP PLASTIC FLAT 7 OZ CLEAR 50 CT	1 1	4.49	4.49
		DELIVERY FEE	1	13.99	13.99
		Sales Tax Total			0.00 128.32
		lotai			128.32
5-09-25	T251296970030	CRYSTAL SPRINGS 5G PURIFIED WATER	8	9.49	75.92
		5.0 GALLON BOTTLE DEPOSIT	8	6.00	48.00
		5.0 GALLON BOTTLE RETURN	-4	6.00	-24.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
		Total			113.91
	R2513222541350	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	9.98	9.98
		BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	9.98	9.98
		Sales Tax			0.00
		Total			19.96
		Total New Charges:			407.08
		**Effective on your next statement, new pricing will apply to			
		your 5-gallon water and equipment rental. To help ensure we're			
		delivering the quality products you expect we're adjusting our pricing. Thank you, we appreciate your business.**			
		pricing. Thank you, we appreciate your business.			
				1	
				100	
				301	
				P.O.	
				100	



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.

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

April-25

		*	***V#16
Total		\$	6,839.89
33381-88364	1574 Drury Court #1	\$	304.03
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
80369-00598	205 St. John's Golf Drive #Swimclub	\$	630.26
61084-35154	944 Leo Maguire Parkway #1	\$	27.69
59216-52565	205 St. John's Golf Drive	\$	106.72
55613-33054	2125 County Road 210 W	\$	59.92
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.11
19350-09421	211 St. John's Golf Drive #LITES	\$	122.68
16229-99512	219 St. John's Golf Drive #Pool	\$	1,316.13
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

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



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

CURRENT BILL

\$25.66 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY



BILL SUMMARY

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

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

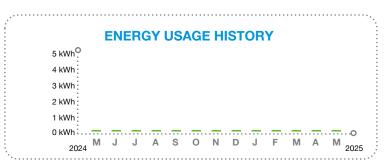
Electric Bill Statement

For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 Account Number: 08744-67061

Service Address:

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



KEEP IN MIND

Payment received after July 24, 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

130408744670612665200000

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

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

08744-67061

\$25.66

May 27, 2025

TOTAL AMOUNT YOU OWE ACCOUNT NUMBER

NEW CHARGES DUE BY



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 Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00000		00000		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	0	0	0
Service days	32	29	32
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





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

CURRENT BILL

\$1,316.13 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY

Pay \$1,188.28 instead of \$1,316.13 by your due date to enroll in FPL Budget Billing®. FPL.com/BB



Amount of your last bill 1,236.16 Payments received -1,236.16 0.00 Balance before new charges 1,316.13 Total new charges Total amount you owe \$1,316.13 (See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

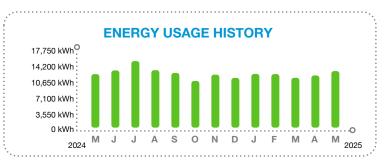
Electric Bill Statement

For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 **Account Number:** 16229-99512

Service Address:

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



KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$1,188.28 by your due date instead of \$1,316.13. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after July 24, 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



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 27

118828 1304162299951213161310000

The amount enclosed includes the following donation: **FPL Care To Share:**

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

16229-99512 ACCOUNT NUMBER

\$1,316.13

May 27, 2025

TOTAL AMOUNT YOU OWE

1.236.16

\$1.316.13

\$1,316.13

\$0.00



-1,236.16 Payment received - Thank you Balance before new charges

Customer Name:

BILL DETAILS

SAMPSON CREEK CDD

New Charges

Amount of your last bill

Rate: GSD-1 GENERAL SERVICE DEMAND				
Base charge:		\$30.41		
Non-fuel:	(\$0.033890 per kWh)	\$463.92		
Fuel:	(\$0.027180 per kWh)	\$372.07		
Demand:	(\$13.41 per KW)	\$415.71		
Electric serv	vice amount	1,282.11		
Gross receipts tax (State tax)		32.90		
Taxes and o	charges	32.90		

Regulatory fee (State fee) 1.12

Total new charges

Total amount you owe

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	87568		73879		13689
Demand KW	30.69				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	13689	12633	12956
Service days	32	29	32
kWh/day	427	435	404
Amount	\$1,316.13	\$1,236.16	\$1,215.40

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



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

CURRENT BILL

\$122.68 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 116.61 Payments received -116.61 0.00 Balance before new charges 122.68 Total new charges Total amount you owe \$122.68

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

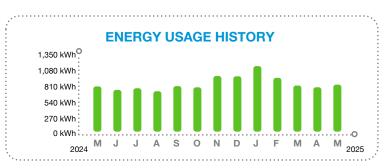


For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 Account Number: 19350-09421

Service Address:

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



KEEP IN MIND

Payment received after July 24, 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

1304193500942138622100000

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

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 116.61 Payment received - Thank you -116.61 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) \$83.13 Fuel: (\$0.027180 per kWh) \$23.51 Electric service amount 119.51 Gross receipts tax (State tax) 3.07 Taxes and charges 3.07 Regulatory fee (State fee) 0.10 Total new charges \$122.68 Total amount you owe \$122.68

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	57396		56531		865

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	865	817	833
Service days	32	29	32
kWh/day	27	28	26
Amount	\$122.68	\$116.61	\$108.82

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



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

CURRENT BILL

\$304.03

TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY Pay \$201.31 instead of \$304.03 by your due date to enroll in FPL Budget Billing[®]. FPL.com/BB



Amount of your last bill Payments received	250.50 -250.50
Balance before new charges	0.00
Total new charges	304.03
Total amount you owe	\$304.03
	(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

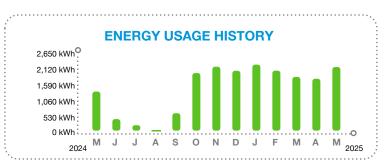
Electric Bill Statement

For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 Account Number: 33381-88364

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$201.31 by your due date instead of \$304.03. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after July 24, 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



SAMPSON CREEK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 / 27

20131 1304333818836493040300000

The amount enclosed includes the following donation: FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

33381-88364

\$304.03

May 27, 2025

\$

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 250.50 Payment received - Thank you -250.50 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) \$220.84 Fuel: (\$0.027180 per kWh) \$62.46 Electric service amount 296.17 Gross receipts tax (State tax) 7.60 Taxes and charges 7.60 Regulatory fee (State fee) 0.26 Total new charges \$304.03 Total amount you owe \$304.03

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	76832		74534		2298

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	2298	1875	1412
Service days	32	29	32
kWh/day	72	65	44
Amount	\$304.03	\$250.50	\$175.32

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



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

CURRENT BILL

\$27.11
TOTAL AMOUNT YOU OWE

M--- 07 000F

May 27, 2025 NEW CHARGES DUE BY

Amount of your last bill



BILL SUMMARY

Total amount you owe	\$27.11
Total new charges	27.11
Balance before new charges	0.00
Payments received	-27.05
, and an a year last sm	

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

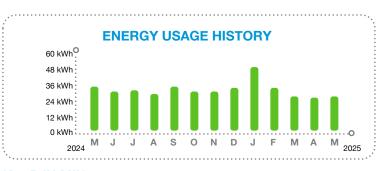


For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 **Account Number:** 46974-44356

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

 Payment received after July 24, 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:

27.05

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



Ways to Pay



/ 27

130446974443560117200000

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

FPL Care To Share:

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 27.05 Payment received - Thank you -27.05Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$10.09 Non-fuel: (\$0.096100 per kWh) \$2.69 Fuel: (\$0.027180 per kWh) \$0.76 Electric service amount 26.41 Gross receipts tax (State tax) 0.68 Taxes and charges 0.68 Regulatory fee (State fee) 0.02 \$27.11 Total new charges \$27.11 Total amount you owe

Customer Name:

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16671		16643		28

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	28	27	36
Service days	32	29	32
kWh/day	1	1	1
Amount	\$27.11	\$27.05	\$27.13

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



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

CURRENT BILL

\$59.92 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	60.41	
Payments received	-60.41	
Balance before new charges	0.00	
Total new charges	59.92	
Total amount you owe	\$59.92	
	(See page 2 for bill details.)	

