Sampson Creek

Community Development District

July 17, 2025



Sampson Creek Community Development District

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

July 10, 2025

Board of Supervisors Sampson Creek Community Development District

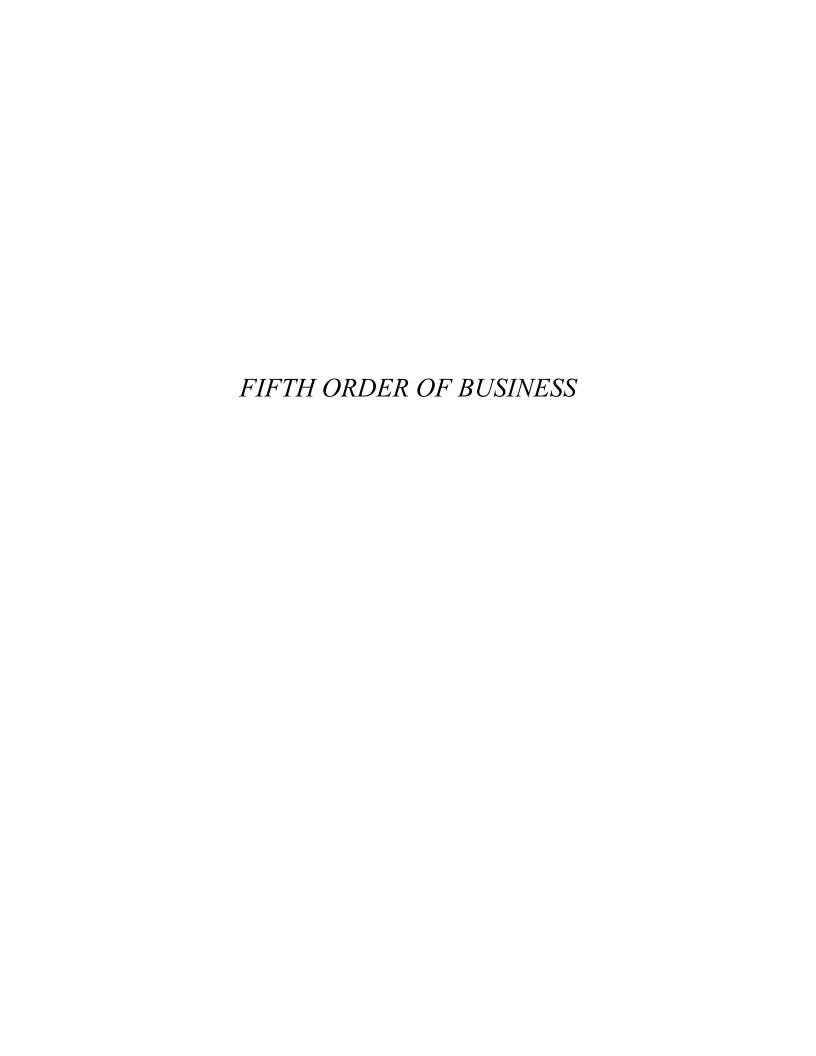
Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, July 17, 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. Request for Partial Easement Release (2009 Glenfield Crossing)
- VI. Brightview Landscape Update
 - A. Annual Operations Calendar
 - B. Quality Site Assessment
 - C. Discussion of Bermuda Issues by Basketball Court
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager

- D. General Manager
 - 1. Amenities and Operations Report
 - 2. Lake Doctors
 - a. Service Reports
 - b. Proposal for Fee Increase
 - c. Proposal for Grass Carp
 - 3. Soccer Field Report
 - 4. Sidewalk Repair Update
- VIII. Consideration of Request for Proposals for Landscape and Irrigation Maintenance Services
 - IX. Discussion of Policy Change to Prohibit E-Bikes, E-Scooters and Motorized Bikes
 - X. Discussion of the Fiscal Year 2026 Budget
 - XI. Discussion of Future Amenity Capital Improvements
 - A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade
 - C. Playground Enhancement
- XII. Contracts Review
- XIII. Supervisors' Request
- XIV. Public Comments
- XV. Approval of Consent Agenda
 - A. Minutes of the June 19, 2025 Meeting
 - B. Financial Statements as of June 30, 2025
 - C. Check Register
- XVI. Next Scheduled Meeting August 21, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XVII. Adjournment



From: Joe Patterson wjpatterson82@gmail.com

Subject: 2009 Glenfield Crossing Ct - SJGCC - Easement

Date: June 19, 2025 at 3:40 PM

To: jdavidson@vestapropertyservices.com, dlaughlin@gmsnf.com

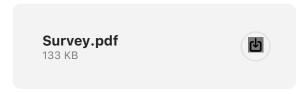
Cc: mikedaviscdd@gmail.com, Emily Patterson emilybarrpatterson@gmail.com

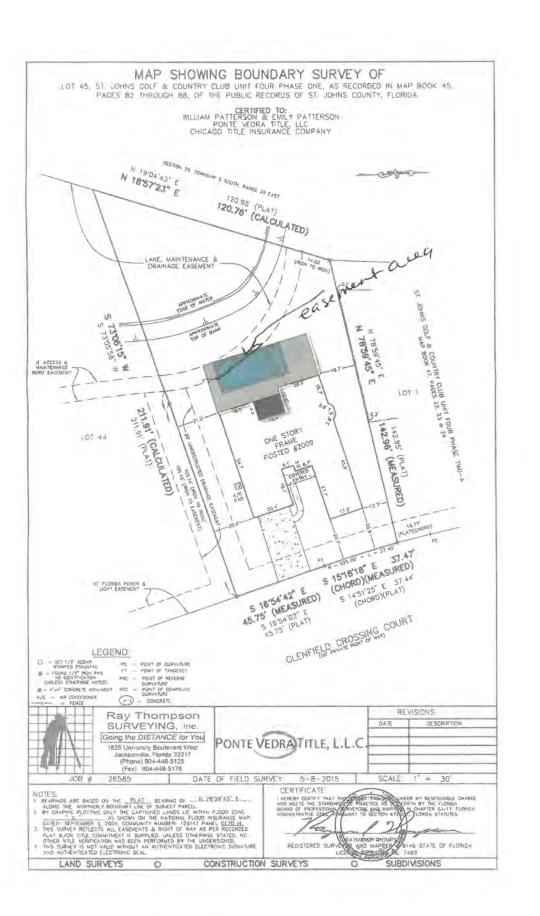
Survey.pdf 130 KB Hello Jason & Daniel

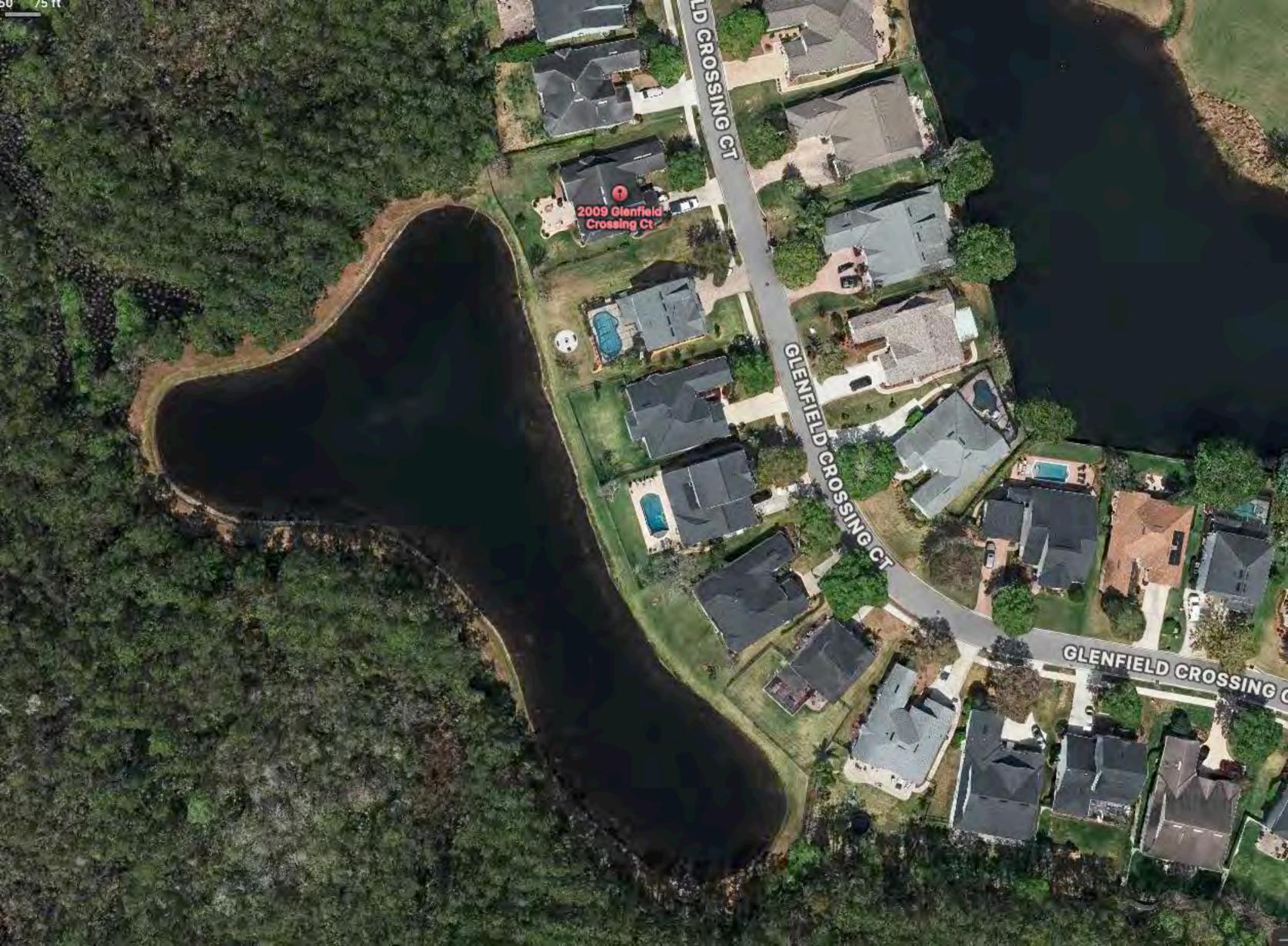
Hope this finds you doing well. I spoke with Mike Davis earlier today regarding a lake, drainage and maintenance easement we have on the back of our property at 2009 Glenfield Crossing Ct. We are currently exploring ideas of installing a pool and would like to start discussions to get a variance on the easement should the pool interfere with the easement. I have attached the survey for our property showing the 8' easement. Please let me know what the proper steps would be to work with the CDD on this matter.

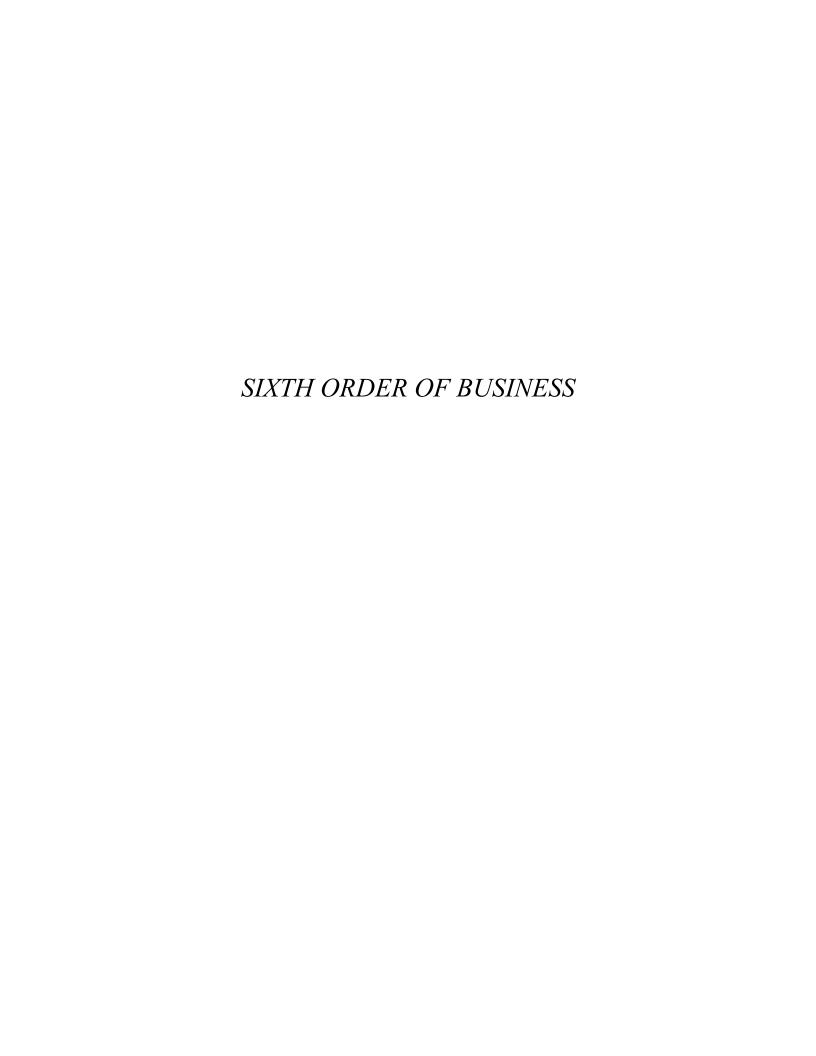
Thanks in advance,

Joe Patterson 229-310-2002









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Quality Site Assessment

Prepared for: Sampson Creek CDD

General Information

DATE: Monday, Jul 14, 2025

NEXT QSA DATE: Friday, Oct 10, 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

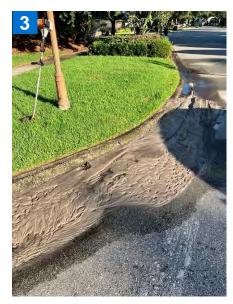


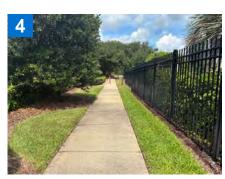


Notes to Owner / Client









- 1 New summer flowers were installed prior to the 4th of July, they are adapting well.
- The new sod around the flower beds on the island tips to Stone hedge and Eagle Point is doing well.
- We had an irrigation break on the corner of Stone Hedge and Leo Maguire that was repaired. It ended up being a blowout and because there's so much pressure, it was pushing the water into asphalt
- 4 New sod between the pool and tennis courts is establishing well.

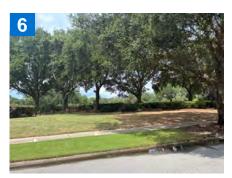
QUALITY SITE ASSESSMENT



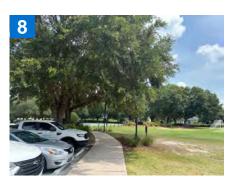


Notes to Owner / Client









- 5 Between 877 & 883 there is an area of common ground that was used for the golf course renovation. After the staging time, the grass is showing signs of damage and declining turf.
- 6 Less than half of the new sod near the basketball courts has declined due to overwater and shade issues. This area is hard to manage, considering there is only one irrigation zone that runs the sunny and shaded areas of turf.
- 7 The crew worked on cleaning up the JEA station near holes 4 & 5.
- 8 Noted a few tree limbs near the soccer field that needs the canopy tree raised up to the 10' mark.

C.

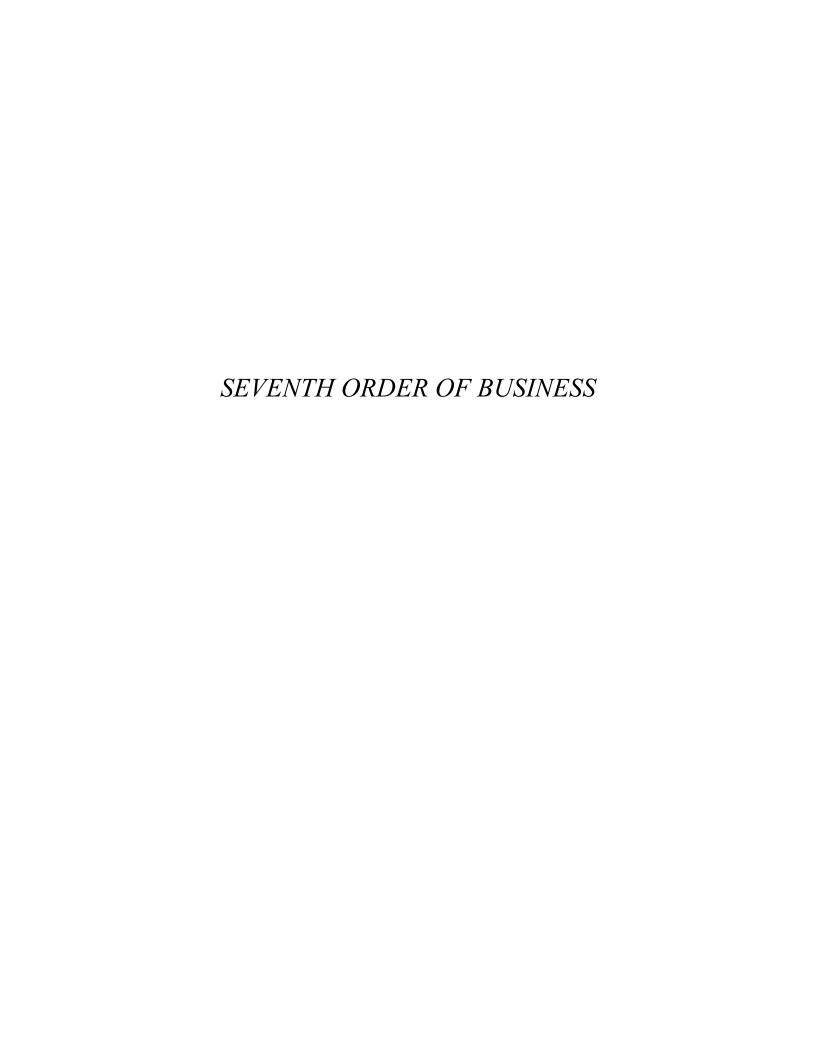




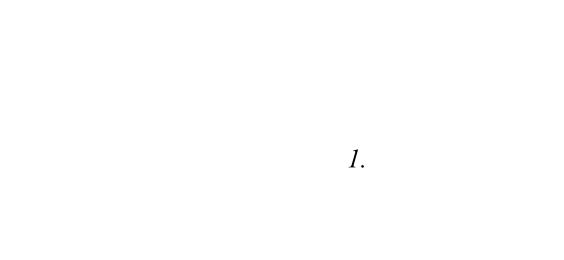














General Manager's Report

Meeting date: 7-17-2025 Submitted by: Stephanie Taylor & Jason Davidson

PONDS UPDATE/Board Action Required:

After the CDD meeting, I scheduled a meeting on July 2nd with Mike and Mark, our Lake Doctor representatives, to review the two ponds discussed at the meeting (pond 4 and 25a). Mike and Mark were very thorough in their explanation of why algae blooms occur and overall, the consultation was very informative! Algae blooms can occur for a variety of reasons, ranging from the depth of the pond, number of houses, activity of fish, etc. Summer is especially favorable for algae blooms for the nutrients that get poured into the ponds from the rain. With the brutal heat of Florida summers, the grounds become hard and less likely to soak up water so when it rains, all fertilizer, plant life, cut grass, etc. runs into the ponds, creating a surplus of nutrients for algae to thrive! With that in mind, Lake Doctors are treating the ponds as often as they can based on the EPA guidelines. Manual removal of algae was discussed at the previous meeting. This method of algae control is typically reserved for ponds that are completely covered in plant life as it is a more complicated procedure. The pond in question would need the space for a tractor to fit back there for the proper equipment, and the proper removal process would need to be discussed. Some algae can be left by the pond banks while they decay while others get transported to a disposal site. With this more complicated and more expensive method, the best course of action is to continue with algae spray treatment and an increase of grass carp.

For pond 4, the pond was treated on 6/27/2025. When reviewing the pond on 7/2/2025, the pond was looking much better. The number of algae had diminished, and the pond was looking clearer compared to the previous week. As of today (7/8/2025), the algae spots are more noticeable, especially closest to the entrance by Leo Maguire. This is to be expected as the pond is due to be treated, and we have had some heavy rain recently; however, the pond was treated today so we are hopeful to see results over the next week.