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

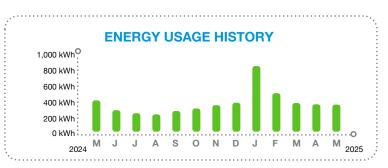
Electric Bill Statement

For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 Account Number: 55613-33054

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



KEEP IN MIND

Payment received after July 24, 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

130455613330544299500000

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

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 60.41 Payment received - Thank you -60.41Balance 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) \$35.47 Fuel: (\$0.027180 per kWh) \$10.03 Electric service amount 58.37 Gross receipts tax (State tax) 1.50 Taxes and charges 1.50 Regulatory fee (State fee) 0.05 Total new charges \$59.92 Total amount you owe \$59.92

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Jun 5, 2025.

Usage Type	Current	 Previous 	=	Usage
kWh used	97078	96709		369

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	369	373	426
Service days	32	29	32
kWh/day	12	13	13
Amount	\$59.92	\$60.41	\$62.07

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



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

CURRENT BILL

\$106.72 TOTAL AMOUNT YOU OWE

May 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	96.97	
Payments received	-96.97	
Balance before new charges	0.00	
Total new charges	106.72	
Total amount you owe	\$106.72	
	(See page 2 for bill details.)	

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

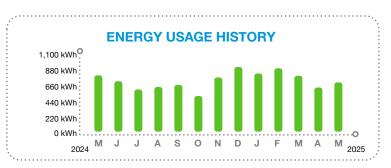
Electric Bill Statement

For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 Account Number: 59216-52565

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after July 29, 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

13045921652565 2760100000

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

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 96.97 Payment received - Thank you -96.97Balance 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) \$71.00 Fuel: (\$0.027180 per kWh) \$20.09 Electric service amount 103.96 Gross receipts tax (State tax) 2.67 Taxes and charges 2.67 Regulatory fee (State fee) 0.09 Total new charges \$106.72 Total amount you owe \$106.72

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	51124		50385		739

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	739	662	844
Service days	32	29	32
kWh/day	23	22	26
Amount	\$106.72	\$96.97	\$110.07

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



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

CURRENT BILL

\$27.69 TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.53
Payments received	-27.53
Balance before new charges	0.00
Total new charges	27.69
Total amount you owe	\$27.69
	(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

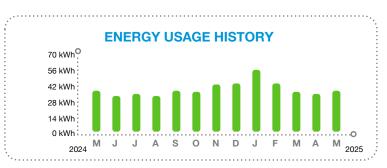


For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after July 24, 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

130461084351544967200000

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

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 27.53 Payment received - Thank you -27.53Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.29 Non-fuel: (\$0.096100 per kWh) \$3.76 Fuel: (\$0.027180 per kWh) \$1.06 Electric service amount 26.98 Gross receipts tax (State tax) 0.69 Taxes and charges 0.69 Regulatory fee (State fee) 0.02 \$27.69 Total new charges \$27.69 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20219		20180		39

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	39	36	39
Service days	32	29	32
kWh/day	1	1	1
Amount	\$27.69	\$27.53	\$27.23

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



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

CURRENT BILL

\$630.26

TOTAL AMOUNT YOU OWE

May 27, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 515.93
Payments received -515.93
Balance before new charges 0.00

Total new charges 630.26

Total amount you owe \$630.26

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.



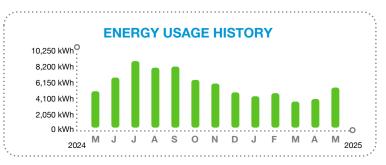
For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 2025 Account Number: 80369-00598

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after July 24, 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

130480369005988620360000

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

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 515.93 Payment received - Thank you -515.93 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 \$189.89 Non-fuel: (\$0.033890 per kWh) \$152.29 Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW) \$241.38 Electric service amount 613.97 Gross receipts tax (State tax) 15.76 Taxes and charges 15.76 Regulatory fee (State fee) 0.53 \$630.26 Total new charges \$630.26 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Jun 5, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	08522		02919		5603
Demand KW	18.18				18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	5603	3999	5091
Service days	32	29	32
kWh/day	175	137	159
Amount	\$630.26	\$515.93	\$574.17

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

Switch and save >

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now >

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Apr 4, 2025 to May 6, 2025 (32 days)

Statement Date: May 6, 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

May 27, 2025

NEW CHARGES DUE BY



Scan to Pav or visit FPL.com/ WaystoPay

2,550 kWh													
2,040 kWh						- 0							
1,530 kWh	и	10	W	п	0		и			ш	-		и
1,020 kWh	В	10	M	ш	8	18	П			Ш			
510 kWh	и	10	10	8			в	1			П		1
			- 100	-	- 100	100	100	- war	100	99	-	· w	

BILL SUMMARY

Amount of your last bill 4,219.69 -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.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

KEEP IN MIND

- · Payment received after July 24, 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



27

1304725568807489691240000

0001 0004 055164 10

The amount enclosed includes the following donation:

FPL Care To Share:

Make check payable to FPL in U.S. funds and mall along with this coupon to:

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



FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

վիրգնո||Որ||իգՄլոն||ԱՄ||Ալ||ՄլոՄ||ՄլոմիմլոդՄ||||



Visit FPL.com/PayBill for ways to pay.

72556-88074 ACCOUNT NUMBER

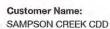
\$4,219.69

May 27, 2025

AMOUNT ENCLOSED

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



Account Number: 72556-88074 FPL.com Page 2

0002 0004 055164

E001

BILL DETAILS						
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 SERVIC	E					
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 Jun 5, 2025.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 6, 2025	Apr 4, 2025	May 7, 2024
kWh Used	2302	2302	2302
Service days	32	29	32
kWh/day	72	79	72
Amount	\$4,219.69	\$4,219.69	\$4,152.72

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.
- 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.

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

FPL.com/BizLighting

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

For: 04-04-2025 to 05-06-2025 (32 days) kWh/Day: 72 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS 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



For: 04-04-2025 to 05-06-2025 (32 days) kWh/Day: 72 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Amount	kWh Used	y Rate/Unit	er/ it *	Lumens	Watts	Component Code
71.20 4,021.13		Energy sub total Non-energy sub total				0.
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		ervation cost recovery ment recovery charge I cost recovery charge ration recovery charge Transition rider credit action recovery charge Fuel charge Fuel charge ctric service amount receipts tax (State tax) gulatory fee (State fee)	Env S			
4,219.69	2,302	Total				

Gannett Center for Collections 901 E St. Louis St, Suite 1100 Springfield, MO 65806





Re: Outstanding Balance on Advertising Account

Account number: 764139 Over 120 Days Past Due: \$51.60

Total Balance Due: \$127.04 001.310.51300.48000

Dear Accounts Payable Manager:

Our records indicate that your advertising account with the Gannett Florida Localiq is over 120+ days past due.

If you have questions regarding your advertising, please contact your advertising representative as soon as possible. If there are concerns or questions regarding your billing or payments, please contact our Credit and Collections center at 877-736-7608, or you can email us at local@ccc.gannett.com. Please remit payment immediately by calling or sending a check to the address below.

If you are interested in e-invoicing and online payment options, please email your account number and business name to ABGSpecial@gannett.com. Please do not include your credit card information in the email.

If remitting payment by check please include your account number on the check and send to the following address:

Gannett Florida Localiq PO Box 631244 Cincinnati Oh 45263-1244

Sincerely,
Gannett Center for Credit and Collections
local@ccc.gannett.com
877-736-7608
Hours of operation 7:00am – 6:00pm CST, Monday through Friday



ACCOUN	IT NAME	ACCOUNT #	INV DATE
Sampson Cre	eek Cdd/Gms	764139	04/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE	CE TOTAL
0007091904	Apr 1- Apr 30, 2025	\$75.44	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*
\$0.00	\$0.00	\$127.04	•

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092

PAYMENT DUE DATE: MAY 31, 2025

Legal Entity: Gannett Media Corp.

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.

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.

Date	Description	Amount
4/1/25	Balance Forward	\$213.36
4/22/25	PAYMENT - THANK YOU	-\$161.76

Package Advertising:

 Start-End Date Order Number	Product	Description	PO Number	Package Cost
4/3/25 11165632	SAG St Augustine Record	April 17th meeting		\$75.44

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 \$127.04
Service Fee 3.99% \$5.07
*Cash/Check/ACH Discount -\$5.07
*Payment Amount by Cash/Check/ACH \$127.04
Payment Amount by Credit Card \$132.11

	PLEASE	DETACH AND R	ETURN THIS PO	RTION WITH YOU	JR PAYMENT			
ACCOU	ACCOUNT NAME		ACCOUNT NUMBER		ACCOUNT NUMBER INVOICE NUMBER		NUMBER	AMOUNT PAID
Sampson Cr	eek Cdd/Gms	764	139	00070	91904			
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*		
\$75.44	\$0.00	\$51.60	\$0.00	\$0.00	\$0.00	\$127.04		
REMITTANCE ADD	DRESS (Include Account	# & Invoice# on check)	TO PAY	Y BY PHONE PLEASE	E CALL:	TOTAL CREDIT CARD AMT DUE		
				1-877-736-7608		\$132.11		
	innett Florida Loca PO Box 631244 innati, OH 45263-		To sign up fo	or E-mailed invoices abgspecia	and online payme l@gannett.com	nts please contact		



ACCOUN	IT NAME	ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	02/28/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE	CE TOTAL
0006984199	Feb 1- Feb 28, 2025	\$68.64	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*
\$0.00	-\$85.68	\$51.60	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Creek Cdd/Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092

PAYMENT DUE DATE: MARCH 31, 2025

Legal Entity: Gannett Media Corp.

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.

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.

Date Description **Amount** 2/1/25 Balance Forward -\$17.04

Package Advertising:

Start-End Date Orde	er Number Proc	duct	Description	PO Number	Package Cost
2/10/25 10993	3072 SAG	St Augustine Record	Sampson Creek February Meeting	Sampson Creek MTG	\$68.64

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 \$51.60 Service Fee 3.99% \$2.06 *Cash/Check/ACH Discount -\$2.06 *Payment Amount by Cash/Check/ACH \$51.60 Payment Amount by Credit Card \$53.66

	PLEASE	DETACH AND R	ETURN THIS PO	RTION WITH YOU	JR PAYMENT	
ACCOUN	ACCOUNT NAME ACCOUNT NUMBER		ACCOUNT NUMBER		NUMBER	AMOUNT PAID
Sampson Cre	eek Cdd/Gms	764	139	00069	84199	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$68.64	\$68.64	\$0.00	\$0.00	\$0.00	-\$85.68	\$51.60
REMITTANCE ADD	RESS (Include Account	# & Invoice# on check)	TO PAY	BY PHONE PLEASE	ECALL:	TOTAL CREDIT CARD AMT DUE
				1-877-736-7608		\$53.66
	nnett Florida Loca PO Box 631244 innati, OH 45263-		To sign up fo	or E-mailed invoices abgspecia	and online payme l@gannett.com	nts please contact

Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice

Invoice #: 421 Invoice Date: 5/1/25

P.O. Number:

Due Date: 5/1/25 Case:

Bill To:

Sampson Creek CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Descript	ion	Hours/Qty	Rate	Amount
Management Fees - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies Telephone	001.310.51300.34000 001.310.51300.35100	nours/caty	5,477.50 92.75 185.50 0.06 24.45 13.35 76.56	5,477.50 92.75 185.50 0.06 24.45 13.35 76.56

Total	\$5,870.17
Payments/Credits	\$0.00
Balance Due	\$5,870.17

Greg Johnson

115 9th Avenue South, Unit 301 Jacksonville Beach, FL 32250 734-972-1795



INVOICE 0074 6/7/2025

BILL TO

Vesta

219 Saint Johns Golf Drive Saint Augustine, FL 32092 904-599-9093

Contact: Julie Tallaksen - Event Coordinator

PERFORMANCE DATE	DESCRIPTION	TOTAL
6/7/2025	Live music performance for Pool Party at Sampson Creek, in St Johns Golf and Country Club	\$250.00
	001.320.57200.49400	
	V#488	



Sampson Creek Community Development District Sharyn Henning 475 West Town Place, Suite 114 St Augustine, FL 32092

Engineering - Architecture - Planning - Surveying

May 14, 2025

Invoice # 193275

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 Construction Administration**
- **APS** Coordination
- Bids for Hole #7 and 420 St. Johns Golf

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 April 30, 2025

Phase	0001	General Services				
			Hours	Rate	Amount	
Professional Engineer Administrative		20.50	135.00	2,767.50		
			.50	50.00	25.00	
	Total La	bor				2,792.50
Phase	0003	Construction Services				
			Hours	Rate	Amount	
Profession	onal Engineer		20.50	135.00	2,767.50	
Profession	onal Engineer		3.25	135.00	438.75	
Sr. CAD			5.75	90.00	517.50	
	Total La	bor				3,723.75
				Tot	al Due:	6,516.25

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	6,516.25	156,337.77	162,854.02
Expense	0.00	3,969.43	3,969.43
Unit	0.00	1,371.85	1,371.85
Totals	6,516.25	161,679.05	168,195.30



[704649]

Sampson Creek CDD

219 Saint Johns Golf Dr

Bill To:

Nader's Pest Raiders 9143 Philips Hwy Suite 460 Jacksonville, FL 32256 904-646-4717

Service Slip/Invoice

INVOICE: 61948118 DATE: 05/09/2025 ORDER: 61948118

Work [704649] Location:

904-599-9093

Sampson Creek Comm Development 219 Saint Johns Golf Dr Swim Club, Playground, Tennis Saint Augustine, FL 32092-1053

Saint Augustine, FL 32092-1053

Work Date	Time	Target Pest	Technicia	n		Time In
05/09/2025	11:07 AM		BKJEFF	DR-P	Bradley Jeffords	
Purcha	ase Order	Terms	Last Service	Map Code		Time Out
			05/09/2025	SJG	Lic:JF141259	

Service	Description		Price
CPC-QTRLY	Pest Control Service		\$125.00
Overstanta De et Oenstaal Di		SUBTOTAL	\$125.00
	ayground & Golf Cart Storage d, playground amenities and the east facing golf cart storage wall. Lock	hox TAX	\$0.00
code 1357	a, playground amorning and the east lacing gon cart storage wall. Look	AMT. PAID	\$0.00
Treated for wasp and swe Thank you for your busine	ot down spiderwebs and wasps nest ss!	TOTAL	\$125.00
		AMOUNT DUE	\$125.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Approved Landscape Maintenance 1-320-54100-46202 Submitted to AP on 5.12.2025 by Jason Davidson Jason Davidson



Invoice

5/15/2025

INVOICE NUMBER

1356834

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
4989045			St Johns Golf		10343	0.00 A	4.00	\$55.00	\$220.00
						0.00 A 0.00 E			
						0.00 V			
001.32 \$231.0	0.57200. 0	34500				0.00 M			
	ate Chec	:k*			TOTAL OFFIC	ERS PAY			\$220.00
					SER	VICE FEE			\$11.00
						TAX			\$0.00
					то	TAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264



Invoice

5/18/2025

INVOICE NUMBER

1359527

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
4998745			St Johns Golf		10343	0.00 A	4.00	\$55.00	\$220.00
						0.00 A			
						0.00 E			
						0.00 V			
						0.00 M			
	.57200.3	4500							
\$231.00 *Separa	te Check	(*			TOTAL OF	FICERS PAY			\$220.00
-					S	ERVICE 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

INVOICE

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



\$5,485.66

Bill to

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

Invoice details

Invoice no.: 3663 Terms: Net 30

Invoice date: 05/25/2025 Due date: 06/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	7.5	\$7.95	\$59.63
3.	LIQUID BLEACH	PER GAL	671	\$4.65	\$3,120.15
4.	SULFURIC ACID	PER GAL	45	\$8.70	\$391.50
5.	MURIATIC ACID	PER GAL	2	\$11.12	\$22.24
6.	PERLITE	PERLITE FILTER MEDIA 25#, PER BAG	1	\$42.14	\$42.14

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 5.27.2025 by Jason Davidson

Jason Davidson



Florida Department of Health in St. Johns County Notification of Fees Due



33-010-7310

Fee Amount:

\$225.00

Previous Balance:

\$0.00

Total Amount Due:

\$225.00

Total Amount Due.