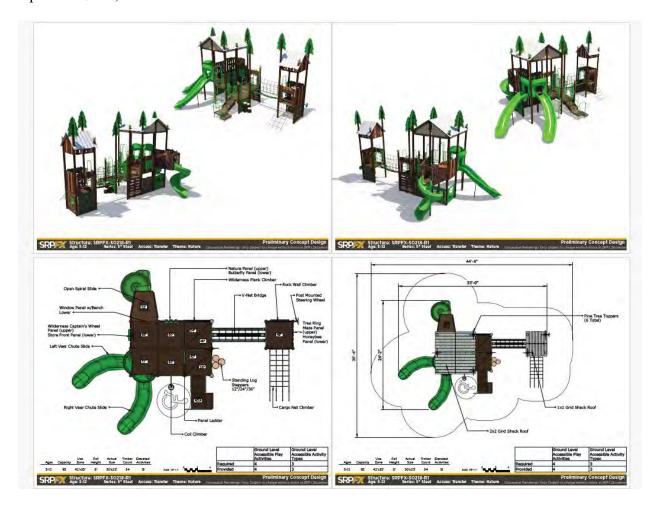
For pond 25a, the pond was treated on 6/25/2025. When reviewing the pond with Mike and Mark on July 2nd, A systemic herbicide was applied for the plant algae; they will continue to treat the pond with both systemic and contact herbicide. This pond is also due for another treatment later this week.

The ponds here at Sampson Creek are due for a restocking of grass carp. Last fiscal year, Lake Doctors did include a \$2,000 grass carp restocking proposal on top of the normal monthly pond maintenance fees. We are looking for Board approval of the \$2,000 proposal for grass carp for Lake Doctors to restock the ponds, accordingly, based on pond conditions and length. Please note that the grass carp will not be restocked until October-November as they do not travel well in the heat.

PLAYGROUND ENHANCEMENT: Board Action Required

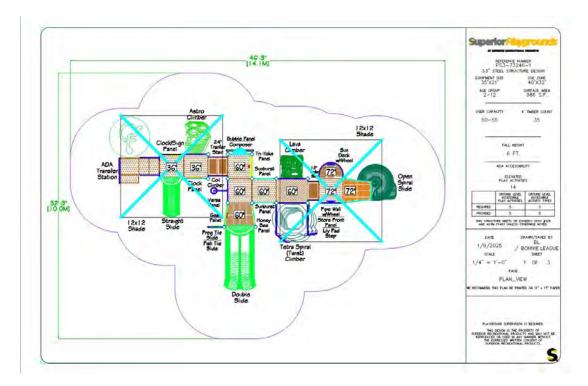
The playground is starting to deteriorate from years of normal wear and tear. Staff have been working with Supervisor Weitzel to shape the overall vision. Two playground vendors reviewed the current status of the playground. Kopman has pulled out from providing a proposal due to the limited scope. Southern Recreation also, the vendor who refurbished the playground 15 years ago, has determined that the playground structure is past the point of refurbishment based on their professional assessment. Submitted in this packet are two options for replacement playground structures.

Option 1: \$140,985.00



Option 2: \$116,979.40





BULLETIN BOARD: Board Action Required

We would like to hang up a bulletin board in the gym by the treadmills so gym-goers can stay up to date on CDD events and information. It was brought to my attention that there used to be a bulletin board in this vicinity, and we would like to re-install one. A handful of gym-goers have expressed their interest in this bulletin board as they typically only use the gym and do not look at the bulletin board by the pool deck. We are looking for approval to purchase and re-install a bulletin board in the gym for CDD events and notices.

ACCESS CONTROL SYSTEM/Board Action Required:

After a thorough review of the equipment and a discussion with the front office staff, I have been made aware that the access control software is outdated and no longer works efficiently. When speaking with the current vendor on a platform update, the vendor informed our staff that there are no additional platform updates, and we are currently up to date. On a regular basis, staff is having to restart the computer because the access control system freezes or does not show all the software functions. On multiple occasions, we had to ask for a resident's contact information so we could call them when the software was functioning correctly. We would like to provide a more pleasant and welcoming environment for the residents by searching for different software that is compatible with the current information. With Board approval, I would like to reach out to vendors for pricing of a more up-to-date software that allows us to transfer our current resident information over. This would cause minimal disruption to the residents but ultimately would help staff provide a better level of customer service.

IRRIGATION GATE VALVE/No Board Action Required:

After inspecting both the irrigation timer and the gate valve, it was determined that the soccer field was not receiving its scheduled irrigation due to the gate valve being turned off. BrightView was kind enough to pinpoint the exact locations for both the irrigation timer and the gate valve. With this not being the first occurrence, I have added it to my schedule to check the gate valve when I am on the property as to avoid lapses in the irrigation schedule. We have also asked BrightView and the Golf Course to let us know if they shut off the gate valve to keep you all apprised. We will continue to keep the Board updated throughout this process.

AMENITY CENTER POOL DECK EMERGENCY GATE/No Board Action Required:

Now that Hardwick Fencing has completed the gate adjustments based on the direction of the Fire Marshall, our gating is up to code! With the back gate at the Splash Pad functioning as an emergency exit only, we have purchased an emergency exit sign to fasten to this gate, and we will be installing batteries into the bar to sound

the alarm when being used. While it is not a very common occurrence, we have had to remind residents that this gate is for emergency use only and should not be used to enter the amenity center from the playground area. Communications will be going out to the residents via e-blast this weekend before we install the batteries.

SPLASH PAD/No Board Action Required:

All renovations for the Splash Pad have been completed by C-Buss. The timer button is functional again, bringing us back to our normal water consumption. As noticed at the last meeting, the water was running continuously, but that was just a temporary situation while the vendor repaired the timer button.

MAINTENANCE UPDATES: No Board Action Required:

With the summer in full swing, maintenance has been busy with the daily clean up and prep for the facility. Robert's shift includes a variety of responsibilities including but not limited to testing pool chemicals to ensure the pool and splash pad are safe for use, blowing off the pool deck and straightening furniture so that the pool deck is resort ready for residents. Robert also blows off the tennis courts for players to enjoy. A trash pick up throughout the amenity center grounds and the sidewalks leading to the entrance of the community is completed during his shift. On top of his normal daily duties, Robert has completed additional side projects. For instance, he trimmed back the vines near the tennis courts so that they wouldn't grow through the fencing, replaced wooden posts along the golf cart path, and reviewed the marquee board to better secure the door, prolonging the lifespan of the board.

SOCCER FIELD MAINTENANCE/No Board Action Required:

The soccer field agreement has been drafted and sent to Troon for review. Troon has agreed to bill based on the new pricing agreement starting this month (July). June's monthly report has been submitted for this meeting. Please note that the aeration project was completed on Wednesday, July 2nd.

SUMMER CAMP MID-SUMMER REVIEW: No Board Action Required

After the CDD meeting, we scheduled an in-person conference with the YMCA representatives on June 30th. At our meeting, we discussed the selection of camp games, areas/locations, concerns, and how best to set everyone up for success! It was a productive conversation; Jennifer and Tonya were very receptive to all feedback. I also spoke with the onsite camp director here at Sampson Creek. I let her know that any games or activities the campers mention that they played last year, I am more than happy to teach her and the counselors. I spent some time with the campers today (7/8/2025) after their swim session where they had a reptile lesson. The campers, and myself, were able to see reptiles from all over the world, from a ball python to a blue tongued skink to a Uromastyx! This afternoon was filled with excited voices and smiling faces. Surveys will start going out at the end of this week from my email so I can gather any additional information that may be needed. I will keep the Board updated on the survey results and any solutions we may come up with.

CONTRACT REVIEW: No Board Action Required:

Over the upcoming weeks, I will be reviewing all major vendor contracts and meeting with them to review the contract, current conditions, and their schedule so I can keep the Board and the residents up to date on projects. Each vendor will have a running report similar to the pond report included in the weekly reports. Sometimes a second set of eyes can catch some details that were previously missed! It is important that everyone is set up for success with clear expectations and communication. This is a lengthy process, so we do appreciate your patience as we schedule this out with the vendors.

Lake Doctors: Completed BrightView: In Progress Central Security: In Progress

Jani-King: In Progress C-Buss: In Progress

SPEED RADAR SIGN: No Board Action Required:

Daniel, Supervisor Leary, and Don, the vendor, met on 7/3/2025 to confirm the speed radar location. Don saw no complications with the location so the placement will proceed. The vendor will reach out to onsite staff when he receives the speed radar sign and is ready to install it. Don estimated that he should receive the speed radar sign over the next upcoming weeks. We will keep the Board updated on this process.

SIDEWALK REPAIRS: No Board Action Required:

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 Saint 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. Staff to audit sidewalks down Eagle Point Dr and Saint Johns Golf Drive below is a list of areas that require grinding.

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

COMMUNITY RIDE THROUGH: No Board Action Required

In addition to contract reviews and vendor visits, I am scheduling a full day (or more) on the golf cart to complete a community ride through. I will be taking notes in regard to sidewalks, storm drains, ponds, landscaping, potential safety hazards, etc. throughout the community. This process allows me to better understand the contracts and expectations of the neighborhood as well as review areas that are not in my normal everyday routine. This thorough ride through will be added to my monthly routine to better keep up to date on the needs throughout the community.

STAFFING UPDATES: No Board Action Required

We are hosting a lifeguard meeting on Monday, July 14th. Tyler, our lifeguard supervisor, and I will be conducting a mid-summer review, discussing any concerns, and implementing some new techniques to increase our level of awareness and service. One technique we will be starting is called Visual Awareness Training (VATs). This is an ongoing education for lifeguards so that they remain vigilant and practice their lifesaving skills. This test will be administered at any point during their shift where they must complete a save. There are three types of tests that can be administered. A live VAT is when a person acts like they are drowning, an object VAT is when an inanimate object (ours will be a red dodge ball) acts as a signal of a save, and TIMMY is the use of an actual mannequin to simulate a save. This testing helps lifeguards recognize subtle shifts/changes in their environment,

how to better scan the pool, and help them quickly recall their education in an event of an emergency. Communication will go out to residents so that they are aware of this ongoing education. Tyler will also be conducting an in-pool training so lifeguards can review the different saving techniques and basic first-aid procedures.

EVENTS UPDATES: No Board Action Required

With the summer in full swing, we have a variety of fun events planned for the residents!

- -July 4th Party (Golf Cart Parade and Pool Deck Fun): We were so excited to host the annual 4th of July golf parade. We are so proud to announce that we had over 20 carts show up for the festivities! During registration, we had free coffee and Chick-Fil-A was selling breakfast items. Promptly at 9:30 AM Julie, our phenomenal event coordinator, and I led the parade of golf carts throughout the neighborhood. It was so great seeing residents both participating in the parade and enjoying the parade from their driveways and porches! The festivities continued on the pool deck with 4th of July themed goodies, popsicles, and a DJ with a wide selection of great tunes.

 -July 5th (First Saturday/4th of July celebration): We unfortunately did have to reschedule this event, based on the projected forecast for the afternoon. One of the most challenging decisions in event coordinating is planning outdoor events, especially in the summer in Florida. With projected thunderstorms, while we may not be directed impacted, it is in our safety protocols to evacuate the pool deck for any audible thunder/visible lightning. We are happy to announce that all vendors have been rescheduled for our event on August 2nd from 11 AM 2 PM. We hope to see you there! I will be working the dunk tank so don't forget to stop by.
- -July 17th (Golden Mornings): This event allows residents to come together, enjoy a warm cup of coffee, and share stories and laughter in a friendly and relaxed atmosphere. It is a perfect opportunity to meet your neighbors! -July 26th (Babysitting and CPR course with Safety First): For residents ages 11-16, don't forget to register for our Child and Babysitting Safety Course. This course reviews how to safely provide care for younger kids which is invaluable information for those interested in babysitting! We are also offering a CPR course immediately after for any resident 11 or older. This course will review CPR techniques for infants, children, and adults.
- -August 2nd (First Saturday): Please join us for an early afternoon of fun! We will have the dunk tank, inflatable water slide, foam canon, and food carts (Frankies and Eddys) to purchase hot dogs and Italian ices! With the school year rapidly approaching, come celebrate one big summer splash celebration!
- -August 9th (Back to School Bash): In spirit of the upcoming school year, we are hosting a Back to School Bash. In partnership with First Coast Vendor Village, we will have a variety of small business vendors, food trucks, music, inflatables, and more! Stop by to purchase last-minute school supplies or some after-school snacks. We hope to see you there!

December 19th – Our annual Jingle Jog Race tradition continues on this year! More information to come.

-Stingray Swim Meets/Events: All home meets have been completed; go Stingrays! The Team Photo and Pep Rally is on Wednesday July 9th, and their End of Season Team Banquet is on Sunday, July 13th, ending their swim season at Sampson Creek this year.

Should you have any comments or questions feel free to contact us directly.



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SAMPSON CREEK CDD SJGCC

7/8/2025

Please see the summary of treatments completed to date from June. The lakes are in good condition overall. However, there are a few ponds that continue to be a challenge due to seasonal conditions and surrounding geography; those ponds will continue to receive additional attention. As you can see in some of the photos below, the main concerns currently are summertime algae blooms, but we'll continue to be diligent with treatments and checkback to ensure conditions improve. For perspective, I've also included some photos of ponds that are behaving quite nicely. Please let us know at any time if there are questions or concerns and we'll make sure to promptly respond.

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	June 18th	23,21,24,25,20,26, 25A,24A,24B,24	Algae, Emergent, Underwater
2	Luis Gallant	June 13th	4,7,8,2,3,19	Algae, Emergent, Underwater
3	Garrett Potter	Jume 20th	1,9,11,12,12A,13, 14,14A,15,16,17	Algae, Emergent, Underwater
	Second Visit			
4	Marc Thigpen	June 25th	23,21,24,25,20,26, 25A,24A,24B,24	Algae, Emergent, Terrestrial *
5	Luis Gallant	June 27th	5, 10, 6, 19, 22, 23, 26	Algae, Emergent, Terrestrial
6	Garrett Potter	June 13th	1, 2, 3, 30	Algae, Emergent, Underwater
	Follow-up Treatments			
	David Hayes	June 30th	4	Algae
	Eric Williams	July 8th	4	Nutrient Abatement* (Algae)

^{*}Beneficial bacteria/probiotic applied







Pond 1 (Entry Pond)



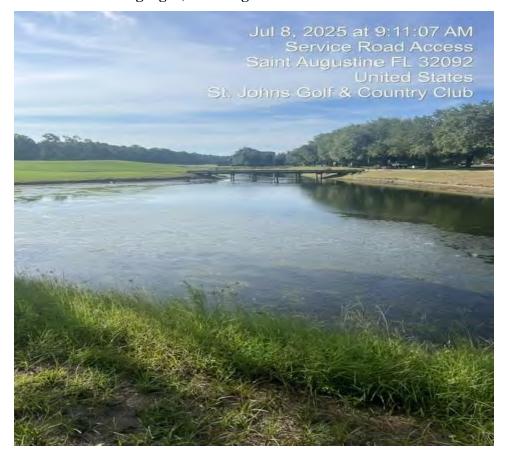
Pond 2 – Algae collected at one end.



Pond 2 – Alternate view



Pond 4 – Recurring algae; receiving extra attention.



Pond 7 – Shoreline algae; should respond to routine treatment.



Pond 8



Pond 25A



Pond 12 – Very nice-looking pond

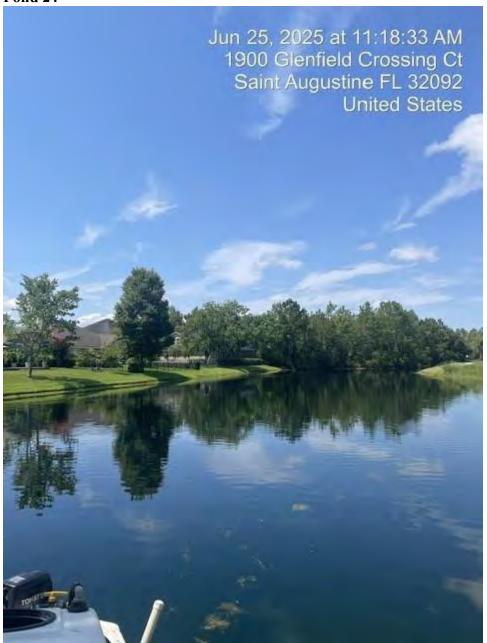


Pond 12A – Very nice!



Pond 20



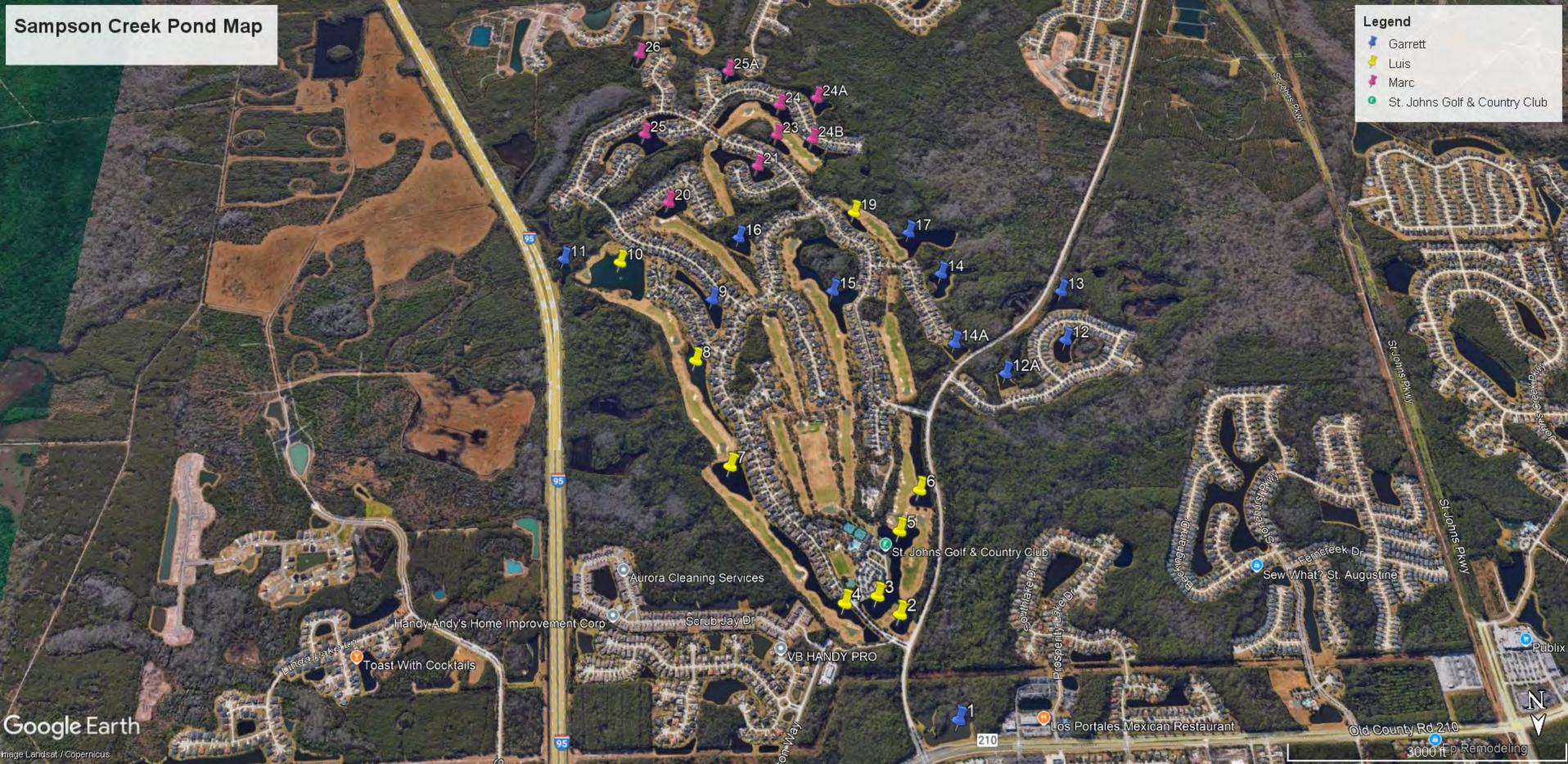


Thank you, Mike

Mike Clark

Branch Manager
The Lake Doctors, Inc.
Jacksonville, FL
(904) 262-5500 Office
(904) 814-6300 Cell
mike.clark@lakedoctors.com
www.lakedoctors.com