Payment Due Date: 06/30/2025 or Upon Receipt

Permit Number **55-60-1831283**

For: Swimming Pools - Water Activity

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Mail To: Sampson Creek CDD

475 W Town Place, Suite 114 St Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Sampson Creek CDD (IWF)

Location: 219 St. Johns Golf Drive

St Augustine, FL 32092

Pool Volume: 0 gallons

Bathing Load: 0 Flow Rate: 0

001.320.54100.54000

Owner Information:

Name: Sam

Sampson Creek CDD

Address: 475 W Town Place, Suite 114 (Mailing) St Augustine, FL 32092

Home Phone: (904) 940-5850

Work Phone: ()

Please go online to pay fee at: www.MyFloridaEHPermit.com

Permit Number: 55-60-1831283 Bill ID: 55-BID-7918318

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County

200 San Sebastian View, Suite 1322

Saint Augustine, FL 32084

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:91415



To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.



Ron DeSantis Governor

Joseph A. Ladapo, MD, PhD State Surgeon General

Vision: To be the Healthiest State in the Nation

NOTICE OF THE RENEWAL PROCESS OF OPERATING PERMIT FOR PUBLIC SWIMMING POOLS AND SPAS

May 21, 2025

Dear Public Swimming Pool/Spa Owner or Operator:

This Notice is a reminder regarding the renewal process of your annual operating permit, which is required for the operation of your public swimming pool and/or spa. To renew your annual operating permit, you must comply with the following:

- 1. Application or Signed and Dated Invoice: Submit a renewal application using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit), along with the required permit application fee. Or, a signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Both these documents are included with this correspondence.
- 2. Correct outstanding Florida Building Code violations: Please note that per Rule 64E-9.001(4), Florida Administrative Code (F.A.C), approval of the application for renewal is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department of Health. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its successors, as applicable. Additionally, s.514.0315(1), Florida Statutes requires an anti-entrapment system or device that complies with ASME/ANSI A112.19.8. Only certified pool/spa contractors can replace pool/spa drain covers.
- 3. Correct Closure and Unsatisfactory Status: Ensure that those violations, which caused the public swimming pool or spa to result in closure or an unsatisfactory inspection are corrected.
- 4. Please select one of the payment methods indicated on the invoice. Please be reminded that for your security, credit card authorization forms must be return via our secure fax line only.
- 5. Ensure that the Department has been provided the proper codes, keys, and any other access implements to all parts of the public pool or spa, including the equipment room(s), to facilitate efficient service to your operation and avoid unsatisfactory inspections.

Ric Mathis.

Environmental Administrator

Enclosures

Pool Operator



Accredited Health Department

Public Health Accreditation Board



F	Application Type: (check box, see instructions on back)
[Initial Permit [] Modification
Ī] Transfer, change of owner or name
Ī] Renewal

For De	epartment Use Only	
Fee Received \$	Date	ų
Check#	From	

Operating Permit #_____60-

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

1.	Project /Facility Name:			Cour	nty:
	Address of Pool:		City:	Zip	•
2.	Owner Name:		E-Mail:		Phone: ()
	Mailing Address:		City:	State: _	Zip:
3.	Building Dept. Name:				
	Mailing Address		City		Zip
	E-mail Address	<i></i>		Phone Numb	er
4.	Design Engineer/Architect Name:				
	Phone Number: E-	-mail:			
5.	Pool Water Source (Name of Public Water System):_				
6.	Lighting (check one): () No Night Swimming	candles overhe ndles overhead	ead and 1/2 watt per s d and 8/10 watt per s	square foot of pool s quare foot of pool su	urface area underwater ırface area underwater
7.	Pool Volume in Gallons: Main Pool	Spa Pool	Other_		
8.	Pool Bathing Load: Number &	Type of Dwelli	ng Units Served:		
9.	Pool Dimensions: Width: Length:	Area:	Perimeter:	Depth	: Max Min
10	0. Water Treatment Equipment Manufacturer and Mode	el:			
	(A) Recirculation Pump:		Flow	GPM At	TDH HP
	(B) Filter:	SAMAY	Area:Sq.	Ft. Flow Capacity_	GPM
	(C) Disinfection Equipment:			Capacity	(GPD) or (PPD)
	(Secondary Disinfection if Applicable):				
	(D) pH Adjustment Feeder:			Capacity	(GPD)
	(E) Test Kit:				
1′	1. Other Equipment Details:				

TIFICATION OF OWNER
r agrees to operate the pool described in this application in accordance with S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the code by the jurisdictional building department. This agreement includes eration on the monthly report form furnished by the department or on other ubmission of the completed form to the appropriate county health
Date:
Tial a.
(Print or type) If not the Owner, attach authorization from Owner
Approval Number:
CATION OF INSPECTION
de and the foregoing information is correct to the best of my knowledge and be granted subject to the provisions of the Florida Administrative Code.
Date

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

For Modification: Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



Florida Department of Health in St. Johns County **Notification of Fees Due**



Fee Amount:

\$350.00

Previous Balance:

\$0.00

Total Amount Due:

\$350.00

Payment Due Date: 06/30/2025 or Upon Receipt

55-60-00395

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Mail To: Attention: GMS

ST JOHNS GOLF AND COUNTRY CLUB POOL

475 W TOWN Place, Suite 114 Saint Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

St. Johns Golf and Country Club- POOL Name:

Location: 219 ST JOHNS GOLF Drive

Saint Augustine, FL 32092

Pool Volume: 161,750 gallons

Bathing Load: 179

Flow Rate: 450 Owner Information: ST JOHNS GOLF AND COUNTRY CLUB POOL

Name: Address: 475 W TOWN Place, Suite 114

Saint Augustine, FL 32092 (Mailing)

Work Phone: (904) 940-5850 Home Phone: (904) 940-5850

Please go online to pay fee at: www.MyFloridaEHPermit.com

Permit Number: 55-60-00395 Bill ID: 55-BID-7918046

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County

200 San Sebastian View, Suite 1322

Saint Augustine, FL 32084

001.320.54100.54000

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:91415



To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.



Ron DeSantis Governor

Joseph A. Ladapo, MD, PhD State Surgeon General

Vision: To be the Healthiest State in the Nation

NOTICE OF THE RENEWAL PROCESS OF OPERATING PERMIT FOR PUBLIC SWIMMING POOLS AND SPAS

May 21, 2025

Dear Public Swimming Pool/Spa Owner or Operator:

This Notice is a reminder regarding the renewal process of your annual operating permit, which is required for the operation of your public swimming pool and/or spa. To renew your annual operating permit, you must comply with the following:

- Application or Signed and Dated Invoice: Submit a renewal application using form DH 4159
 (State of Florida Department of Health Application for Swimming Pool Operating Permit), along
 with the required permit application fee. Or, a signed and dated copy of the Department's
 invoice indicating no changes have been made to your pool may also be used to satisfy the
 permit application requirement. Both these documents are included with this correspondence.
- 2. Correct outstanding Florida Building Code violations: Please note that per Rule 64E-9.001(4), Florida Administrative Code (F.A.C), approval of the application for renewal is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department of Health. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its successors, as applicable. Additionally, s.514.0315(1), Florida Statutes requires an anti-entrapment system or device that complies with ASME/ANSI A112.19.8. Only certified pool/spa contractors can replace pool/spa drain covers.
- 3. <u>Correct Closure and Unsatisfactory Status:</u> Ensure that those violations, which caused the public swimming pool or spa to result in closure or an unsatisfactory inspection are corrected.
- 4. Please select one of the payment methods indicated on the invoice. Please be reminded that for your security, credit card authorization forms must be return via our secure fax line only.
- 5. Ensure that the Department has been provided the proper codes, keys, and any other access implements to all parts of the public pool or spa, including the equipment room(s), to facilitate efficient service to your operation and avoid unsatisfactory inspections.

Ric Mathis,

Environmental Administrator

Enclosures

cc: Pool Operator



1	Application Type: (check box, see instructions on back)
l	[] Initial Permit
Ì	Transfer, change of owner or name
I	[] Renewal

For De	partmen	t Use Only
Fee Received \$		_ Date
Check#	_ From _	

Operating Permit #_____60-

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

1.	Project /Facility Name:	County:				
	Address of Pool:		City:	Zip:	Zip:	
2.	Owner Name:E-Mai		E-Mail:	Phone: ()		
	Mailing Address:				•	
3.	Building Dept. Name:					
	Mailing Address		City		Zip	
	E-mail Address			() Phone Numbe	er	
4,	Design Engineer/Architect Name:					
	Phone Number:	E-mail:				
5.	Pool Water Source (Name of Public Water System	m):				
6.	Lighting (check one): () No Night Swimming () Outdoor: Three for () Indoor: Ten foot	ot candles overh	ead and 1/2 watt per d and 8/10 watt per	square foot of pool su square foot of pool su	ırface area underwater rface area underwater	
7.	Pool Volume in Gallons: Main Pool	Spa Pool_	Othe	r		
8.	Pool Bathing Load: Number	er & Type of Dwel	ling Units Served:			
9.	Pool Dimensions: Width: Length:	Area:	Perimeter:_	Depth:	Max Min	
10	D. Water Treatment Equipment Manufacturer and M	Model:				
	(A) Recirculation Pump:		Flow	GPM At	TDH HP	
	(B) Filter:		Area:Sc	ı, Ft. Flow Capacity	GPM	
	(C) Disinfection Equipment:			Capacity	(GPD) or (PPD)	
	(Secondary Disinfection if Applicable):					
	(D) pH Adjustment Feeder:			Capacity	(GPD)	
	(E) Test Kit:				And the second s	
11	1. Other Equipment Details:					

ed in this application in accordance with a Administrative Code, and maintain the partment. This agreement includes urnished by the department or on other he appropriate county health
wner, attach authorization from Owner
· ·
orrect to the best of my knowledge and of the Florida Administrative Code.
Date
_

In

For Initial Permit: Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

For Modification: Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

For Transfer: Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



Phone: (904) 665-6000

225 N. Pearl St. Jacksonville, FL 32202-4513

Online: jea.com

SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 05/20/25

Cycle: 15 **Amount Due** \$1,357.32

Please pay by 06/11/25 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CH Water	\$	557.39
Sewer	Ψ	121.50
Irrigation		678.43
Total New Charges	\$	1,357.32
(A complete breakdown of charges can be found on the	following	g pages.)
Previous Balance	\$	1,416.65
Payment(s) Received		-1,416.65
Balance Before New Charges		0.00
New Charges	\$	1,357.32
A late payment charge will be assessed	\$	1,357.32



001.320.54100.43100

MESSAGES



for unpaid balance.

Please pay \$1,357.32 by 06/11/25 to avoid 1.5% late payment charge and service disconnections.



JEA's 2024 Annual Water Quality report will soon be available at jea.com/WQR2024. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. "





Check her	e for telephone/mail addi	ress correction and million reverse si	ue.				
Add \$	_to my monthly bill: \$	for Neighbor to Neighbor and/or \$	for				
the Prospe	he Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.						

Acct #: 8274324200 Bill Date: 05/20/25

Please pay by 06/11/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$1,357.32

000350 000011887 հՈՒթվունիկՈրհոնիկՈրհությի/իրմը

SAMPSON CREEK COMMUNITY **DEVELOPMENT DISTRICT** 5385 N NOB HILL RD SUNRISE FL 33351-4761



իաժիկնենոնինահերհերկարիկների

PO BOX 45047 JACKSONVILLE FL32232-5047



1272827432420000000000000400013573201010000001500013

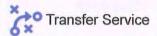
Visit jea.com to:



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 #	8274324200	Tel:	
Address:			
City:		State:	Zip Code:
E-mail:			





Account #: 8274324200

Bill Date: 05/20/25

Cycle:	15	
Cy oic.	10	

Service Address	Service Type	Charges	Service Point	Se	rvice Peri	od Bill	Rate	Cycle. 10		
1054 EAGLE POINT DR Detail Charges:Basic Monthly Charge	1	\$17.67 Irrigation 1 - 04/13/25 - 05/14/25 Commercial Irrigation Service								
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)			
			74457419	31	497	Regular	0 GAL			
1148 STONEHEDGE TRAIL LN APT 1	1	\$102.54	Irrigation 1 - Commercial	04/	10/25 - 05/1	1/25 Com Serv	mercial Irrigation			
Detail Charges:Basic Monthly Charge		26.53	Commercial			0017	100			
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 Tier 2 Consumption (> 7 Kgal @ \$4.69 kg		24.43 51.58	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)			
			514012958	31	171	Regular	18000 GAL			
1401 CRESTED HERON CT Detail Charges:Basic Monthly Charge	1	\$199.75 48.70	Irrigation 1 - Commercial	04/	15/25 - 05/1	6/25 Com Serv	mercial Irrigation ice			
Tier 1 Consumption (1 - 7 Kgal @ \$3.4 Tier 2 Consumption (> 7 Kgal @ \$4.69		24.43 126.62	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)			
			62253178	31	9349	Regular	34000 GAL			
219 SAINT JOHNS GOLF DR	W	\$512.87	Swimming Pool -	04/	15/25 - 05/	6/25 Com	mercial Water			
Detail Charges:Basic Monthly Charge		75.29	Water			Serv	ice			
Water Consumption Charge		437.58	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water	
			94648188	31	2993	Regular	143000 GAL	Charges For This Address	\$530.5	
219 SAINT JOHNS GOLF DR	W	W \$17.67		Commercial - Water/Sewer	04/	15/25 - 05/	19/25 Com Serv	mercial Water	\$583.97	Sewer \$53.43
Detail Charges:Basic Monthly Charge		17.67	water/sewer			Serv	ice			
			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	04/	15/25 - 05/	19/25 Com Serv	mercial Sewer			
Detail Charges:Basic Monthly Charge		53.43	valer/sewer			Jeiv	100			
			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	od Bill	Rate		age 4 01 2
219 SAINT JOHNS GOLF DR APT 1	W	\$26.85	Commercial -	04/	13/25 - 05/1		mercial Water		
Detail Charges:Basic Monthly Charge Water Consumption Charge		17.67 9.18	Water/Sewer			Servi	ice		
viater consumption onlarge		3.10	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
240 CAINT IOUNG COLE DR ART 4		500.07	86955411	31	116	Regular	3000 GAL	Charges For This Address	\$26.8
219 SAINT JOHNS GOLF DR APT 1	S	\$68.07	Commercial - Water/Sewer	04/	13/25 - 05/1	4/25 Com Servi	mercial Sewer ce	\$94.92	Sewer \$68.0
Detail Charges:Basic Monthly Charge Sewer Usage Charge		53.43 14.64							
cons. coage onarge		11.0	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			86955411	31	116	Regular	3000 GAL		
380 SAINT JOHNS GOLF DR	1	\$24.65	Irrigation 1 -	04/	13/25 - 05/1	4/25 Com	mercial Irrigation		
Detail Charges:Basic Monthly Charge		17.67	Commercial	, ,		Servi	ce		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg	gal)	6.98	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514034028	31	19	Regular	2000 GAL		
825 HAMPTON CROSSING WAY	1	\$29.73	Irrigation 1 - Residential	04/	3/25 - 05/1		dential Irrigation		
Detail Charges:Basic Monthly Charge		17.67	Residential			Servi	ce		
Tier 1 Consumption (1-7 KGal @ \$4.02)		12.06	Meter Number	Days Billed	Current	Reading	Consumption		
			83711246	31	Reading 379	Type Regular	(1 cu ft = 7.48 gal) 3000 GAL		
884 EAGLE POINT DR APT 1	1	\$37.00	Irrigation 1 -		3/25 - 05/1		mercial Irrigation		
Detail Charges:Basic Monthly Charge		26.53	Commercial			Servi	ce		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 k	gal)	10.47	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			83715860	31	364	Regular	3000 GAL		
885 EAGLE POINT DR	1	\$88.99	Irrigation 1 -	04/1	3/25 - 05/1	4/25 Com	mercial Irrigation		
Detail Charges:Basic Monthly Charge		17.67	Commercial			Servi	ce		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 k 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)		
			81849996	31	427	Regular	17000 GAL		
982 EAGLE POINT DR	1	\$178.10	Irrigation 1 - Commercial	04/1	3/25 - 05/1	4/25 Comr Servi	mercial Irrigation		
Detail Charges:Basic Monthly Charge	aal)	17.67	201111010101	1		00111			
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 k Tier 2 Consumption (> 7 Kgal @ \$4.69 kg	7 (4)	24.43 136.00	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			82580203	31	1169	Regular	36000 GAL		



Phone: (904) 665-6000

225 N. Pearl St. Jacksonville, FL 32202-4513

Online: jea.com

SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 05/19/25

Cycle: 15 **Amount Due** \$154.53

Please pay by 06/10/25 to avoid 1.5% late payment charge.