Pond Number	Pond Location	Last Onsite Staff Inspect Date	Recent Treatment Date	Previous Treatment Date	Debris Removal	Algae	Submersed Vegetation	Shoreline Grass & Brush	Floating Weeds	Water Quality Enhancer/Oxy gen text		Phoslock/P hoshate Binder	Outfalls and Street Drains	Concerns Received	
SC 1	Entry side of Leo from 210	7.9.25	6.13.25 & 6.20.25		х	х		х	х						scds of
SC 2	Entry side from Leo to St. Johns Golf Dr.	7.9.25	6.13.25					Х							
SC 3	Hole 18 after tee box on St. Johns Golf Dr.	7.9.25	6.13.25					X							
SC 4	runs along Hole 17 to Hole16	7.9.25	6.13.25 & 6.30.25 & 7.8.25			x		x	x					1 RESIDENT	SC 5 Ost donas Gotta Country Club
SC 5	Between Holes 18 and 9	7.9.25	6.27.25						X						0 / 1 1 1 2 2 2 2
SC 6	Between Leo and Hole 9	7.9.25	6.27.25						Х						SC 6
SC 7	Near Hole 16 tee box	7.9.25	6.13.25			Х									
Sc 8	Runs along hole 15		6.13.25			Х	X								
Sc 9	Intersection of St. Johns Golf Dr. & Eagle Point	7.9.25	6.20.25		Х	Х		Х	Х						SC 12A
	Between Hole 14 and 13	7.9.25	6.27.25						Х						SC 14A 0
Sc 11	Behind Hole 13	7.9.25	6.20.25		Х	X		Х	Х						SC 12
Sc 12	Runs along Cross Pointe Way	7.9.25	6.20.25		Х	Х		Х	Х						
SC 12A	On Stonehedge Trail Ln	7.9.25	6.20.25		Х	Х		Х	Х						sc 14
SC 13	Backside of Cross Pointe Way	7.9.25	6.20.25		Х	Х		Х	Х						SC 13
Sc 14	On Meadow View Ln	7.9.25	6.20.25		Х	X		Х	X						SC 10
SC 14A	Between Meadow View Ln and Leo (by JEA)	7.9.25	6.20.25		Х	Х		Х	Х						○ 2 注
SC 15	Runs along hole 2 and 3	7.9.25	6.20.25		Х	X		X	X						SC 17
SC 16	Center of Hole 12 along St. Johns Golf Dr.	7.9.25	6.20.25		Х	Х		Х	Х						SC 19
SC 17	Behind Hole 7 closest to entry on Meadow Ln View	7.9.25	6.20.25		Х	Х		Х	X						Sc and
SC 19	Center of Hole 7 on Eagle Point		6.13.25 & 6.27.25						х						SC 24B Sc 21
SC 20	Behind Hole 12 tea box on Forest Glen Way	7.9.25	6.18.25 & 6.25.25 6.18.25 &			х		х	х		х				SC 23
SC 21	By Hole 4 on Eagle Point	7.9.25	6.25.25			Х		х	х		х				SC 25
SC 23	By Hole 6 and Glenfield Crossing	7.9.25	6.18.25 & 6.25.25			х		х	х		х				
SC 24	Runs through hole 6 & behind hole 5 between Eagle Point & Glenfield Crossing	7.9.25	6.18.25 & 6.25.25			х		х	х		х				SC 25A
SC 24A	On Left Glenfield Crossing	7.9.25	6.18.25 & 6.25.25			х		х	х		х				SG 26
SC 24B	On right side of Glenfield Crossing and hole 6	7.9.25	6.18.25 & 6.25.25			х		х	х		х				
SC 25	Back of Crested Heron Way	7.9.25	6.18.25 & 6.25.25			х		х	х		х				
SC 25A	Back of Fox Tail Ct.	7.9.25	6.18.25 & 6.25.25			х		х	х		х			1 RESIDENT	
SC 26	Back of Hampton Crossing Way	7.9.25	6.18.25 & 6.25.25			х		х	х		х				



b.



Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, Florida 32258
904-262-5500
Jacksonville@lakedoctors.com
www.lakedoctors.com

July 8, 2025

Ms. Stephanie Taylor General Manager Sampson Creek Community Development District 219 St. John's Golf Drive St. Augustine, Florida 32092

Dear Stephanie:

Your current Lake Doctors, Inc. Water Management Agreement for **Sampson Creek Community Development District** is due for renewal on October 1, 2024. Due to the rising costs of professionally managing your account, including aquatic products, vehicles, equipment, insurance, and supplies, we would like to ask for a modest adjustment to your monthly investment amount, from **\$2,360.00 to \$2,430.00 per month.**

Stocking of additional sterile grass carp is recommended in 2026. The amount requested is \$2000.00.

If you have any questions or concerns regarding your Lake Doctors Water Management Program, please feel free to give me a call at (904)626-0287 or contact me by email at mark.seymour@lakedoctors.com.

To assure continuous and uninterrupted service, kindly return a copy of an executed agreement or approval to continue by September 30, 2025.

As always, we will continue to focus upon fully satisfying your water management needs by providing excellent, quality service, quick response to questions or problems and deep concern for the health of your pond, lake or waterway.

We at The Lake Doctors very much appreciate your current business and look forward to continuing to work with you to keep your waterways in excellent condition.

Sincerely.

Mark A. Seymour Sales Manager

MAS/707136





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

Water Management Agreement Triploid Grass Carp

MAS707136

	day of 20 is between The Lake Doctors, Inc., a AKE DOCTORS" and	l						
PROPERTY NAME (Community/Business/Individua	al) Sampson Creek Community Development District	_						
MANAGEMENT COMPANY Vesta Property Services								
INVOICING ADDRESS 219 St. Johns Golf Drive								
CITY St. Augustine	STATE Florida zip 32092 PHONE () 904-599-9093	<u> </u>						
EMAIL ADDRESS _ staylor@vestapropertyservices.comEMAIL INVOICE: YES OR NO								
THIRD PARTY COMPLIANCE/REGISTRATION	ON: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO							
Hereinafter called "CUSTOMER"	REQUESTED START DATE:							
The parties hereto agree to follows: A. THE LAKE DOCTORS agrees to stock fis location(s):	sh in accordance with the terms and conditions of this Agreement in the follo	wing						
The Lake Doctors, Inc. guarantees 90% si	hin the lakes at Sampson Creek CDD, St. Johns Florida. urvival of fish for 24 hours excluding predation, pollution, escape and other fac nc. *Contingent upon FWC Permit conditions, seasonal availability & customer	tors						
B. CUSTOMER agrees to pay THE LAKE DC services:	OCTORS, its agents or assigns, the following sum for specified aquatic manager	ment						
	s Carp within the Sampson Creekn lakes \$ 2,000.00 (s) required to satisfy FWC Permitting \$ INCLUDED							
3. 6.5% Sales Tax	\$ Exempt							
Total of Services Accepted	\$ <u>2,000.00</u>							
	ue and payable upon stocking, plus any taxes, including sales use taxes, fe I body relating to the service provided under this Agreement.	es or						
C. THE LAKE DOCTORS agrees to deliver executed Agreement plus required deposit	and stock, per availability from fishery and weather permitting, with receipt or tand/or required government permits.	f this						
	D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before September 30, 2025.							
E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.								
THE LAKE DOCTORS, INC. CUSTOMER								
Mah 4. See								
, claric i sty	SignedDated	_						
	Name							

Terms & Conditions Triploid Grass Carp/Gamefish

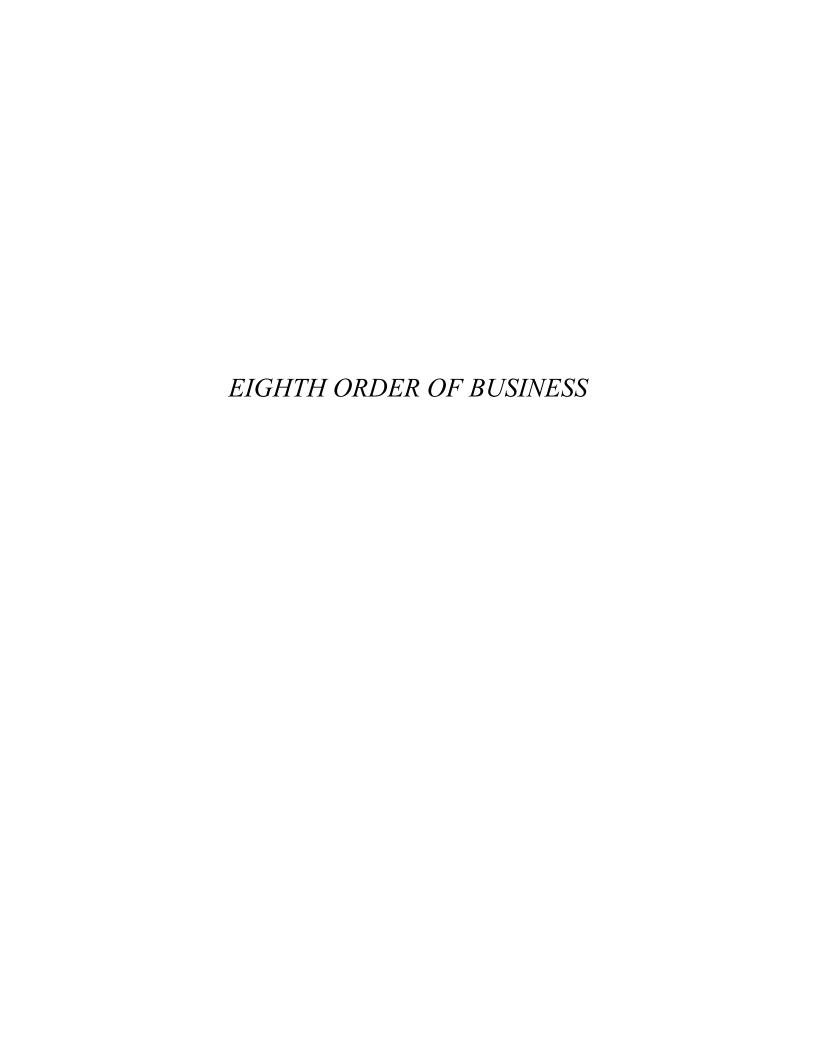
- The Fish Stocking Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - Triploid grass carp stocking will be performed at rates determined by THE LAKE DOCTORS, within Florida Fish & Wildlife Conservation Commission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

June Soccer Field Report

To maintain optimal playing surfaces the soccer field was sprayed bi-weekly with fertilizers and growth regulator. A preventative insecticide was added to the spray on the 2nd week of June to address summer pests. Unfortunately, a main line irrigation break led to the field not receiving any irrigation water for 5 days, which led to some dryness especially in the high foot traffic areas near the goal post. Once it was repaired a solid tine aeration was performed July 2, 2025 with a ¾ in. tine to promote new healthy growth, allow oxygen into the root zone, and relive compaction.

The field was mowed bi-weekly each week with our Toro reel master mower set at a height of cut of 0.525 inches. The surrounding rough was mowed once a week with our rough unit at 2 inches. Detail work around the field was completed once a week as well, which included edging the paths, string trimming around the hedges and post where the mower could not reach.





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

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Sworn	Statem	ent Regarding Scrutinized Companies
_		
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		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 July 18, 2025 from the offices of the District Manager, Governmental Management Services, LLC, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Each Project Manual will include, but not be limited to, the Request for Proposals and proposal and contract documents.

The pre-proposal meeting will be held on July 24, 2025 at 10:00 A.M, at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with landscape and irrigation maintenance projects; and (3) attend the pre-proposal meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening.

Firms desiring to provide services for this project must submit proposals no later than August 14, 2025 by 11:00 A.M. via email to Danial Laughlin, dlaughlin@gmsnf.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

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 August 14, 2025 by 11:00 A.M. via email to Daniel Laughlin, dlaughlin@gmsnf.com.
- 2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
July 18, 2025	RFP Available for Pick-Up
July 24, 2025 10:00 A.M.	Pre-Proposal Meeting
July 18, 2025	Site Available for Inspection
August 14, 2025 11:00 A.M.	Proposals Due / Public Opening
August 21, 2025	Board Meeting to Evaluate Proposals & Award Contract

- 3. PRE-PROPOSAL MEETING. There will be a pre-proposal meeting beginning at July 24 at 10:00 A.M, 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.
- 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 July 18th 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 August 20, 2025.
- 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.
- **PROTESTS.** Any protest relating to the Project Manual, including but not limited to 28. 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. Understanding Scope of RFP

(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. <u>Price</u> (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

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 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

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

to the Project Manual.

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 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

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		,	2025.		
			Proposer:By:Title:				
STATE OF COUNTY O							
COUNTIO) г						
The	foregoing	instrument was, 2025, by	•			this, who is	
known to me or did not []		produced				dentification,	
			Notary Public, S	State of F	lorida		
			Print Name: Commission No	· ·			
			My Commission		•		

PROPOSAL FORM PART I – GENERAL INFORMATION

• Proposer General Information: 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 _____

Company Standing:			
Proposer's Corporate Form (e.g., individual, co	n: rporation, partne	rship, limited lia	bility company, etc.)
In what State was the Prop	oser organized?		Date
Is the Proposer in good sta	nding with that S	tate? Yes N	10
If no, please ex	plain		
Is the Proposer registered vauthorized to do business i			of Corporations and
If no, please ex	plain		
What are the Proposer's ca	urrent insurance	limits?	
General Liability	\$		
Automobile Liability Workers Compensation	\$ \$		
Expiration Date			
Licensure – Please list all licenses are presently in go		and federal lice	nses, and state whether such

PART II – PERSONNEL AND EQUIPMENT

P. O. Box (if any)		
		Zip Code
		Cax no
1st Contact Name		Title
2nd Contact Name		Title
Proposed Staffing Le following:	evels - Landscape and irr	igation maintenance staff will include the
	Technical personnel, w	he onsite days per week; ho will be onsite days per; and onsite days per week.
-	Technical personnel, w Laborers, who will be o isory Personnel – Please the Proposer's Officers and	ho will be onsite days per; and onsite days per week. complete the pages that follow at the end of
this Part regarding t for any individuals la Technical Personnel who have expertisa horticulture, or othe	Technical personnel, w Laborers, who will be o isory Personnel – Please the Proposer's Officers an isted. I – Does the Proposer cur e in pesticide applicati r relevant fields of expert	ho will be onsite days per; and
this Part regarding t for any individuals la Technical Personnel who have expertisa horticulture, or othe	Technical personnel, w Laborers, who will be o isory Personnel – Please the Proposer's Officers an isted. I – Does the Proposer cur e in pesticide applicati r relevant fields of expert	ho will be onsite days per; and onsite days per week. complete the pages that follow at the end of a Supervisory Personnel, and attach resume the supervisory and other technical personnel, on, herbicide application, arboriculture ise? Yes No If yes, please provider
this Part regarding t for any individuals la Technical Personnel who have expertisa horticulture, or othe the following inform	Technical personnel, we Laborers, who will be observed as Personnel — Please the Proposer's Officers and isted. I — Does the Proposer curve in pesticide applicated are relevant fields of expertation for each person (att	ho will be onsite days per; and onsite days per week. complete the pages that follow at the end of a Supervisory Personnel, and attach resume the supervisory and other technical personnel, on, herbicide application, arboriculture ise? Yes No If yes, please provider
this Part regarding to for any individuals land the control of the control of the control of the following inform the control of the control of the following inform the control of the co	Technical personnel, w Laborers, who will be of isory Personnel – Please the Proposer's Officers and isted. I – Does the Proposer cur e in pesticide applicate r relevant fields of expert ation for each person (att	ho will be onsite days per; and onsite days per week. complete the pages that follow at the end of a Supervisory Personnel, and attach resume the supervisory and other technical personnel, on, herbicide application, arboriculture ise? Yes No If yes, please provider

Contact:	Contact Phone:	
Project Type/Description	on:	
Duties / Responsibilitie	s:	
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):	subcontractors in connection with lease 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:	
Troposed Bunes / Resp		
		1 1 10 01 7
	contractor's role in other projec	•
_		
	on:	
Dollar Amount of Cont	ract:	

Proposer's Scope of Serv	vices for Project:
Dates Serviced:	
that were taken with res	ase describe any background checks or other security measure pect to the hiring and retention of the Proposer's personnel who 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	the Proposer and parent con	npany, if any.					
NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE				
FOR PARENT COMPANY (if applicable)							
		1	1				

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER:	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

•	Has the Proposer performed work for a community development district previously? Yes No If yes, please provide the following information for each project (attach additional sheets if necessary):
	Project Name/Location:
	Contact: Contact Phone:
	Project Type/Description:
	Dollar Amount of Contract:
	Scope of Services for Project:
	Dates Serviced:
•	List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:
	<u>2024 = </u>
	<u>2023</u> =
	2022 =

Contact:Contact Phone: Project Type/Description: Dollar Amount of Contract: How was the project similar to this project? Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, properties) to the control, weed control, thatch removal, irrigation, etc.): List of equipment used on site: List of subcontractors used:	Project Name/Locat	ion:
Dollar Amount of Contract: How was the project similar to this project? Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, control, weed control, thatch removal, irrigation, etc.): List of equipment used on site:	Contact:	Contact Phone:
How was the project similar to this project? Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pontrol, weed control, thatch removal, irrigation, etc.): List of equipment used on site:	Project Type/Descri	ption:
Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, properties) that the removal, irrigation, etc.): List of equipment used on site:	Dollar Amount of C	Contract:
control, weed control, thatch removal, irrigation, etc.): List of equipment used on site:	How was the projec	t similar to this project?
control, weed control, thatch removal, irrigation, etc.): List of equipment used on site:		
control, weed control, thatch removal, irrigation, etc.): List of equipment used on site:		
control, weed control, thatch removal, irrigation, etc.): List of equipment used on site:	Your Company's D	etailed Scope of Services for Project (i.e. fertilization, mowing, pest
List of equipment used on site:		
	control, weed control	or, thaten removal, irrigation, etc.).
	List of equipment up	sed on site:
List of subcontractors used:	List of equipment u	sed on site.
List of subcontractors used:		
List of subcontractors used.	List of subcontracto	re need.
	List of subconfracto	15 u.sect.
Is this a current contract? Yes No	Is this a current con	tract? Ves No
		t:

ormation 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?					
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:					

ormation 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?					
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:					

or supervisor, etc.), maintenance contra	or any of its principals or supervisory personnel (e.g., owner, officent been terminated from any landscape or irrigation installation of the within the past 5 years? Yes No For each such the following information (attach additional sheets as needed):
Project Name/Locat	ion:
Contact:	Contact Phone:
Project Type/Descrip	ption:
Dollar Amount of C	ontract:
Scope of Services fo	or Project:
Dates Serviced:	
	tion:

1	f yes, please describe each violation, fine, and resolution
'	What is the Proposer's current worker compensation rating?
	Has the Proposer experienced any worker injuries resulting in a worker losing more than en (10) working days as a result of the injury in the past five years? Yes No
Ι	f yes, please describe each incident
S	Please state whether or not the Proposer or any of its affiliates are presently barred or uspended from proposing or contracting on any state, local, or federal contracts? Yes No If yes, please provide:
7	The names of the entities
7	The state(s) where barred or suspended
7	The period(s) of debarment or suspension
1	Also, please explain the basis for any bar or suspension:
_	
l l	List any and all governmental enforcement actions (e.g., any action taken to impose finesor penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the ast five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

_	
	as the Proposer or any of its affiliates (parents or subsidiaries), or any of the Propose
oj ve	fficers or principal members, shareholders or investors filed for bankruptcy, eit pluntary or involuntary, within the past 10 years? Yes (_) No (_) If yes, provide pllowing:
Ic	lentify the Case # and Tribunal:
D	escribe the Nature of the Action:
_	
D	rescribe the Proposer's Role in the Action and Describe the Status and/or Resolution:
Oj.	Tas the Proposer or any of its affiliates (parents or subsidiaries), or any of the Propose fficers or principal members, shareholders or investors executed an assignment for enefit of creditors within the past 10 years? Yes (_) No (_) If yes, please explain:

•	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**

Annual Term Total

LANDSCAPE AND IRRIGATION MAINTENANCE **SERVICES BID SUMMARY**

Monthly

Basic Services

All-Inclusive Irrigation Lump Sum

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

Proposed Lump Sum

Term 1 \$	<u>\$</u>					
Term 2 <u>\$</u>	<u>\$</u>	\$ (Twelve (12) months)				
Term 3 \$	<u> </u>	(Twelve (12	!) months)			
Breakdown of Lump Sum (Contract To	otal Shown Above):	Term 2	Term 3			
Turf Maintenance (34 site visits)	\$	\$	\$			
Turi Maintenance (54 site visits)	P	۶	Ş			
Tree and Palm Maintenance (34 site visits)	\$	\$	\$			
Shrub and bed Maintenance (34 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 year)	s per \$	\$	\$			
Pesticide Program Turf	\$	\$	\$			
Pesticide Program Shrubs, Trees and Palms	\$	\$	\$			
TOTAL LUMP SUM	\$	\$	\$			
Additional Services	\$	\$	\$			
Mulch – Brown Mulch (200 cubic yards annually)						
Mulch Pine Straw (600 bales semi-annually – 1,20 total)	00					
Annuals (1715 units every 3 months)						

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.