Irrigation	\$	154.53
Total New Charges	\$	154.53
(A complete breakdown of charges can be found on the	following	pages.)
Previous Balance	\$	154.53
Payment(s) Received		-154.53
Balance Before New Charges		0.00
New Charges	\$	154.53
A late payment charge will be assessed for unpaid balance.	\$	154.53



MESSAGES



Please pay \$154.53 by 06/10/25 to avoid 1.5% late payment charge and service disconnections.



JEA's 2024 Annual Water Quality report will soon be available at jea.com/WQR2024. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. =





Check he	ere for telephone/mail add	ress correction and fill in on reverse si	de.
Add \$	to my monthly bill: \$	for Neighbor to Neighbor and/or \$	for
the Prosp	erity Scholarship Fund. I wi	Il notify JEA when I no longer wish to cont	ribute.

Acct #: 1487324200

Bill Date: 05/19/25

Please pay by 06/10/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$154.53

000196 000010676 րդկիկարերի արևակիլիկի հայարերի հայարերի հայարարեր

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761



իևոր||կկզունիւնիուկիում|իրկիկությին||կրևևի

*** JEA *** PO BOX 45047 JACKSONVILLE FL32232-5047



0212148732420000000000000400001545301010000001500014

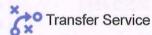
Visit jea.com to:



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: 05/19/25 Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Service Period: 04/13/25 - 05/14/25 Reading Date: 05/14/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
514069205	31	183	Regular	3/4	20000 GAL

60.96
24.43
\$ 17.67
\$

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

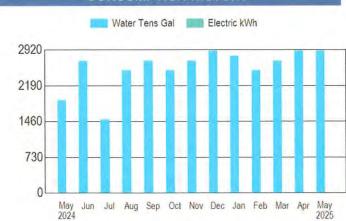
Service Period: 04/13/25 - 05/14/25 Reading Date: 05/14/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
72802699	31	2506	Regular	3/4	9000 GAL

Total Current Irrigation Charges	\$ 51.47
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	9.37
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43
Basic Monthly Charge	\$ 17.67

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	19,000	29,000	29,000	935





4237 Salisbury Rd Suite 200 Jacksonville, FL 32216 (904) 737-3512

> Bill To: SC012 Sampson Creek CDD 219 St. Johns Golf Drive St. Augustine, FL 32092

INVOICE

Invoice Date	Invoice #
3/26/2025	143542

Customer PO#

Remit Payments To:
P.O. Box 551629
Jacksonville, FL 32255

Site of Service/Delivery:

St Johns Golf & Country Club 219 St. Johns Golf Drive

St. Augustine, FL 32092

JSC Job#	Terms	Date Shipped	Ship Via
X071987	Due Upon Receipt	03/26/2025	

	Unit Price	Amount
Material Sale \$359.00 OE-9000MPV	359.00	359.00
Approved Repairs and Maintenance - Amenity 1-320-57200-54502		
Submitted to AP on 5.27.2025 by Jason Davidson		
Jason Davidson		
	Approved Repairs and Maintenance - Amenity 1-320-57200-54502 Submitted to AP on 5.27.2025 by Jason Davidson	Approved Repairs and Maintenance - Amenity 1-320-57200-54502 Submitted to AP on 5.27.2025 by Jason Davidson

Sub-Total	359.00
Tax	0.00
Total Invoice Amount	359.00

Conditions of Sale

JSC Systems, Inc. (JSC) shall have the title to and the right to possession of the equipment until the receipt of total payment.

All accounts are payable in Duval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.



Invoice

5/24/2025

INVOICE NUMBER

1367226

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
5026328			St Johns Golf		10343	0.00 A	4.00	\$55.00	\$220.00
						0.00 A			
						0.00 E			
						0.00 V			
\$231.0						0.00 M			
Separ	rate Ched	CK			TOTAL OFFIC	ERS PAY			\$220.00
					SER	/ICE FEE			\$11.00
						TAX			\$0.00
					то	TAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 9365037 Invoice #: **Invoice Date: 5/28/2025** Sales Order: 8665629

Cust PO #:

Project Name: Sampson Creek - Dead tree on Meadow View Project Description: Flush Cut and remove two dead trees.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Flush cut and remove two deadtrees 1020–1098 Meadow View Ln	1.000	LS	846.00	846.00
:					
	Approved Contingencies				
	1-320-54100-49100 submitted to AP on 6.2.2025 by Jason Davidson			Total Invoice Amount Taxable Amount	846.0
	Jason Davidson			Tax Amount Balance Due	846.0

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 #: 9365037

Invoice Date: 5/28/2025

Amount Due: \$846.00

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

Jason Davidson

To Billing Address Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Dead tree on Meadow View

Project Description

Flush Cut and remove two dead trees.

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Flush cut and remove two dead trees 1020–1098 Meadow View Ln and stump grind one that is closest to the road

Images

Pic 1





Proposal for Extra Work at Sampson Creek CDD

Other

Screenshot 2025-05-08 083537



For internal use only

 SO#
 8665629

 JOB#
 346100574

 Service Line
 300

Total Price

\$846.00

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to here:n. 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 sil as all other requirements of law Unless otherwise agreed upon by the parties or prohibbled 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 unduding sales or General Excise. Tax (GET), where applicable.
- 5 Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance: Worker's Compensation Insurance and any other insurance required by law or Customer: as specified or 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, 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 recrumstances, Contractors shall have the right to renegotiate the terms and prices of this Contract within sidy (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 exacuted only upon signed written orders, and will become an extra charge over and above the est | mate.
- 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 is lasted 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.
- 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 not 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 visible proposal ordinary from the proposal for it has proposal for it has 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 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 hill de 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 paid by the Customer directly to the designer inchange.

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 & Sturrp Removal Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tiree turnlk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled funds, metal rods, etc. if requested mechanical grinding of visible tree sturnp will be done to a defined width and depth below ground level at an additional charge to the Customer Defined backfull 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. Confractor is not responsible damage done to underground utilities such as but not himself to, cables, wires, pipes, and ungation parts. Contractor will repeir damaged unigation himself at the Customar's superise.
- 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 liability.

Acceptance of this Contract

By executing this document. Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract if payment has not been received by Contractor per payment terms hereunder. Contractor shall be entitled to all costs of collection including reasonable attorneys fees and it shall be relieved of any obligation to continue performance under this or any other Contract with. Customer interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unipsid belience 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	Tritle	Regional manager
Jason Davidson	Date	May 27, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior
Signature Title

Daniel W. Bauman May 27, 2025
Printed Name Date

Job #: 346100574

SO #: 8665629 Proposed Price: \$846.00



Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9367758 Invoice Date: 6/1/2025

Cust PO #:

Job Number	Description		Amount
346100574	Sampson Creek CDD		13,866.49
	Exterior Maintenance		
	For June		
	Approved Landscape Maintenance (BV) 1-320-54100-46200		
	Submitted to AP on 6.2.2025 by Jason Davidson	Total invoice amount Tax amount	13,866.49
	Jason Davidson	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 #: 9367758 Invoice Date: 6/1/2025 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

INVOICE

CENTRAL SECURITY AGENCY, LLC

2131 State Road 16 Lot A St Augustine, FL 32084 billing@centsec.us +1 (904) 458-5555 www.centsec.us



Bill to

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

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

Invoice details

Invoice no.: 19-1585 Invoice date: 06/02/2025 Due date: 06/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	May Week 1	24	\$32.00	\$768.00
2.		Sampson Creek Officer	May Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	May Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	May Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	May Week 5	40	\$32.00	\$1,280.00
6.		Sampson Creek Patrol Vehicle	Monthly Direct Billed	1	\$500.00	\$500.00
7.		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