Sampson Creek CDD Landscape Score Card

Common Area	Turf Condition/ Type	Turf Fertilization	Flower Rotation	Mulch	Pine Straw	Woodline Condition	Notes
Community Entrance CR 210							
St Johns Golf Entrance							
Parking Lot Entrance							
Amenity Center Entrance							
Pool Area							
Tennis Court Area							
Service Road Area (off St Johns							
Golf Dr - by soccer field)							
Leo McGuire							
Remington Court							
SJG Drive Pump Station							
379 St Johns Golf Drive							
456 St Johns Golf Drive							
877 Eagle Point							
1709 Pepper Stone							
Between 4/5 Eagle Point							
1929 Glenfield Crossing							
(Cul-de-sac)							
Glenfield Crossing (Cul-de-sac)							
983 Eagle Point: Both Sides							
821 Hampton Crossing							
1055 Eagle Point							
1407 Crested Heron							
1085 Eagle Point: Both Sides							
Meadowview (Golf Course): Both							
sides for curb appeal							
780 Eagle Point							
Eagle Point Entance							
Stonehedge Trail Entrance							
1136 Stonehedge Trail: Both Sides							
Stonehedge Trail (Cul-de-sac)							

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.	\$	_
ANNUALS:		
Annuals in 4" pots per flat of 18	\$	_
EDUC (CONTAINE)		
TREES (CONTAINER):	*	
Crape Myrtle - 65 gal., 100 gal.	\$	
	\$	
Southern Magnolia - 65 gal.	\$	_
T' 0.1 100 1 200 1	\$	
Live Oak - 100 gal., 200 gal.	\$	_
IRRIGATION:		
CONTROLLERS:	¢.	
Hunter ICC Outdoor Controller	\$	_
Hunter Pro-C Controller	\$	_
VALVES WITH VIOLET INDICATORS:		
Compatible valves	\$	
Compandic varves	Ψ	_
SPRAY HEADS AND ROTORS:		
4" Spray head	\$	
6" Spray head	\$	
12" Spray head	\$	
6" Rotor	\$	
12"Rotor	\$	
12 10001	Ψ	
VALVE BOX:		
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 operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	\$	per hour
Backhoe/Front end Loader	\$	per hour
Skid steer Loader	\$	per hour
Chipper	\$	per hour
Specialty Rental Equipment	Proposed a	s needed

Subcontractor	costs	(if	necessa	ry)
Disposal Fees				

Proposed as needed Proposed as needed

to sign this Proposal Form (including Pa and declare that I have read the forego	ws of the State of Florida, I represent that I have authority arts I through IV) on behalf of ("Proposer") ing Proposal Form (including Parts I through IV) and that letely answered, and all of the information provided is true
Dated this day of _	, 2025.
Proposer:	
	By: Title:
STATE OF	1 tuc
STATE OF	
. 2025. by	s sworn and subscribed before me this day of, who is personally
known to me or who has produced or did not [] take the oath.	as identification, and did []
	Notary Public, State of Florida
	Print Name:
	Commission No.:
	My Commission Expires:

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.

l .	This sworn statement is submitted to Sampson Creek Community Development Distric
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.
	("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3.	Proposer's business address is
1.	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 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.
ó.	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,

"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

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

1. A predecessor or successor of a person convicted of a public entity crime; or,

means:

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 the	his	day o	f		,	2025.	
STATE OF _ COUNTY OF			-	Proposer:By:Title:			
	oregoing	instrument	was	acknowledged of			
known to me or or did not [] tak	who has p	roduced					
				Notary Public, S Print Name:			
				Commission No My Commission			

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
	("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.

*	1 0 0	e laws of the State of Flo he information provided	rida, I declare that I have read is true and correct.
Dated this	day of		2025.
Pı	roposer:		
В	y:		
Ti	itle:		<u> </u>
STATE OF			
The foregoin known to me or who h or did not [] take the or	as produced	acknowledged before of	me this day of, who is personally as identification, and did []
		Commission No.:	lorida

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.

			grees to pay the
Contractor	(\$) p	er year, which
amount includes all tools, labor and mat	erials necessary	to complete th	e Services. The
term of this Agreement shall be from		through	unless
terminated earlier in accordance with	the terms of the	nis Agreement	or renewed for
optional one (1) year renewals at the op-	tion of the parti	es hereto at the	same price and
terms as provided for herein.			
	amount includes all tools, labor and mat term of this Agreement shall be from terminated earlier in accordance with	amount includes all tools, labor and materials necessary term of this Agreement shall be from terminated earlier in accordance with the terms of the optional one (1) year renewals at the option of the particle.	amount includes all tools, labor and materials necessary to complete the term of this Agreement shall be from through terminated earlier in accordance with the terms of this Agreement optional one (1) year renewals at the option of the parties hereto at the

- **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:

Α.	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 V	Vitness	By:
Print Name		Print Name: Title:
Exhibit A: Exhibit B: Exhibit C:	1	

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

(Exhibit B).

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
 - -St Augustine Turf will be cut up 34 times per year with a rotary type mower.
 - -Bermuda Turf will be cut 34 times per year with a rotary type mower.
 - -Bahia Turf will be cut up to 34 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 2½ 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 mowing 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 B).

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. <u>Palm Trees</u> 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 B). 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



EXHIBIT C Form of Change Order

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

	THIS WORK AUTHO		`	/ /		, 20	_
certain	work in accordance w	ith that certa	iin Agreement for I	Landscape and Ir	rigation M	aintenance S	Services (the
"Agree	ement"), dated	, by a	and between:				
	Sampson Creek Conestablished pursuant mailing address is 47 and	to Chapter 19	90, Florida Statutes	, located in St. Jo	hns County	, Florida, wł	nose
	<u> </u>	a		, (the "Co	whose ontractor")	address	is

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].

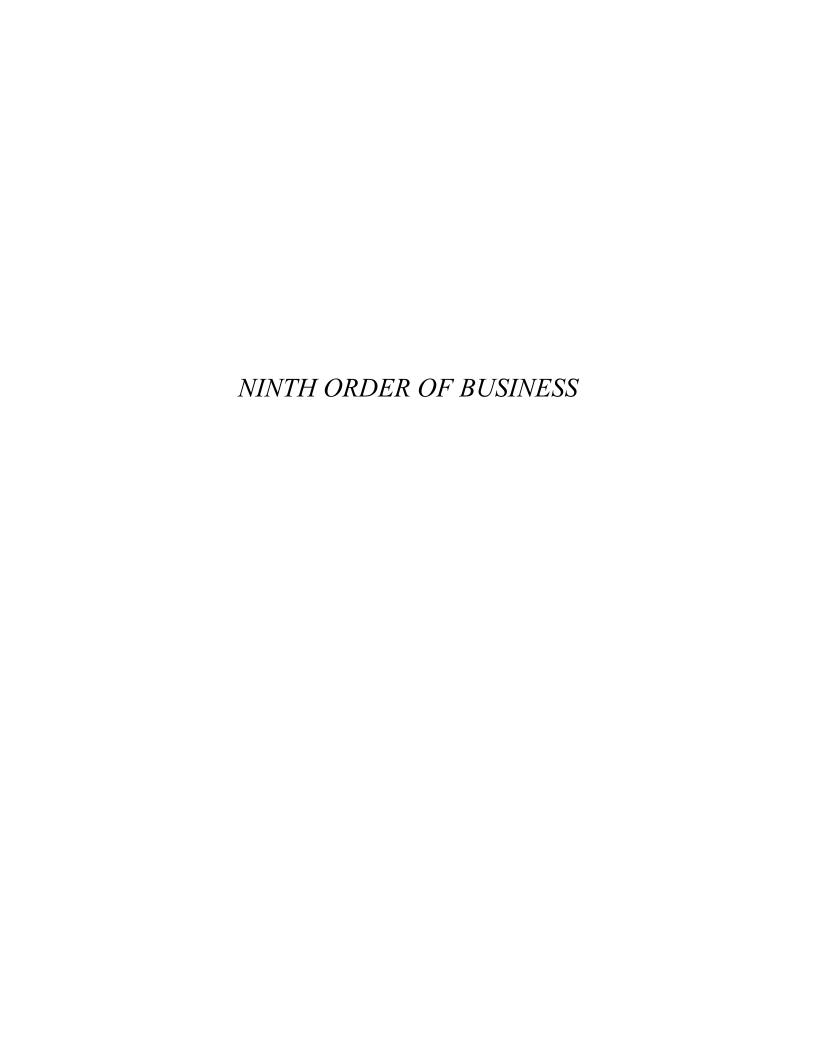
SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence 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: Its:

Exhibit A: Proposal/Scope of Additional Services



1&2) What are the different classes of these vehicles (both gas and non-gas powered) & What are the existing laws under these classes

Electric Bikes (E-bikes)

In the U.S., electric bikes are typically divided into **three classes** based on motor power and speed:

Class 1:

- **Motor type:** Pedal-assist only (no throttle)
- **Top speed:** 20 mph (32 km/h)
- Legal use: Allowed on most bike paths and trails
- Age/helmet: Usually no minimum age; Riders under 16 are required to wear a helmet

Class 2:

- Motor type: Throttle-assisted (no pedaling required)
- **Top speed:** 20 mph (32 km/h)
- Legal use: Similar to Class 1, but more restricted on some bike trails
- Age/helmet: Usually no minimum age; Riders under 16 are required to wear a helmet

Class 3:

- Motor type: Pedal-assist only (no throttle)
- **Top speed:** 28 mph (45 km/h)
- Legal use: Allowed on roads and some bike lanes; often not allowed on multi-use trails
- **Age/helmet:** Officially no statutorily mandated minimum age, but recognized in legal guides as typically 16+. Florida law mandates helmets for all Class 3 riders, regardless of age.

Electric Scooters (E-scooters)

E-scooters are often **not** divided into formal "classes" like e-bikes but are grouped by performance and legal treatment:

Low-Speed Scooters:

- Top speed: Up to 15-20 mphMotor: Electric hub motor
- Legal use: Street-legal in many cities (bike lanes or roads, not sidewalks)
- Age/helmet: Minimum age usually 16+; helmets often required

High-Performance E-Scooters:

- **Top speed:** 25–50+ mph
- Motor: Dual motors, higher wattage

- Legal use: Often not street legal without registration or license
- Classification: May be considered mopeds or motorcycles by law

Gas-Powered Motorbikes

These are usually categorized based on **engine displacement** (cc = cubic centimeters) and speed capability:

Mopeds:

Engine size: Up to 50ccTop speed: 30–40 mph

License/registration: Often requiredHelmet: Required in most places

• Use: Street legal, may require special lane use

Scooters:

Engine size: 50cc–250ccTop speed: 40–70 mph

• License/registration: Motorcycle license usually required

• Use: Highway-legal depending on engine size

Motorcycles:

Engine size: 250cc+Top speed: 70+ mph

• License/registration: Full motorcycle license required

• Use: Fully highway-legal

Legal and Safety Summary

Type	Top Speed	License Required	Helmet Required	Road Legal?
Class 1 E-bike	20 mph	No	Varies	Yes (most bike paths)
Class 2 E-bike	20 mph	No	Varies	Yes (some restrictions)
Class 3 E-bike	28 mph	Usually No	Yes	Yes (roads/bike lanes)
E-Scooter (low-speed)	$\sim 15 \text{ mph}$	Sometimes	Varies	Yes (roads/bike lanes)
E-Scooter (high-speed)	25+ mph	Often Yes	Yes	Often No (unless licensed)
Moped (gas)	30-40 mph	Yes	Yes	Yes
Scooter (gas, 50–250cc)	40-70 mph	Yes	Yes	Yes
Motorcycle (gas)	70+ mph	Yes	Yes	Yes

3) What potential changes are being floated

St. Johns County

1. Beach & Park Ordinance (Jan 2024)

- **Prohibits careless use** of "any e-bike, e-scooter, or other electric motorized device" on beaches and park areas (e.g., weaving through pedestrians, speeding, carrying extra riders).
- Enforcement via non-criminal citations (~\$53 fine) flsenate.gov+15sjcfl.us+15sjcitizen.com+15.

2. Draft E-Bike Safety Ordinance (Apr-Jun 2025)

- **Under-14 riders banned** from operating any e-bike/motorized device in the county sjcitizen.com+3news4jax.com+3.
- **Under-18 riders** would be **required to wear helmets** news4jax.com+3news4jax.com+3sjcitizen.com+3.
- **10 mph speed limit** imposed on sidewalks, multi-use paths, and sidewalks reddit.com+15news4jax.com+15jaxtoday.org+15.
- Potential bans on sidewalk use at speeds above 10 mph.

However, enforcement concerns led commissioners to **drop new restrictions**, opting instead for:

- A non-binding resolution encouraging safe riding.
- Focus on **education and outreach** by the Sheriff's Office instead of hard enforcement reddit.com+2news4jax.com+2news4jax.com+2news4jax.com+4jaxtoday.org+4reddit.com+4.

State of Florida

a) Senate Bill 462 (effective July 1, 2025)

Allows local governments to:

- Set minimum age for e-bike operation.
- Require government-issued ID to ride.
- Mandate **operator training** on e-bike/scooter safety and traffic laws sjcfl.us+12flsenate.gov+12news4jax.com+12sjcfl.us+2news4jax.com+2citizenportal.ai+2 citizenportal.ai.

b) Senate Bill 410 – "Battery Safety Act" (effective July 1, 2025)

- Applies to any personal mobility device (e-bikes, scooters).
- Batteries must be IPX7-rated (protected against 1 m water immersion).
- Non-compliant devices can be seized, banned from sale/use, and fined (\$250-\$10,000).

Quick Comparison

Jurisdiction	Focus Area	Status
St. Johns County	Minimum age, helmets, speed limits	Drafted → Removed; now resolution + outreach
Florida (Statewide)	ID/training & battery safety	New laws effective July 1, 2025

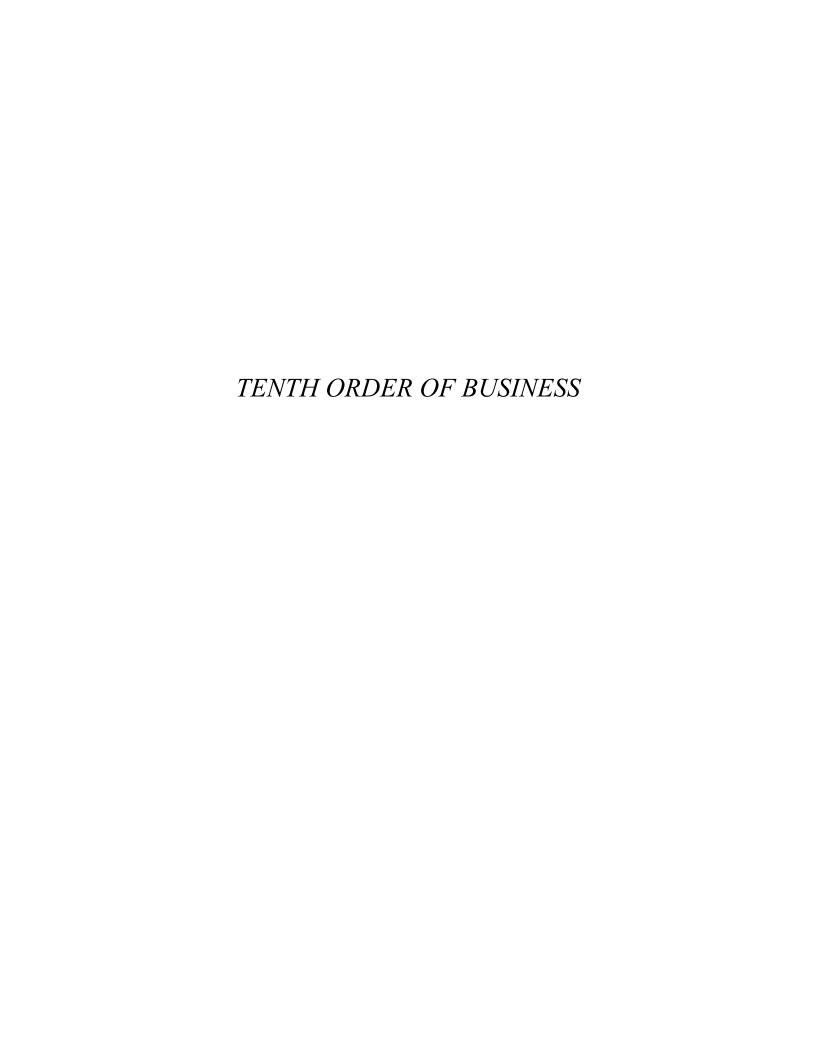
4) What areas of the Community are covered by current laws and what areas are covered by the CDD

- The roadways and sidewalks would be covered under County/State law as the CDD has no authority in those areas.
- -The areas covered by the CDD would be the amenity center area and other CDD owned common areas.

5) What other polices to we have today? Are there any immediate gas we should consider filling? What should we wait for further decision/clarification from the State/Local

- Currently there are no policies that cover the entire amenity center. There is some language about Vehicles not being permitted on the athletic field. There are also policies related to golf carts, but not e-bikes, e-scooters, or motorized bikes.
- The policy can be changed at any time by the Board. This would be a Board decision. It's worth noting that St. Johns County dropped the new restrictions due to enforcement concerns.
- It could be helpful to match state/local laws to our policies to make it easier to enforce, especially if SJSO is called. St. Johns County was looking to implement some laws but that did not pass. New State laws come in effect July 1, 2025.

Vehicle Type	Classes	Applicable Laws	Use Area	Current Policies/Authority	
Electric Bike	Class 1: Pedal-assist only Top Speed: 20 mph Class 2: Throttle-assisted Top Speed 20 mph Class 3: Pedal-assist only Top Speed 28 mph	Class 1: Usually no minimim age. Riders under 16 are required to wear a heitmet Class 2: Same as Class 1 Class 3: No mandated minimum age, but recogonized in leagt guides as typically 16+. Florida Law mandates helmets for all Class 3 riders	Class 1: Allowed on most bike paths, traits, and sidewalks Class 2: Similar to Class 1, but more restrictions on some bike traits and sidewalks Class 3: Allowed on roads and some bike tanes; often not allowed on mutti-use	No Current CDD Policies Restricting E- Bikes	
Electric Scooters	Low-Speed Scooters: Top Speed: up to 15-20 mph High Performance Scooters: Top Speed 20-50+ mph	Low Speed: Minimum age usually 16+ Helmets often required High performace: May be confisdered mopeds or motorcyles by law	Low Speed: Street-legal in many cities (bike lanes or roads, not sidewalks) High Performance: Otten not street legal without registration or license	No Current CDD Policies Restricting E- Scooters	L
Electric Moped	Motor: Equal or under 2 hp (100-4000 W) equivalent to 50cc motor Top Speed: 28mph	Must be registered and plated. Requires drivers license. Helmet not required over the age of 16	Street Legal	No Current CDD Policies Restricting E- Mopeds	
Electric Motorcycle	Typical output exceeding 750W Speed: 40+ mph	Similar to traditional motorcyle	Street Legal	No Current CDD Policies Restricting Electric Motorcycles	6
Gas Powered Moped	Engine Size: Up to 50cc Top Speed: 30-40 mph	License & Registration often required	Street Legal	No Current CDD Policies RestrictingGas Powered Moped	
Gas Powered Scooters	Engine Size: 50cc-250cc Top Speed: 40-70 mph	License usually required	Street Legal	No Current CDD Policies Restricting Gas Powered Scooters	
Gas Powered Motorcycles	Engine Size: 250cc+ Top Speed: 70+ mph	Full Motorcycle License required	Fully Highway-legal	No Current CDD Policies Restricting Gas Powered Motorcylcles	



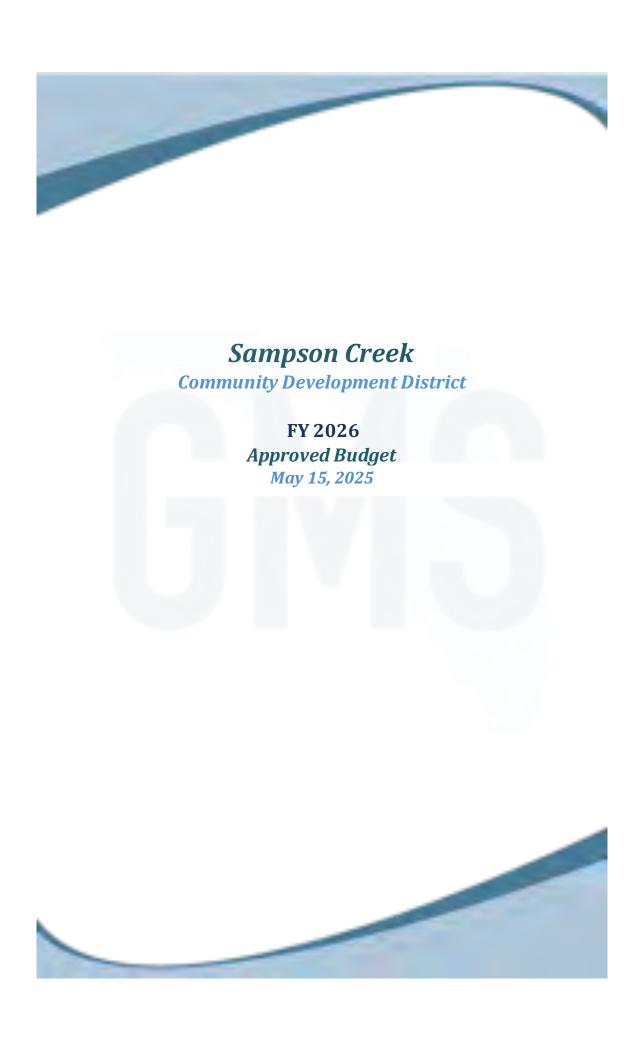


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Community Development District

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 EY 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 EY 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
		D Hada		Tabal.	
		Per Unit	Per Unit	Total	Total
Lot Size	Unit Count	2016-1	2016-2	2016-1	2016-2
55'	96	\$540.78	\$41.34	\$51,914.88	\$3,968.64
65'	160	\$579.30	\$48.85	\$92,688.00	\$7,816.00
65'	1	\$0.00	\$48.85	\$0.00	\$48.85
75'	232	\$636.88	\$56.37	\$147,756.16	\$13,077.84
85'	75	\$698.40	\$63.89	\$52,380.00	\$4,791.75
	16	\$875.73	\$75.16	\$14,011.68	\$1,202.56
100'	10	Ψ073.73	Ψ7 5.10		

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					
Series 2020					
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.