Approved Guard Services 1-320-57200-34051 Submitted to AP on 6.2.2024 by Jason Davidson

Total

\$6,433.00

Jason Davidson

View and pay



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

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Invoice # 9323494294 Invoice Date 05/31/2025 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	\$154.00	\$308.00	
				Invoice Sub-total	\$308.00	
				Tax	\$0.00	
				Invoice Total	\$308.00	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Approved Office Supplies 1-320.57200.54600 Submitted to AP on 6.2.2025 by Jason Davidson

ason Davidson

Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice

Invoice #: 422 Invoice Date: 6/1/25

Due Date: 6/1/25 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 - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Copies Telephone AMEX Charge - BT*HC Brands	001.310.51300.34000 001.310.51300.35100 001.310.51300.31300 001.310.51300.42500 001.310.51300.51000	Hours/Qty	5,477.50 92.75 185.50 47.85 83.48 23.99	5,477.50 92.75 185.50 47.85 83.48 23.99

Total	\$5,911.07
Payments/Credits	\$0.00
Balance Due	\$5,911.07

ADDRESSEE Please check if address below is incorrect and indicate change on reverse side

SAMPSON CREEK CDD SJGCC VESTA PROPERTY SERVICES 219 St Johns Golf Dr

St. Augustine, FL 32092



Post Office Box 162134 Altamonte Springs, FL 32716 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD VISA EXP. DATE CARD NUMBER SIGNATURE AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
707136	6/1/2025	\$2,360.00

The Lake Doctors Post Office Box 162134 Altamonte Springs, FL 32716

0000000014920001000000027894000000023600071

Please Return this invoice with your payment and notify us of any changes to your contact information.

219 St Johns Golf Dr St. Augustine, FL 32092 Sampson Creek CDD SJGCC 278940B **PO** # Invoice Due Date 7/1/2025 **Invoice**

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	Water Management - Zone 1, Water Management -		\$393.35	\$0.00	\$393.35
	Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
Please remit payment for this month's invoice.			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33

Approved Lake Maintenance 1-320-54100-46300 Submitted to AP on 6.2.2025 by Jason Davidson

ason Davidson

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices. **Credits** \$0.00

Adjustment

AMOUNT DUE

\$0.00

This Invoice Total: Total Account Balance including this invoice: \$2360.00 \$2360.00

Click the "Pay Now" link to submit payment by ACH

Customer #: **Corporate Address** 707136 4651 Salisbury Rd, Suite 155 Portal Registration #: AF01BA4E

Jacksonville, FL 32256

Customer E-mail(s): jmasters@vestapropertyservices.com,jdavidson@vestapropertyservices.com

www.lakedoctors.com/contact-us/ **Customer Portal Link:**

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 426808 06/01/2025

Terms

Net 30

Due Date

07/01/2025

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	1	15,280.75	15,280.75
Golf cart	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

. . .

Invoice

 Invoice #
 427053

 Date
 05/31/2025

Terms Net 30

Due Date 06/30/2025

Memo Lifeguards

Bill To

Sampson Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	177.83	23.09	4,106.09

Total 4,106.09

001.320.57200.45100 May 2025

	Lifeguard Service Hours						
Period Budgeted Used P		PTD +/-	YTD +/-	Detail			
					Staffed per the March 2025		
2/26-3/25	180	192.27	12.27	12.27	Calendar.		
					Staffed Per the April 2025		
3/26-4/25	144	142.29	1.71	10.56	Calendar.		
					Staffed Per the May 2025		
4/26-5/25	180	177.83	2.17	8.39	Calendar.		
5/26-6/25							
,							
6/26-7/25							
7 - 5 - 7 - 5							
7/26 0/02							
7/26-9/02					V		
EX. (4.	= 0.4	#10.00		0.20	Year to Date we are 8.39		
FINAL	504	512.39		8.39	hours over FY '25 Budget.		

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/11/25 PAGE 18 AP300R SAMPSON CREEK - CAPITAL RESERV BANK B SAMPSON CREEK CDD *** CHECK NOS. 000266-050000

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NA	AME STA	TUS AMOUNT	CHECK AMOUNT #
5/08/25 00102	5/02/25 2159 202505 600-53800-6 FINAL BALANCE 05/25	0000		* 15,627.00	
		SPECIALTY SURFACES LI	LC .		15,627.00 000266
6/05/25 00105	5/27/25 9363522 202505 600-53800-6 REPAIR TURF 05/25	0000		* 5,482.76	
	5/27/25 9363526 202505 600-53800-6 REPAIR SOD 05/25	0000		* 6,457.81	
	5/28/25 9364793 202505 600-53800-6 SVCS 05/25 TOP DRESS SOD	0000		* 693.42	
	5/28/25 9365792 202505 600-53800-6 SVCS 05/25	0000		* 115.57	
		BRIGHTVIEW LANDSCAPE	SERVICES		12,749.56 000267
6/05/25 00090	5/26/25 001-SJGC 202505 600-53800-6 SVCS 05/25	0000		* 4,400.00	
		2 MEN CONCRETE, INC.			4,400.00 000268
		TC	OTAL FOR BANK B	32,776.56	
		TC	OTAL FOR REGISTER	32,776.56	



Specialty Surfaces LLC

3899 Mannix Dr Ste 424 Naples, FL 34114-5415 USA 2393527151 dhinkel@specialtysurfacesllc.com www.specialtysurfacesllc.com

INVOICE

BILL TO

Splash Pad Installation - 2025 Sampson Creek CDD 475 West Town Place, Suite 114 St. Augustine, FL. 32092

INVOICE # 2159 DATE 05/02/2025 **DUE DATE** 05/02/2025

TERMS Due On Completion

\$15,627.00

P.O. NUMBER **SALES REP** Verbal Nikki Barney

DESCRIPTION	QTY	RATE	AMOUNT
Services List:Aqua Flex Installation Aqua Flex Non Porous Installation - 3/8 System, 1200 Sq/Ft. Final balance amount due of \$15,627.00 (Job total is \$31,254.00) Installation completed on May 1st, 2025.	1	15,627.00	15,627.00
BAI	ANCE DUE	Q1	5 627 00

Approved Capital Reserve 34-600-53800-60000 Submitted to AP on 5.6.2025 by Jason Davidson

ason Davidson



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 9363522 Invoice #: **Invoice Date: 5/27/2025** Sales Order: 8638647

Cust PO #:

Project Name: Sampson Creek - Entrance to St. Johns Golf Drive - Repair areas of Bermuda turf Project Description: Entrance to St. Johns Golf Drive - Repair Bermuda turf between sidewalk and curb.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Demo, prep and dispose of debris.	1.000	LS	1402.92	1,402.92
	Deliver and install 5 palletsof Bermuda turf.	2000.000	SF	1.94	3,888.40
	Irrigation tech to follow up after install is complete to re	1.000	LS	191.44	191.44
	034.600.53800.60000				
	Approved Capital Reserve 34-320-53800-60000 submitted to AP on 6.2.2025 by Jason Davidson			Total Invoice Amount Taxable Amount Tax Amount	5,482.76
	Jason Davidson			Balance Due	5,482.76

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 #: 9363522 Invoice Date: 5/27/2025

\$5,482.76 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 To Jason Davidson

St Augustine FL 32092

Billing Address

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Entrance to St. Johns Golf Drive - Repair areas of Bermuda turf

Project Description

Entrance to St. Johns Golf Drive - Repair Bermuda turf between sidewalk and

curb

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris.
2.000.00	SQUARE FEET	Deliver and install 5 pallets of Bermuda turf.
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retr fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

Images

Pic 1



Screenshot 2025-04-02 090701



For internal use only

 SO#
 8638647

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- 1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications
- 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 license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property
- Taxes. Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable
- Insurance, Contractor agrees to provide General Elability Insurance, Automotive Liability Insurance Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability: Contractor shall not be liable for any damage that occurs from Acts of God Elability Contractor shall not be liable for any damage that occurs arm Ads or God defined as enterien weather conditions, fire, earlinguistic, etc. and nules, 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
- 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 riellaited 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
- Assignment The Customer and the Contractor respectively, bind themselves, their Assignment. The Customer and the Contractor respectively, bind themselves, their partners successors, assignees and legal representative to the other party with respect to all covernants 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 composite recrusivations. corporate reorganization
- Disclaimer. This proposal was estimated and priced based upon a site wisk and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal or in the work described, is the result of that ground level visual inspection and therefore our company with 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 hilld die nildefects. 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.