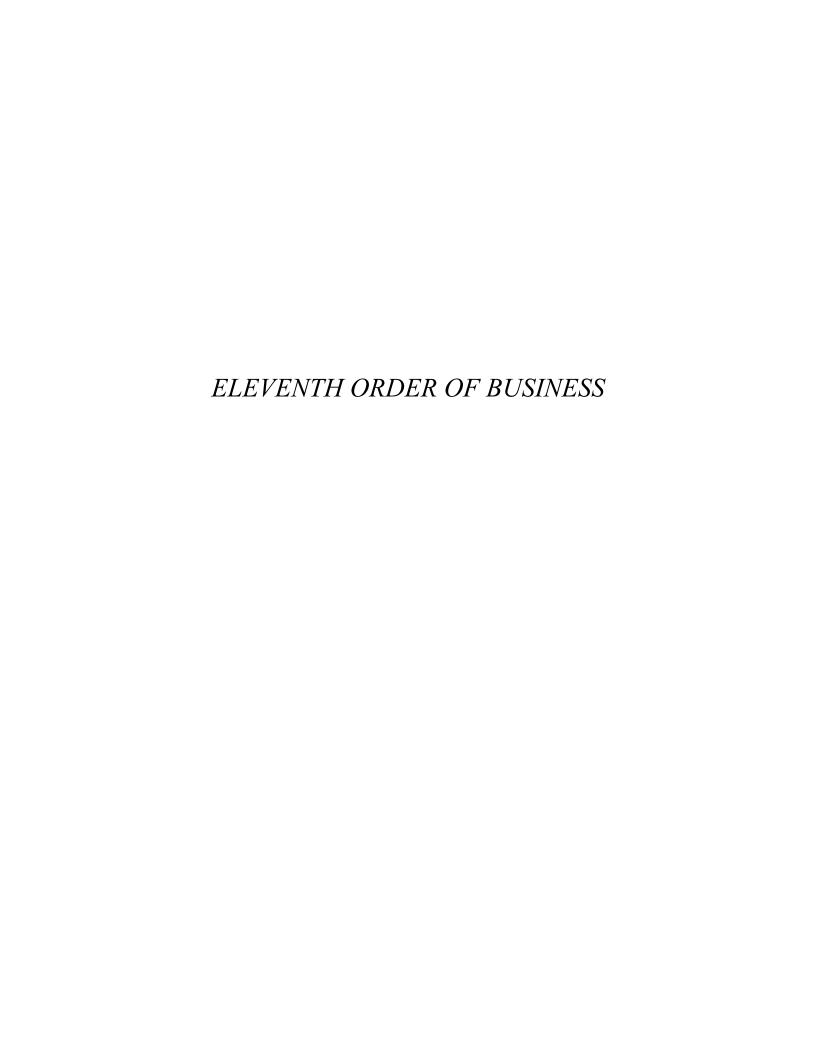
 $^{^{\}left(2\right)}$ Carry forward surplus is net of the reserve requirement.

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



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 Pr	ер		\$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.

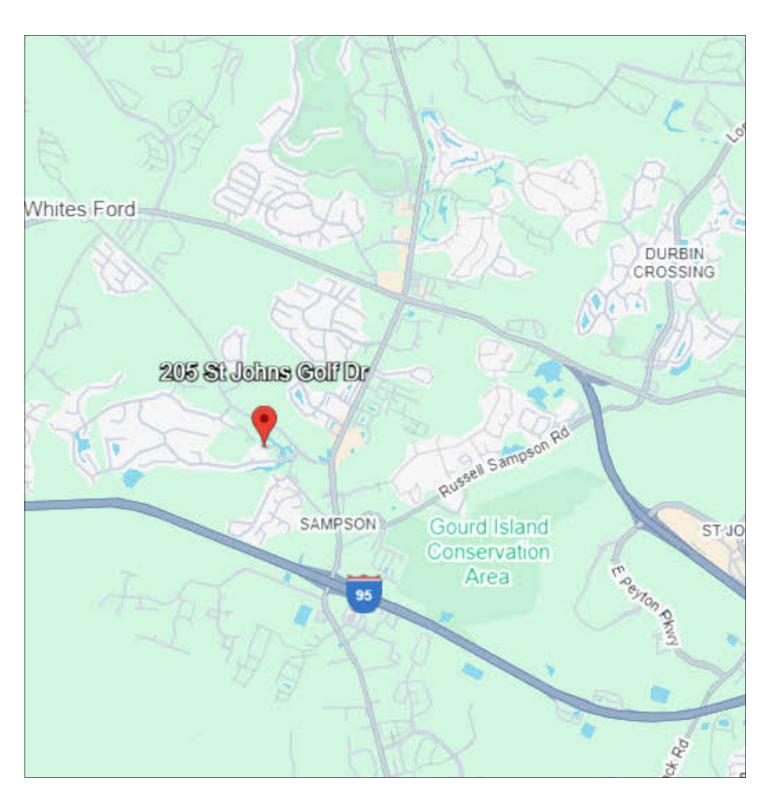
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the Work Bernollion. Elosion Control & Beblis Hemoval	1 10,250.00	10,250.00
ACTIVITY QT' Site Work/ Demolition: Erosion Control & Debris Removal	Y RATE	AMOUN

Accepted By Accepted Date

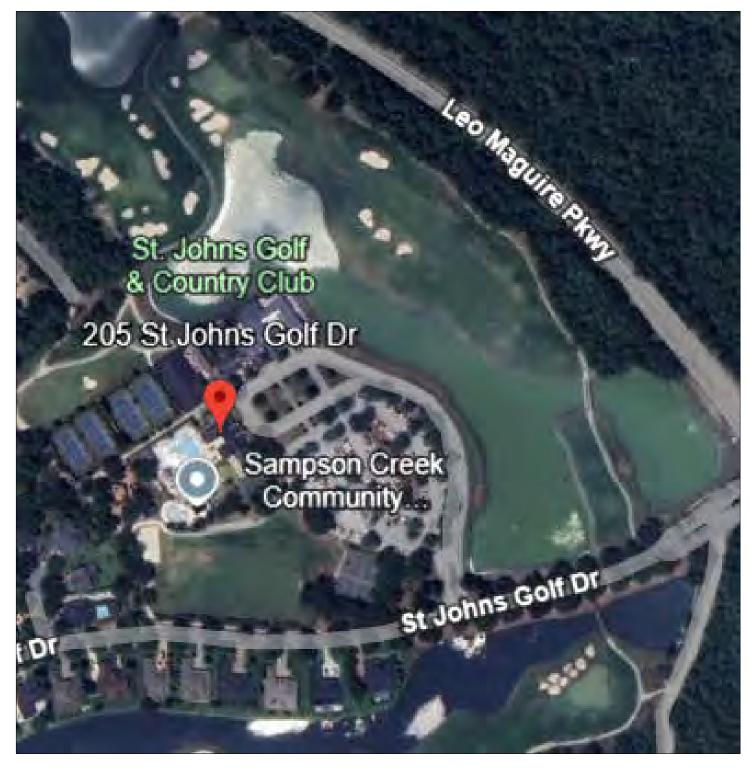


ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

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 ISSUEI	
GENERAL							
G000	COVER		06/12/2025				
G001	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS		06/12/2025				
G002	TYP MOUNTING HEIGHTS		06/12/2025				
ARCHITECTUF			06/12/2025				
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: PHONE:

EMAIL:

EMAII

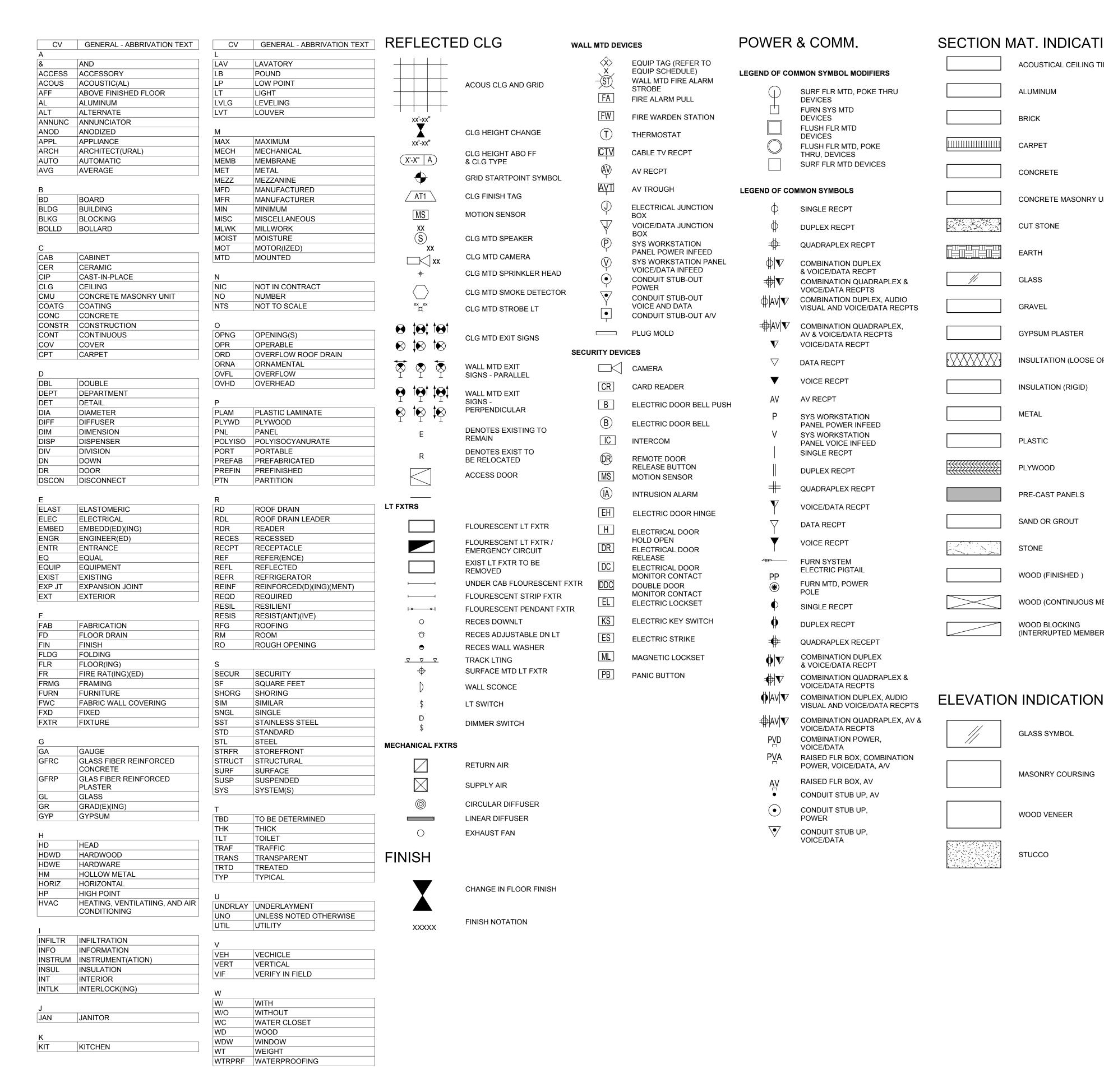
ARCHITECT

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.

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SECTION MAT. INDICATIONS CONSTRUCTION ACOUSTICAL CEILING TILE COLUMN GRID REFERENCE NUMBER ALUMINUM - COLUMN GRID LINES AND REFERENCE NUMBER **EXISTING CONSTRUCTION TO EXISTING CONSTRUCTION TO BE DEMOLISHED NEW PARTITION** CONCRETE _ - _ _ - _ 1 HR. RATED PARTITION 2 HR. RATED PARTITION **CONCRETE MASONRY UNIT** — s - s — SMOKE PARTITION EGRESS PATH PRIMARY _____ **CUT STONE** EGRESS PATH SECONDARY DETAIL NUMBER - SHEET NUMBER ─ DESCRIPTION OF SIMILAR OR OPPOSITE HAND AREA TO BE DETAILED LOCATION ON SHEET **GYPSUM PLASTER** WHERE ELEVATION IS **DIRECTION OF ELEVATION** INSULTATION (LOOSE OR BATT) SHEET NUMBER WHERE A11.XX **ELEVATION IS SHOWN** INTERIOR AND INSULATION (RIGID) EXTERIOR ELEVATION MARKER REVISION REFERENCE NUMBER - REVISION CLOUD **DEPICTING AREA** REVISED ROOM NAME 1234 **ROOM NUMBER** PLYWOOD SHEETNOTE REFERENCE PRE-CAST PANELS (A2-4B) WALL TYPE REFERENCE SAND OR GROUT XX) DOOR NUMBER WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE) LOUVER REFERENCE WOOD (FINISHED) $\langle xx \rangle$ NUMBER (REFER TO WINDOW SCHEDULE) WOOD (CONTINUOUS MEMBER) MILLWORK REFERENCE (MW01) NUMBER (REFER TO MILLWORK SCHEDULE) WOOD BLOCKING X' - XX"___ (INTERRUPTED MEMBER) **ELEVATION DATUM** REFERENCE FLOOR ELEVATION TRANSITION MATCH LINE SEE MATCH LINE SYMBOL XX/XX ALIGN ALIGN WITH ESTABLISHED / ADJACENT SURFACES - INDICATES PLAN NORTH GLASS SYMBOL INDICATES TRUE NORTH MASONRY COURSING WOOD VENEER

BRICK

CARPET

EARTH

GLASS

GRAVEL

METAL

PLASTIC

STUCCO

FLOOR PLAN LEGEND NEW FRAMED WALL. REF: WALL

INFORMATION.

TYPES SHEET FOR ADDITIONAL

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 O

THE WALL, UNLESS OTHERWISE NOTED. DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE

EXTERIOR GLAZING. 6 VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR,

UNI ESS 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

10 "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

2 FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTO

UNLESS OTHERWISE NOTED

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

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

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, LEAVING ALL IN WORKING ORDER WHEN COMPLETED. 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" SMART LEVEL.

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.

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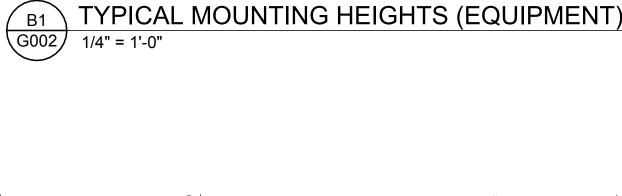
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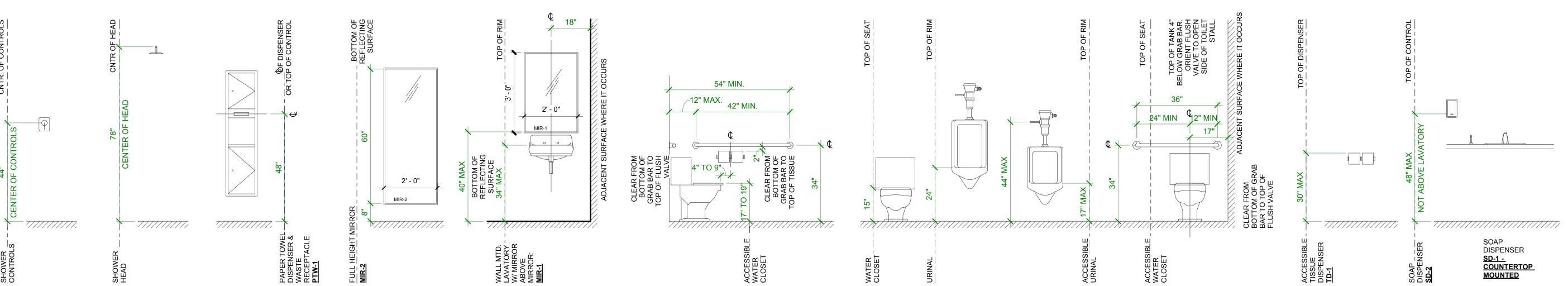
GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

60% CONSTRUCTION DOC.