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

- Tree & Stump Removal. Trees removed will be cut as close to the ground as possible Irees removed in rees 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 frunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 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 warver of hability

Acceptance of this Contract

Acceptance acriss 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

Customer

Regional manager Signature

Jason Davidson April 03, 2025 Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Daniel Bauman April 03, 2025

Printed Name Date

Job #: 346100574

SO #: 8638647 Proposed Price: \$5,482,76



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 9363526 Invoice #: **Invoice Date: 5/27/2025** Sales Order: 8644796

Cust PO #:

Project Name: Sampson Creek - Repair Bermuda sod near basketball court/soccer filed and sidewalk Project Description: Repair Bermuda sod near basketball court/soccer filed and sidewalk

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Demo, prep and dispose of debris. Deliver and install 6 palletsof Bermuda turf. Irrigation tech to follow up after install is complete to re	1.000 2400.000 1.000	LS SF LS	1683.50 1.94 108.23	1,683.50 4,666.08 108.23
	034.600.53800.60000				
	Approved Capital Reserve 34-320-53800-60000 submitted to AP on 6.2.2025 by Jason Davidson Qason Davidson			Total Invoice Amount Taxable Amount Tax Amount Balance Due	6,457.81 6,457.81

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 #: 9363526

Invoice Date: 5/27/2025

Amount Due:

\$ 6,457.81

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Bright View Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095



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 - Repair Bermuda sod near basketball court/soccer filed and sidewalk

Project Description

Repair Bermuda sod near basketball court/soccer filed and sidewalk

Scope of Work

QTY	UoM/Size	Material/Description
1 00	LUMP SUM	Demo, prep and dispose of debris
2,400.0	0 SQUARE FEET	Deliver and install 6 pallets of Bermuda turf
1.00	LUMP SUM	Irrigation tech to follow up after install is complete to retro fit the system to insure we have proper water coverage and schedule new run times. Along with returning in two weeks time to schedule the irrigation clock back to a normal run cycle.

For internal use only

 SO#
 8644796

 JOB#
 346100574

 Service Line
 130

Total Price

\$6,457.81

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with writter terms written specifications and drawings only contained orreferred 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.
- ticense 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 Atmish insurance with \$1,000,000 liability.
- n. 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 of restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- 7 Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors Contractor reserves the right to here qualified subcontractors to perform specialized functions or work requiring specialized equipment
- 9 Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the est I mate
- tit. 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 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 (?) 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 not 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.
- 1-1 Oisclaimer. 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 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 collist 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 piew 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 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 with 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 writes, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- If 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 waiver of liability

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder. Contractor shall be entitled to all costs of collection including reasonable attorneys fees and it shall be relieved of any obligation to continue performance under this or any other Contract with. Customer, interest at a per annum rate of 15th per month (18th 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 Regional manager

Jason Davidson April 17, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Daniel Bauman April 17, 2025

Frinted Name Date

Job #: 346100574

SO #: 8644796 Proposed Price: \$6,457.81



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9364792 Invoice Date: 5/28/2025 Sales Order: 8638617

Cust PO #:

Project Name: Sampson Creek - Entrance to St. Johns Golf Drive - top dress Bermuda

Project Description: Entrance to St. Johns Golf Drive Top Dress Bermuda turf between sidewalk and curb.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Deliver and spread out Command Soil.	1.000	LS	115.57	115.57
		}			
	034.600.53800.60000				
:					
	Approved Capital Reserve				
	34-320-53800-60000 submitted to AP on 6.2.2025			Total Invoice Amount Taxable Amount	115.57
	by Jason Davidson			Tax Amount	
	Jason Davidson			Balance Due	115.57

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 #: 9364792 Invoice Date: 5/28/2025 Amount Due: \$ 115.57

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 Contact

Jason Davidson

St Augustine, FL 32092

Billing Address

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Entrance to St. Johns Golf Drive - top dress St. Augustine sod

Project Description

Entrance to St. Johns Golf Drive Top Dress St. Augustine sod on entrance island.

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Deliver and spread out Command Soil.

Images

Screenshot 2025-04-03 151513





For internal use only

 SO#
 8638617

 JOB#
 346100574

 Service Line
 130

TERMS & CONDITIONS

- 1 The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- 2 Work Force Contractor shall designate a qualified representative with expenence 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 ILS.
- 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 life 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, 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.
- 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, rational or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- 7. Any illegal trespess, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- 8 Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- 9 Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 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 rie liaited 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 beliance 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 (?) 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 all 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 for the proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground fevel visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild de 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 saile 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 depatched to their location or Customer will be tiable 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 out as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Addisional charges will be leved to tunseen 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 tandscape 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 firmled to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Warver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (internetional Society of Arboricultural) standards will require a signed warver 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 attomeys' 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 bitting.

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.

Custome

Signature Title Regional manager

Jason Davidson April 03, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature Titl

Daniel Bauman April 03, 2025

Printed Name Date

Job #: 346100574

SO #: 8638617 Proposed Price: \$115.57



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9364793 **Invoice Date: 5/28/2025** Sales Order: 8639424

Cust PO #:

Project Name: Sampson Creek - Top dress sod between Amenities and tennis courts

Project Description: Top dress sod between Amenities and tennis courts

lob Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Deliver and spread 6 bag of Command soil.	6.000	EA	115.57	693.42
	034.600.53800.60000				
		:			
	Approved Capital Passarya				
	Approved Capital Reserve 34-320-53800-60000 submitted to AP on 6.2.2025			Total Invoice Amount	693.4
	by Jason Davidson Qason Davidson			Taxable Amount Tax Amount Balance Due	693.4

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 #: 9364793 Invoice Date: 5/28/2025 Amount Due: \$693.42

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

219 St Johns Golf Dr St Augustine, FL 32092 Contact

Jason Davidson

To

Billing Address

Sampson Creek CDD

475 West Town PI Ste 114 St. Augustine, FL 32095

Project Name

Sampson Creek - Common area near 1000 Eagle Point & 1050 Eagle Point

Project Description

Common area near 1000 Eagle Point 1050 Eagle Point

Scope of Work

		1.0
QTY	UoM/Size	Material/Description
6.00	EACH	Deliver and spread 6 bag of Command soil.

Images

Screenshot 2025-04-03 142309





For internal use only

 SO#
 8639424

 JOB#
 346100574

 Service Line
 130

Total Price

\$693.42

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 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 faw, and will comply with all other license requirements of the City, State and Federal Governments, as we'll as all other requirements of law United others 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 Contrador 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@llimit 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 property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- 8 Subcontractors Contractor reserves the right to here qualified subcontractors to perform specialized functions or work requiring specialized equipment
- 9 Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10. Access to Jobsite. Customer shall provide all ublibes 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 liait eithered, 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.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (?) 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 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 in 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 fevel visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild de 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 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 \$1500 and billed to Customer

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

- 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 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 backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged ringation 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 Arbonoultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract if payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer Interest at a per annum rate of 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 April 03, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature Title

Daniel Bauman April 03, 2025

Printed Name Date

Job #: 346100574

SO #: 8639424 Proposed Price: \$693.42



2 MEN CONCRETE, INC. (904) 404-6889 1100 Old St Augustine Rd #2110 Jacksonville FL 32257

Date	5/26/2025
Invoice #	001-SJGCC62
Customer #	

\$4,400.00

034.600.53800.60000

INVOICE

Customer	Project
Sampson Creek CDD 219 St Johns Golf Dr St. Augustine, FL 32092	Had to replace slabs throughout neighborhood

Description		Amount
780 Eagle Point Dr. (2 slabs)		\$1,200.00
772 Eagle Point Dr. (1 slab)		\$600.00
376 St. Johns Golf Dr. (2 slabs)		\$1,200.00
732 Eagle Point Dr. (large slab)		\$800.00
720 Eagle Point Dr. (1 slab)		\$600.00
	Subtotal	
	Taves	

Total