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JOB NO:







TYP MOUNTING HEIGHTS

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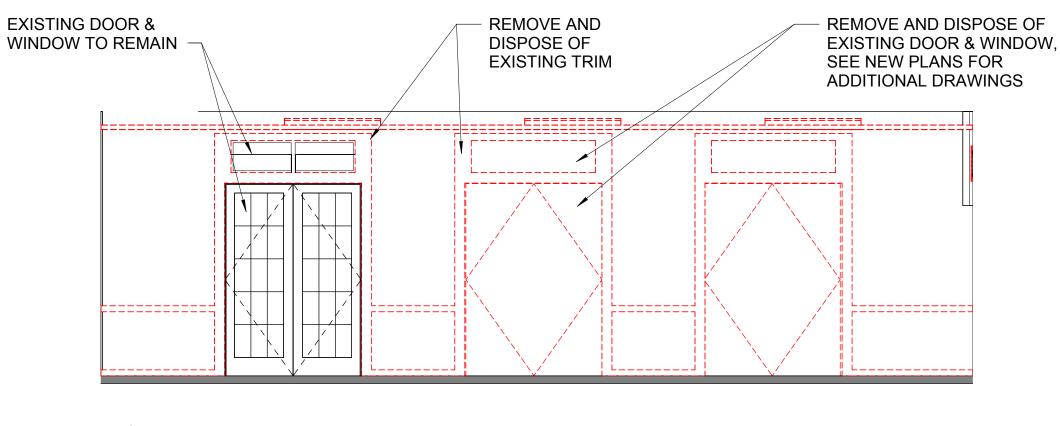
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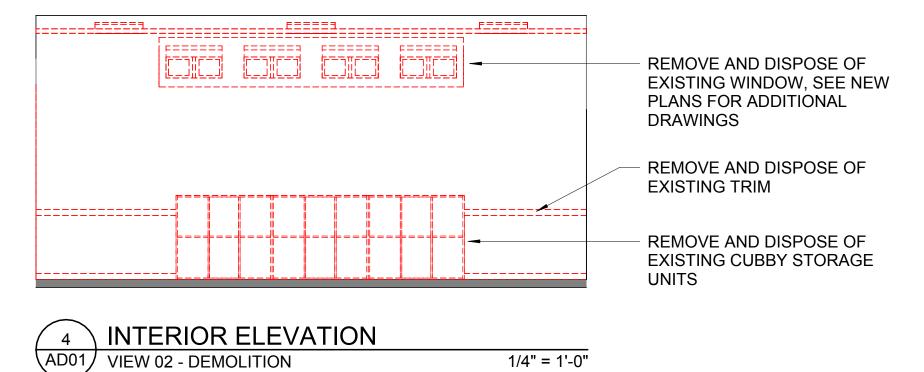


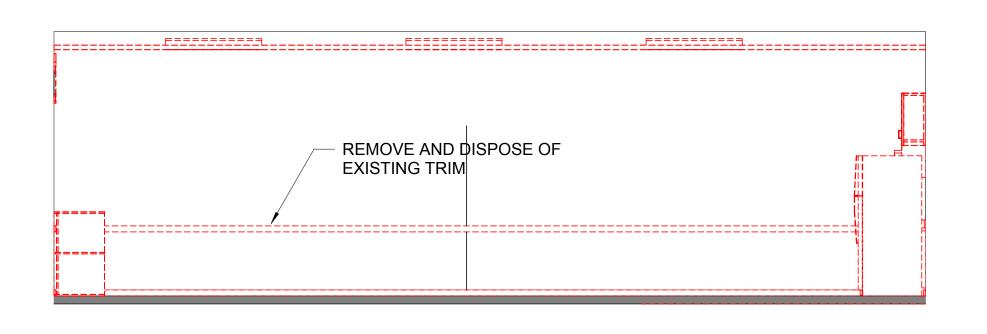
1/4" = 1'-0"



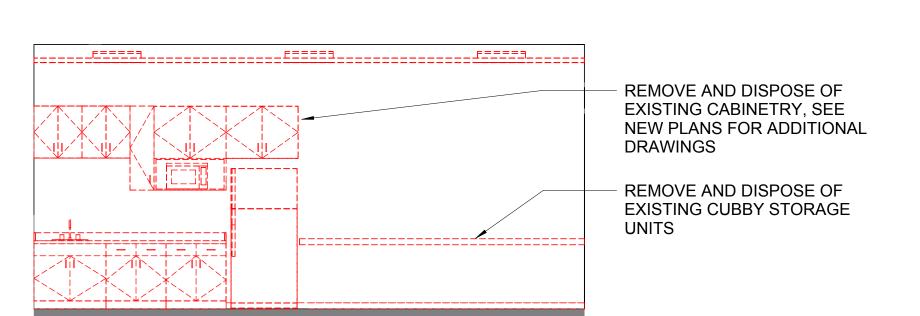
5 \ INTERIOR ELEVATION

(AD01) VIEW 03 - DEMOLITION

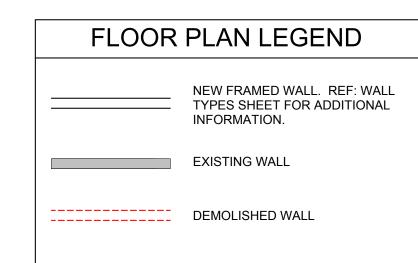




1/4" = 1'-0"



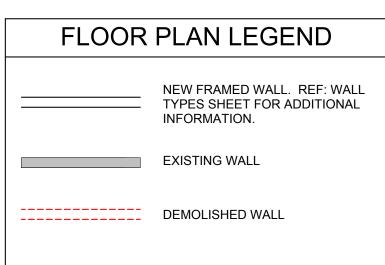




GENERAL DEMOLITION NOTES

(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. 14 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,





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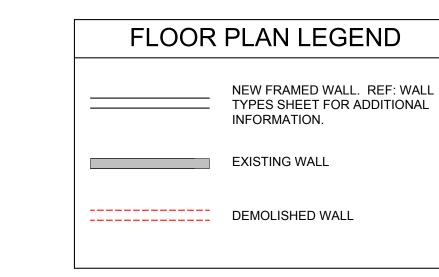
PERMIT OR CONSTRUCTION.

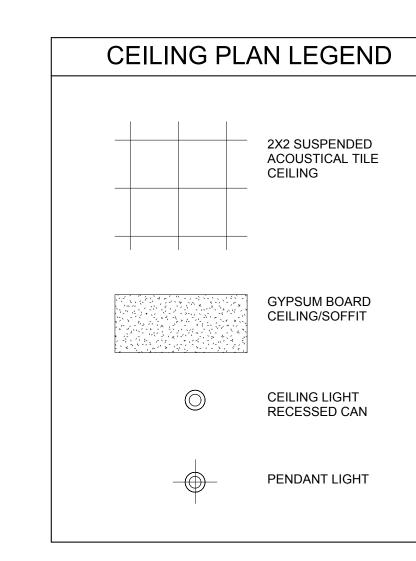
FLOOR PLAN - FIRST FLOOR DEMOLITION

60% CONSTRUCTION DOC. Checker

CEILING PLAN - DEMOLITION 1ST FLOOR PLAN - CEILING 1/4" = 1'-0" DEMOLITION







GENERAL PLAN NOTES

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

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.

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.

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. MAINTAIN WORK AREAS SECURE AND LOCKABLE

DURING CONSTRUCTION. COORDINATE THIS WITH THE OWNER TO ENSURE SECURITY. DO NOT SCALE FROM DRAWINGS. THE WRITTEN

DIMENSIONS GOVERN. IN THE INSTANCE OF A CONFLICT, CONSULT THE ARCHITECT. ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND OR FACE OF MASONRY (F.O.M.) UNLESS OTHERWISE

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 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. -

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.

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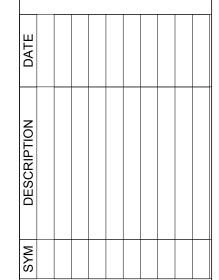
F & COUNTRY CLUB BUILDING ADDITION

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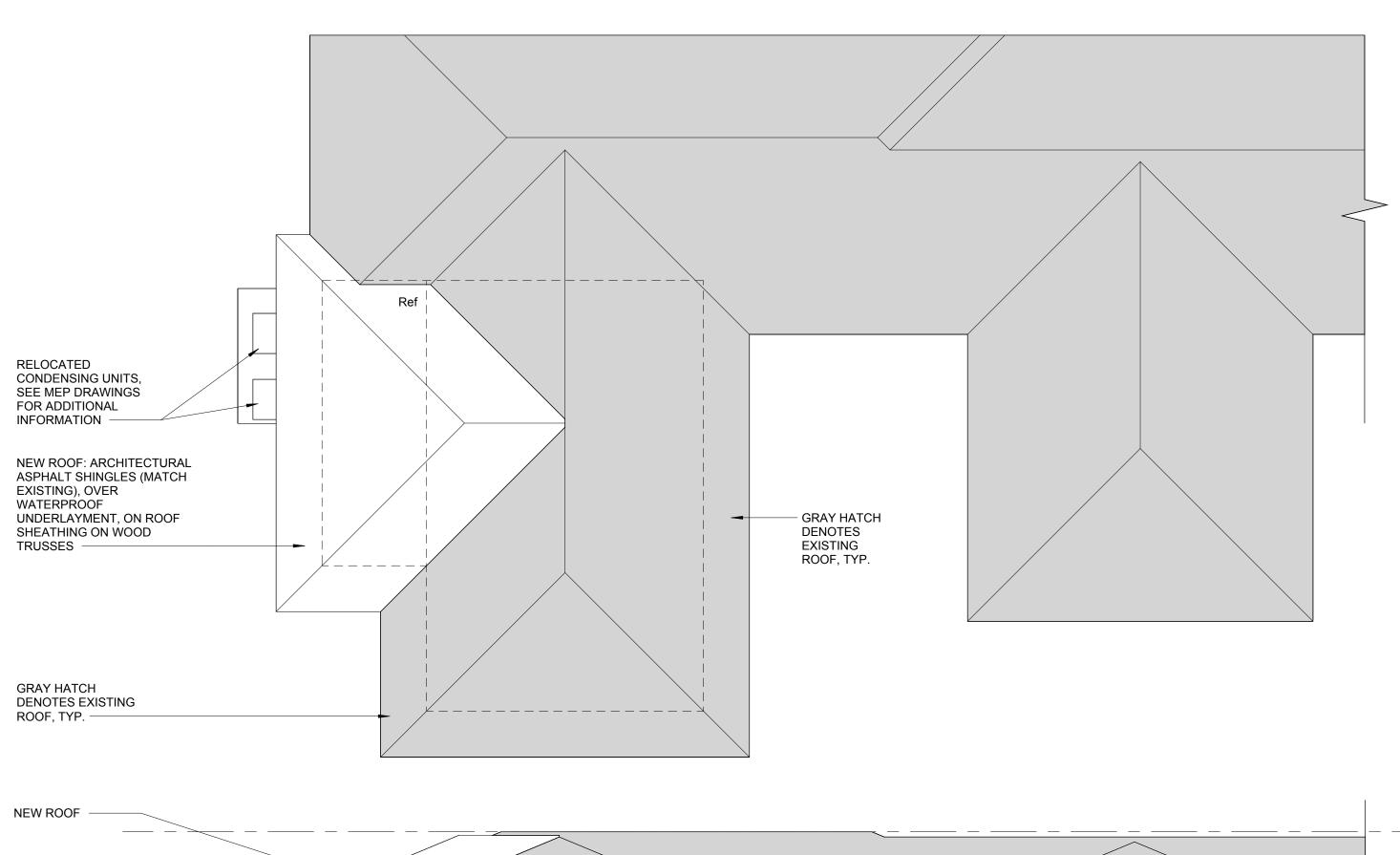


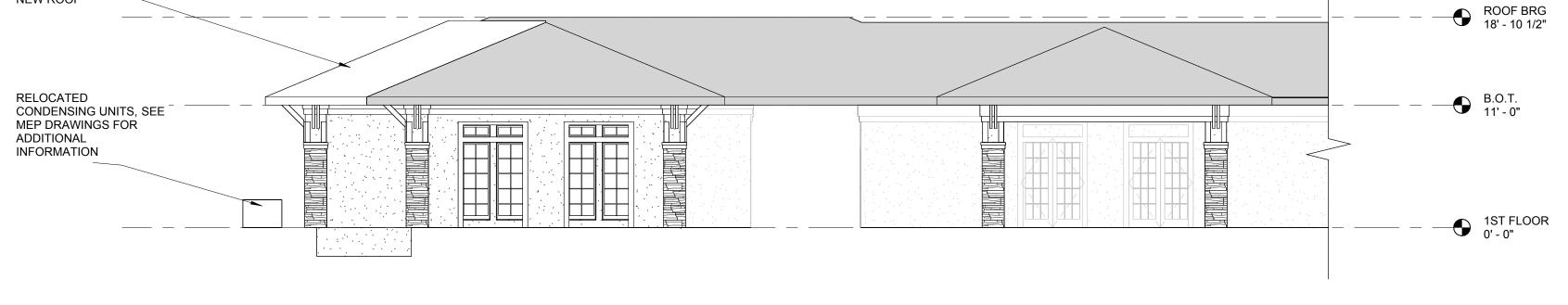
FLOOR PLAN & R.C.P.

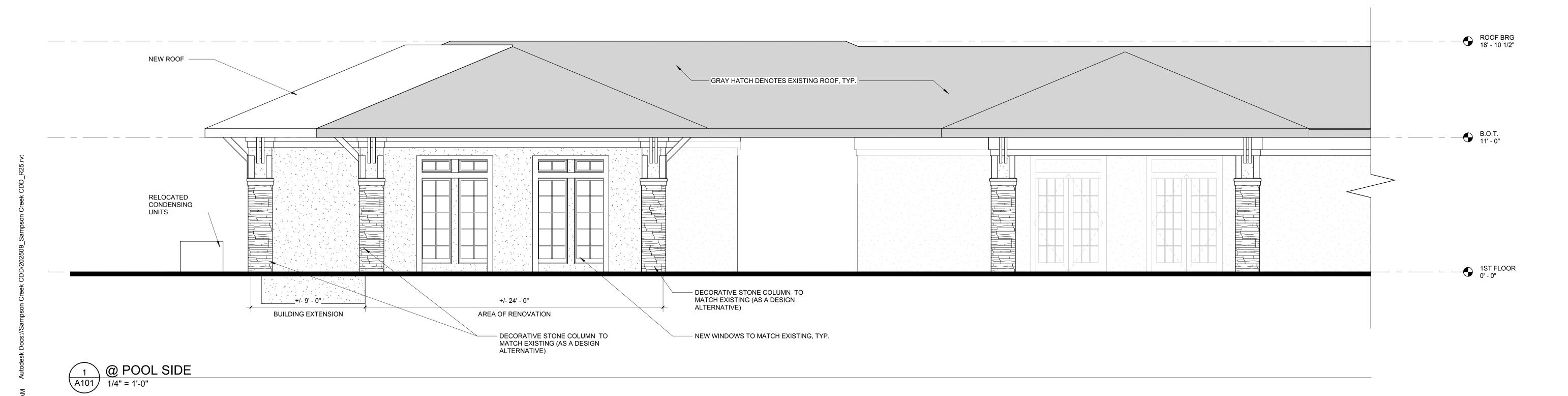
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FLOOR PLAN

(A100)







R HALL ARCHITECTS, P., SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0

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

EHIDE & HALL

1329 KINGSLEY AVENUE, SUITE C ORANGE PARK

TO THE BEST OF THE ARCHITECT'S KNOWL

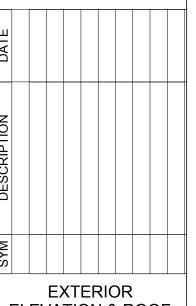
THE APPLICABLE MINIMUM BUILDING CODE



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

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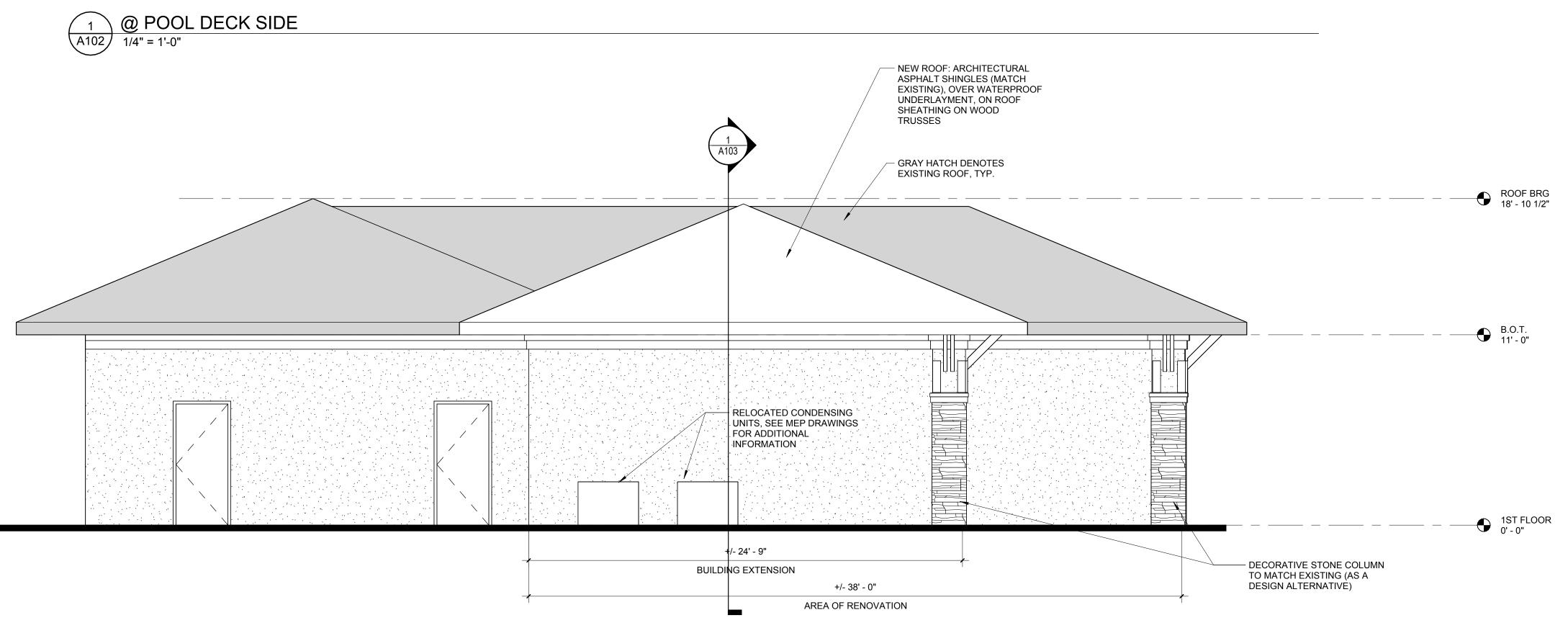
EXTERIOR ELEVATION & ROOF PLAN

60% CONSTRUCTION DOC.

DATE: 06/12/202

D.B.: Author

C.B.: Checke



2 @ GOLF COURSES SIDE A102 1/4" = 1'-0" L ARCODANCE WITH ECTS, P. LIC. NO. AR001:
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WAS CORDANCE WITH ERC 110, 84,4 AND CHARTER 63

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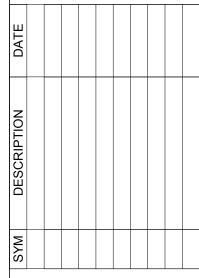
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& TENNIS BUILDING ADDITION

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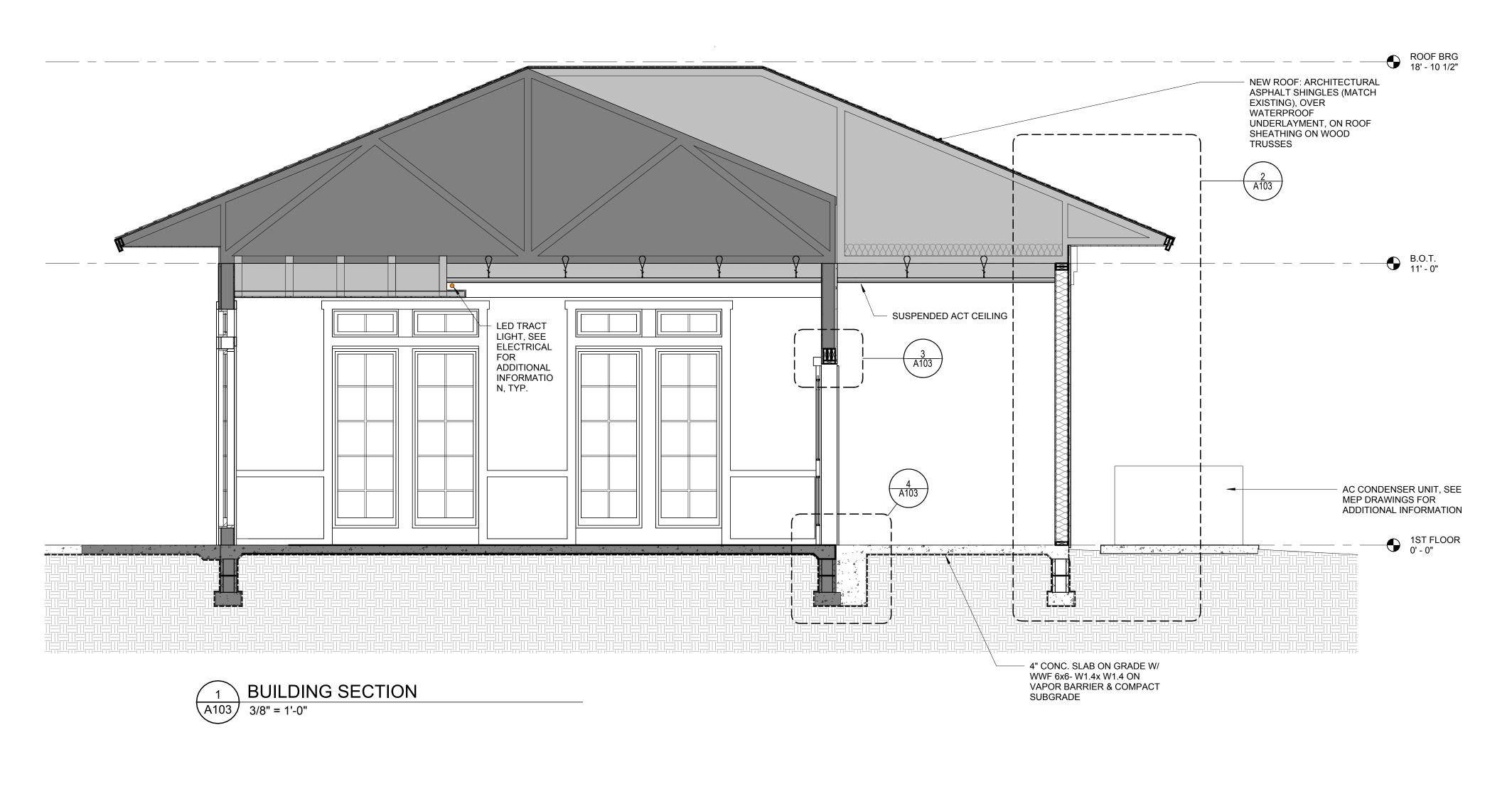
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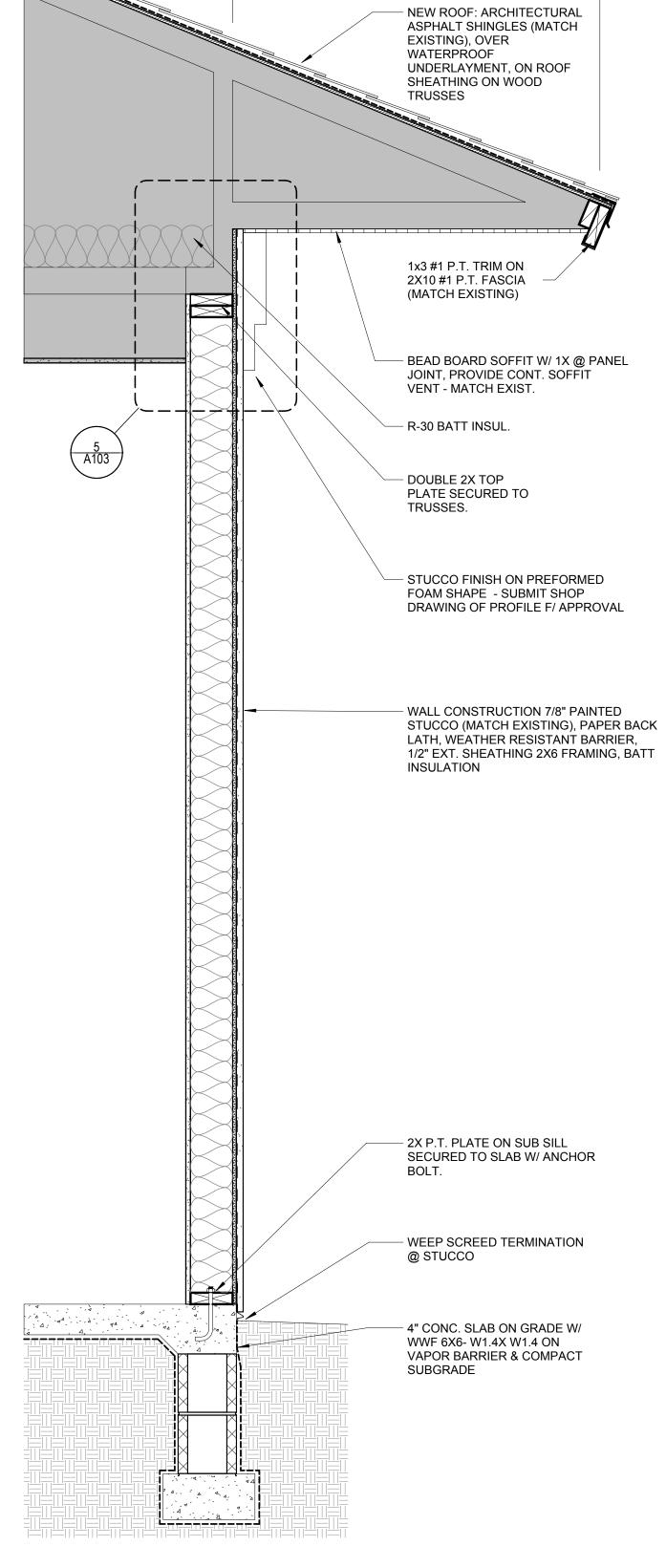
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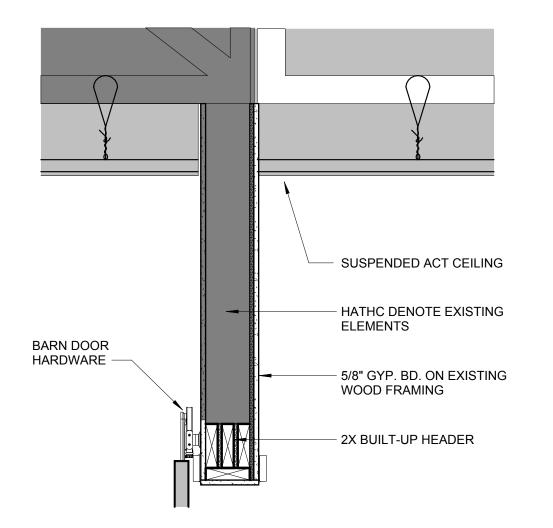
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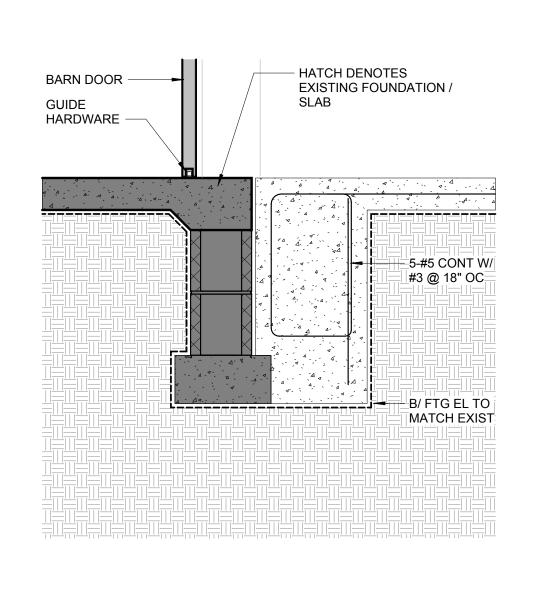


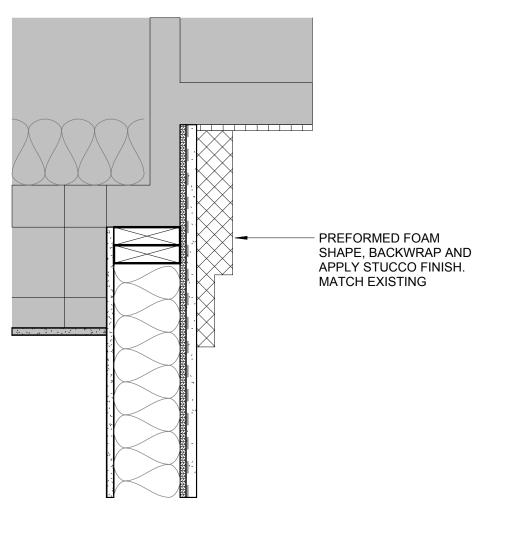
4' - 0"



OPENING DETAIL

3 OPENI A103 1" = 1'-0"







FOUNDATION DETAIL

1" = 1'-0"

STUCCO FOAM A103 1 1/2" = 1'-0"

60% CONSTRUCTION DOC.

SECTIONS

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F & COUNTRY CLUB BUILDING ADDITION

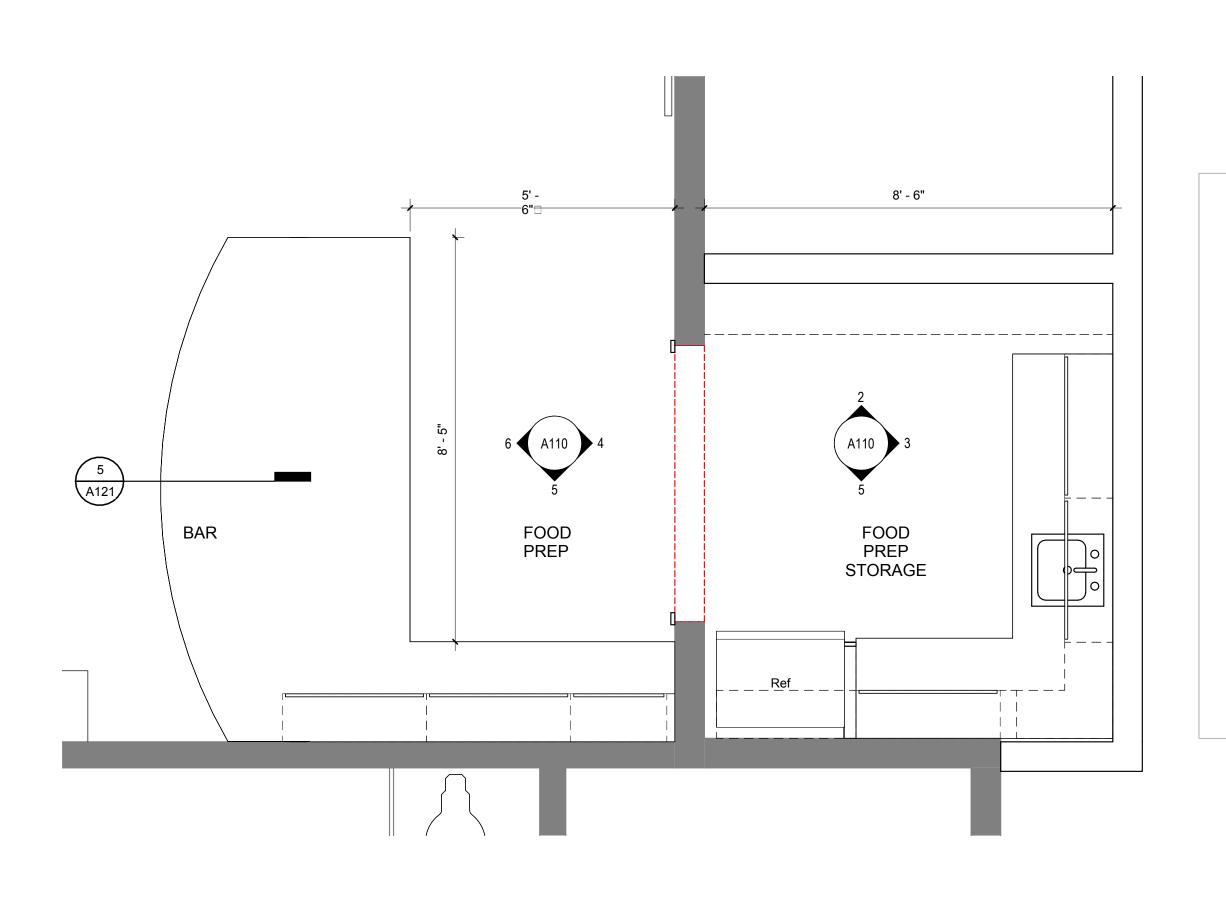
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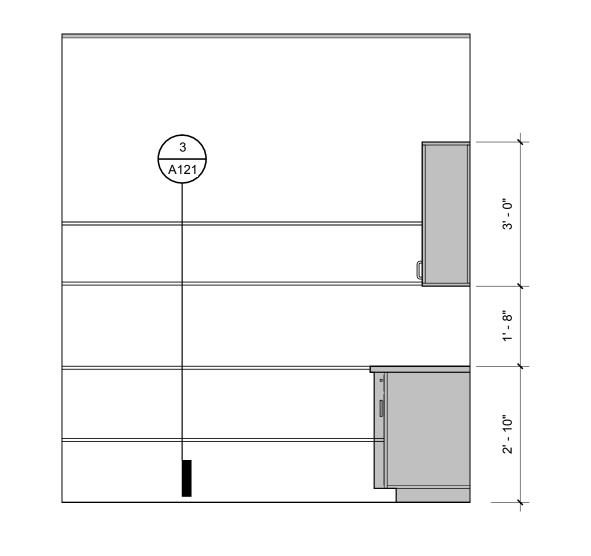
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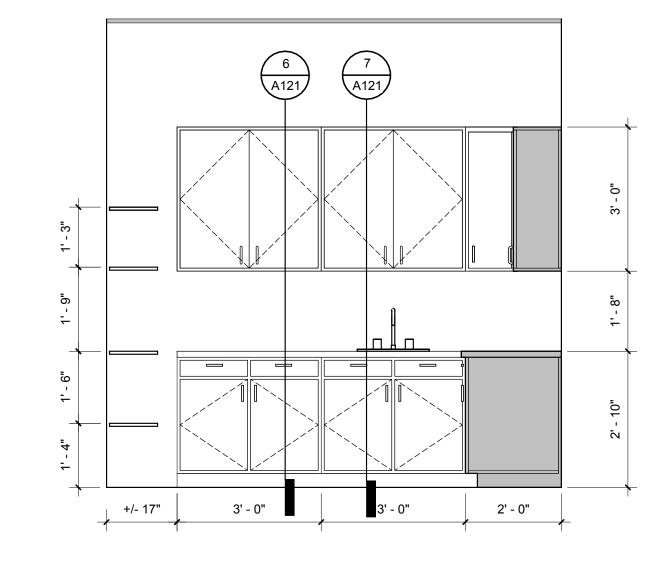
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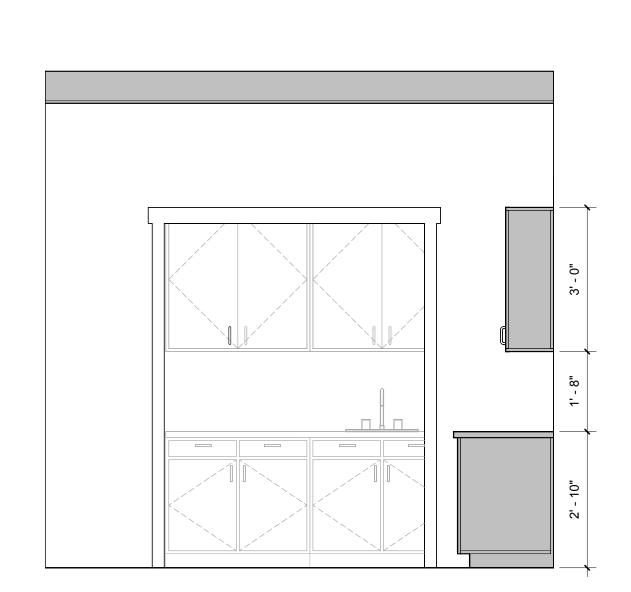


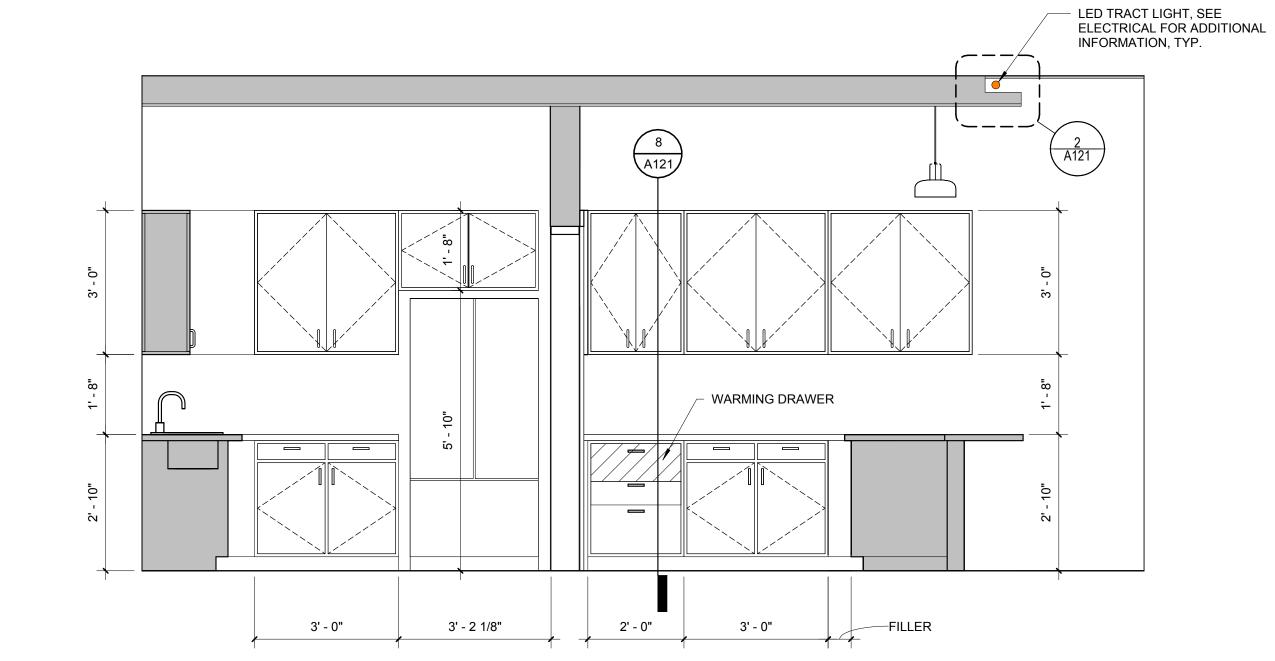


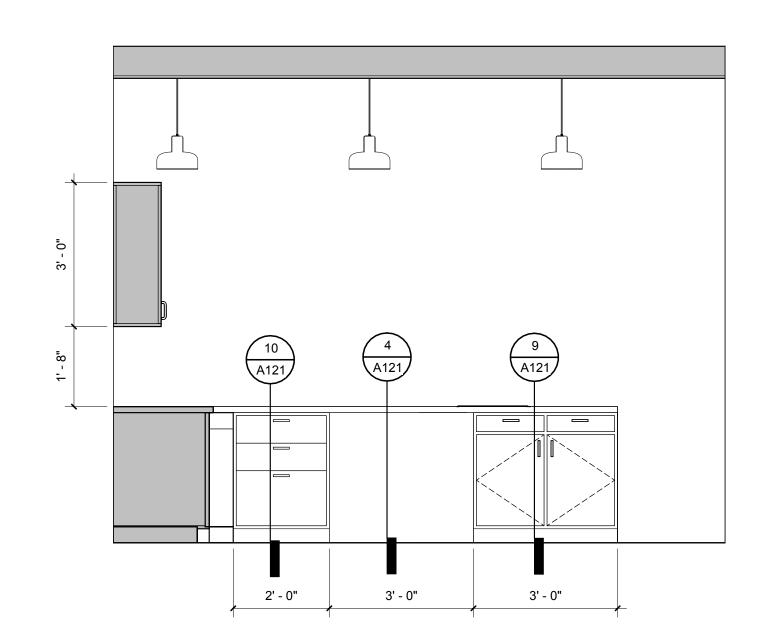


1 ENLARGE FOOD PREP AREA
A110 1/2" = 1'-0"

3 FOOD PREP STORAGE
A110 1/2" = 1'-0"







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

5 FOOD PREP AREA & STORAGE
A110 1/2" = 1'-0"



TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMI THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDA DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAP FLORIDA STATUTES ARCHITECTS, FLORIDA 32073 PH. (904) 264-1919 LIC.

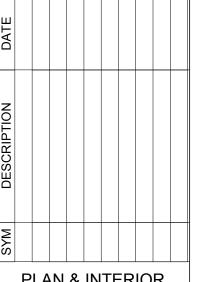
EHIDE 1329 KINGSLEY AVE

F & COUNTRY CLUB SWIM BUILDING ADDITION

ELECTRONIC SEAL

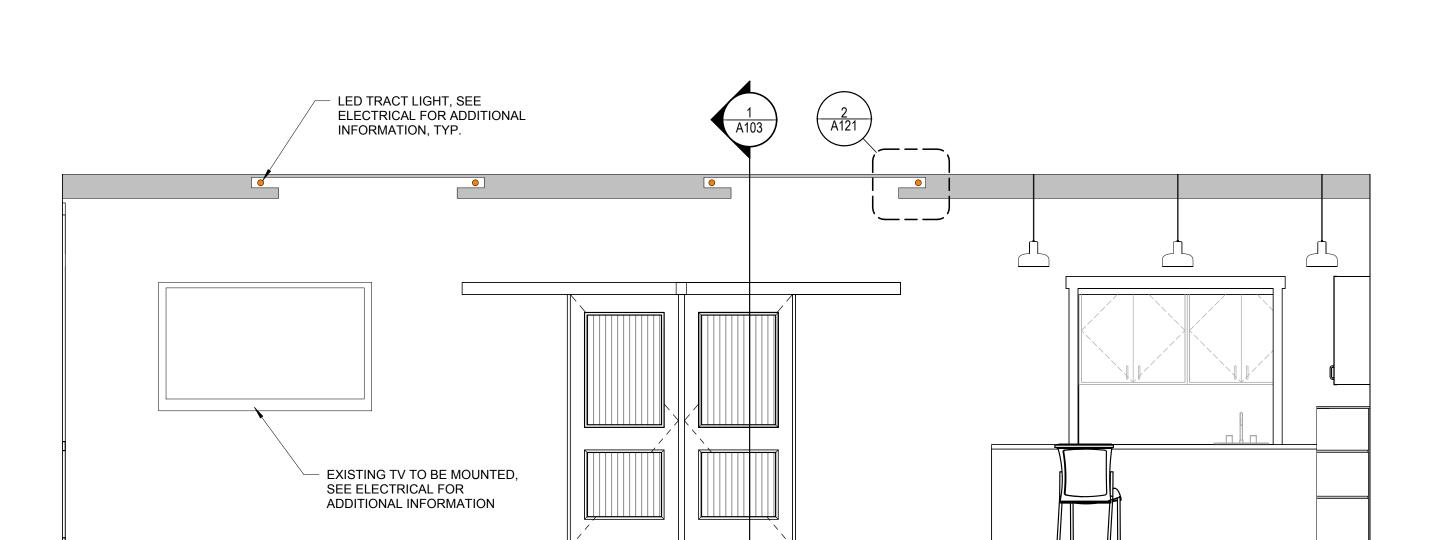
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PLAN & INTERIOR ELEVATIONS

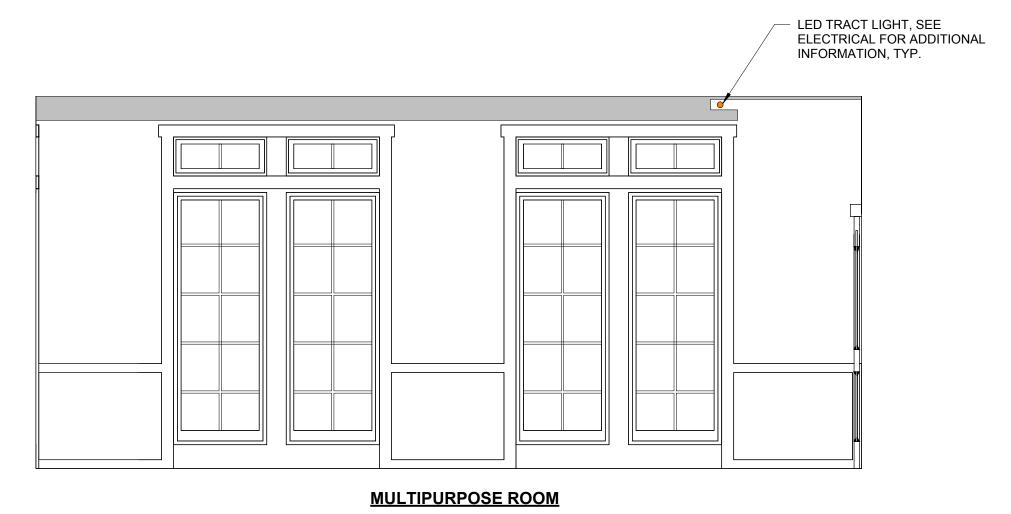
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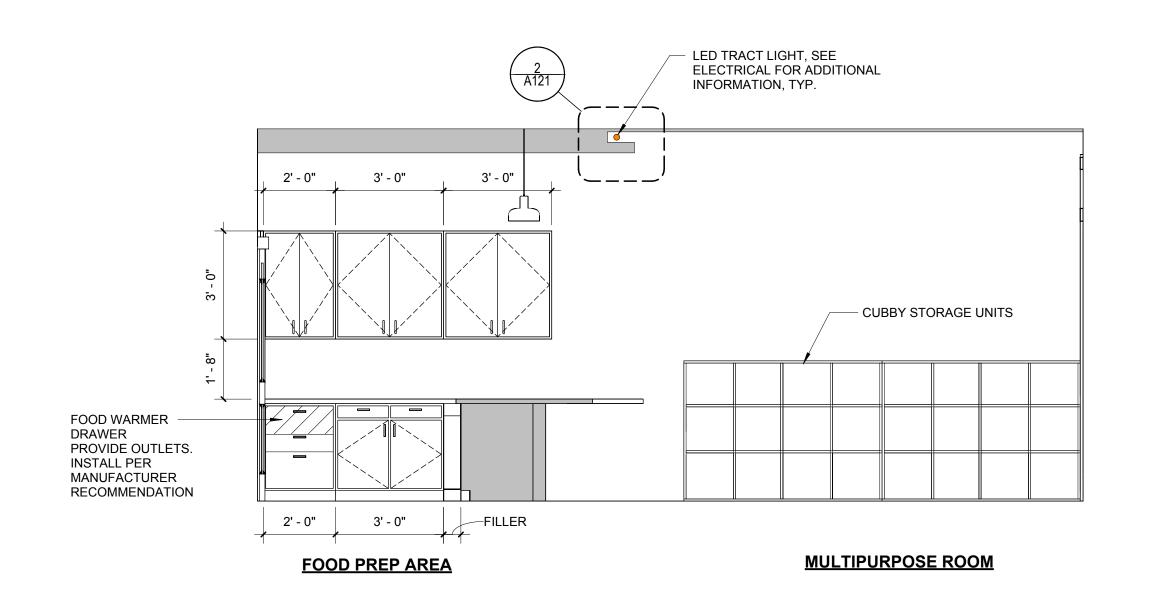
FOOD PREP AREA



MULTIPURPOSE ROOM



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



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

EHIDE & HALL ARCHITECTS, P. 1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR001
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFRICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63, FLORIDA STATUTES

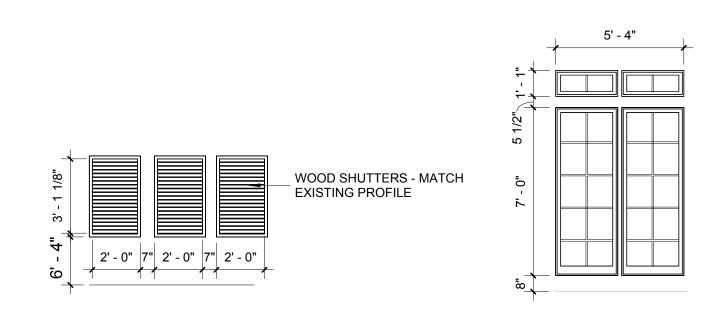
60% CONSTRUCTION DOC.

DATE: 06/12/202

D.B.: Author

C.B.: Checke

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

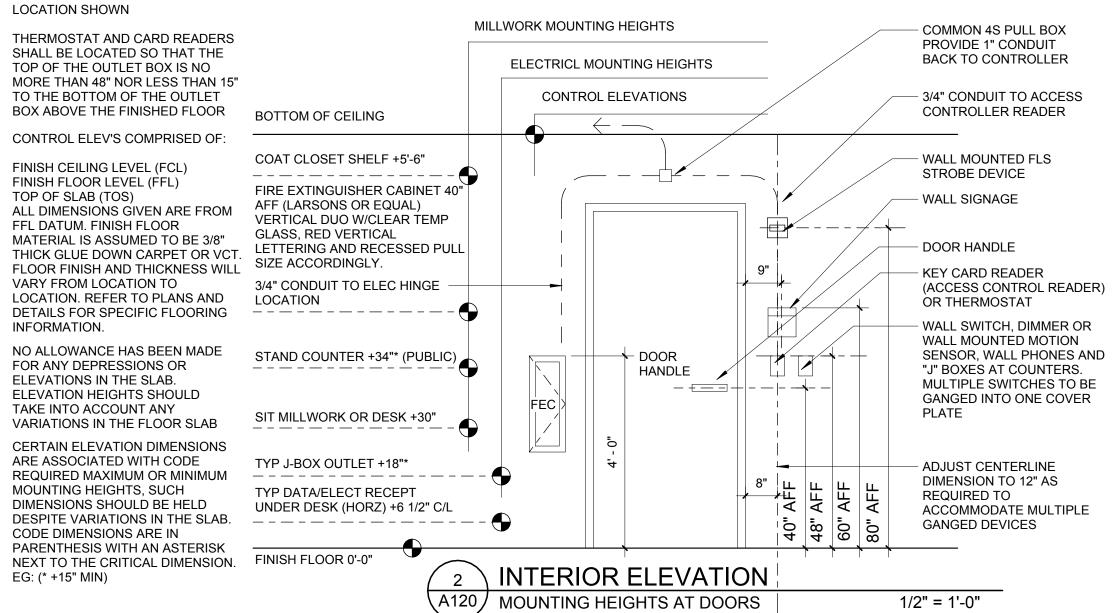
CONTROL ELEV'S COMPRISED OF:

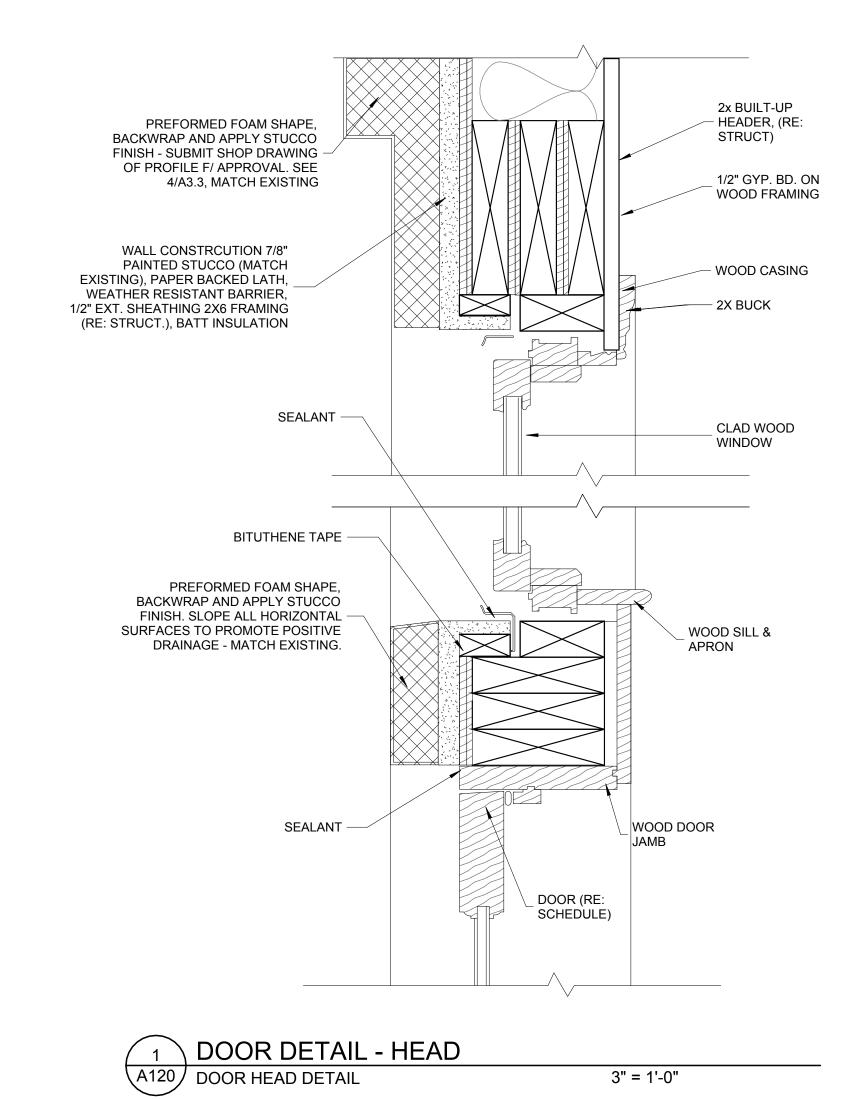
FINISH CEILING LEVEL (FCL) FINISH FLOOR LEVEL (FFL) TOP OF SLAB (TOS)

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)





ARCHITECTS,

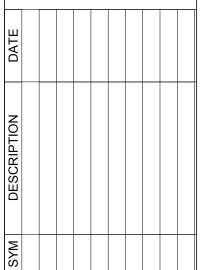
F & COUNTRY CLUB BUILDING ADDITION OHNS GOLF & TENNIS 205 8 ST. A

S ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY THESE DOCUMENTS ARE

INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.



DOOR SCHEDULE & DETAILS

60% CONSTRUCTION DOC.

3" = 1'-0"

- 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

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

SECTION DETAIL ADJUSTABLE SHELVING

MILLWORK TAGS BASE CABINET WITH DRAWER AND DOOR BASE CABINET WITH DOOR ONLY MW-BDR 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 WALL CABINET WITH DOUBLE DOORS MW-WD WALL CABINET FILLER MW-WF WALL CABINET WITH OPEN SHELVES MW-WO BASE CABINET WITH (X) DRAWERS MW-XSH WALL SHELVES WITH (X) SHELVES

MILLWORK GEN. NOTES 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 MILL WORK TO WALLS, ETC.

SECURE AND RIGID CONNECTIOON FOR ALL 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 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

FROM FULL RANGE OF COLORS (INCLUDING CUSTOM MIXED COLORS). H COUNTERTOPS TO HAVE 2" RADIUS AT ALL EXPOSED HORIZ. OUTSIDE CORNERS, UNLESS

ANY OPEN JOINTS WITH FDA APPROVED SILICON SEALEANT COLOR AS SELETCTED BY ARTITECT

NOTED OTHERWISE 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

SECTION DETAIL

SUSPENDED METAL GWB CLG

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

1 1/2" = 1'-0"

PROVIDE MELAMINE AT CABINET INT.

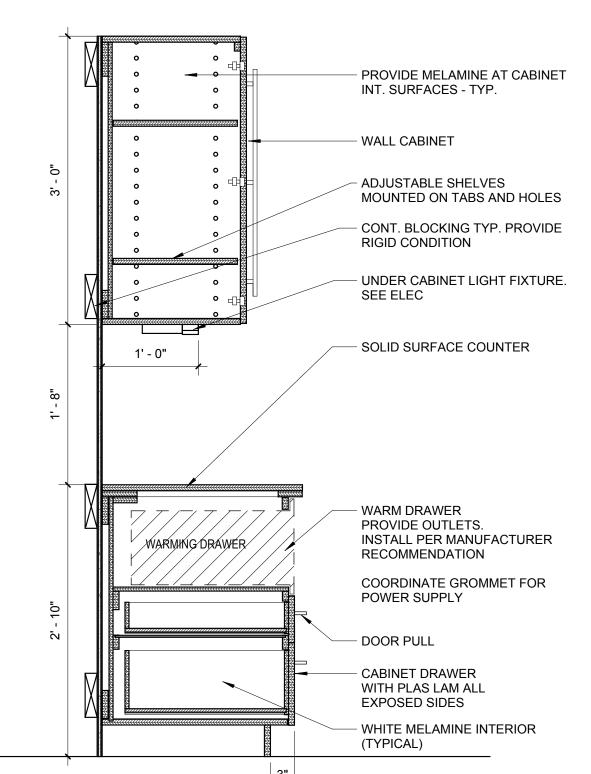
SURFACES - TYP.

SOLID SURFACE COUNTER

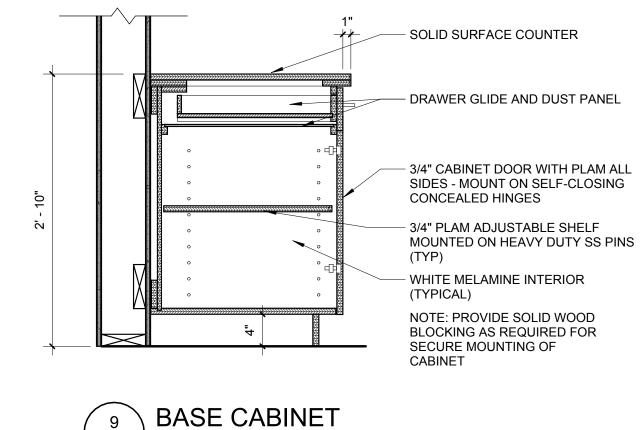
SECTION DETAIL (A121) CABINET 8 1" = 1'-0" MILLWORK ELEV (SIM) COUNTER TOP - DESK HEIGHT 1" = 1'-0"

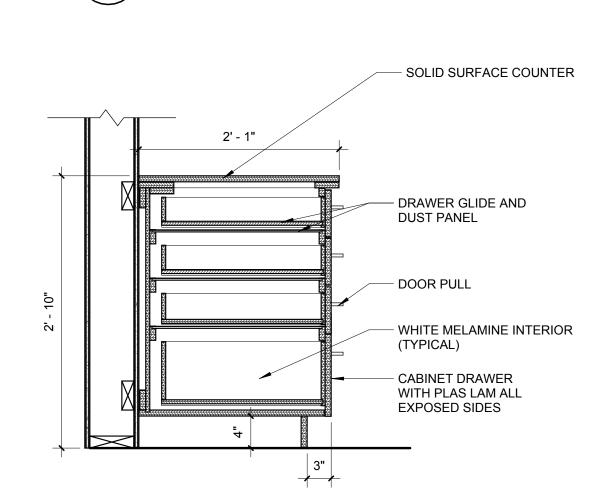
WALL CABINET ADJUSTABLE SHELVES MOUNTED ON TABS AND HOLES CONT. BLOCKING TYP. PROVIDE RIGID CONDITION UNDER CABINET LIGHT FIXTURE, SEE PLUMBING FIXTURE. SEE PLUMB SOLID SURFACE INTEGRAL BOWL SINK. 1' - 0" SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION SOLID SURFACE COUNTER BASE CABINET 1/4" PLYWOOD MELAMINE ON ALL INTERIOR EXPOSED SURFACES

SINK BASE CABINET

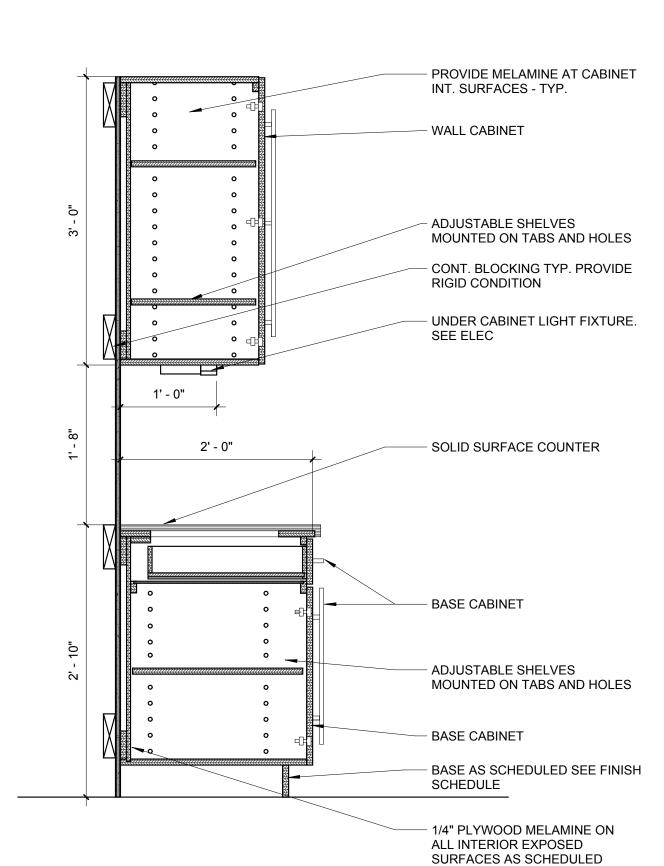


WARMING DRAWER

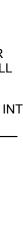




BASE CABINET WITH DRAWERS A121 1" = 1'-0"







1" = 1'-0"

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

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PERMIT OR CONSTRUCTION.

60% CONSTRUCTION DOC.

DETAILS

JOB NO:

FRICATION COM-SAFETY STAND .8.4.4 AND CHAF

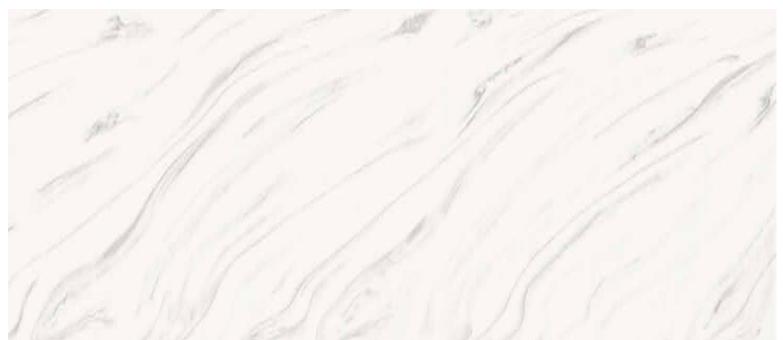
SWIM

F & COUNTRY CLUB BUILDING ADDITION

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



WALL PAINT: SW 6238 ICICLE

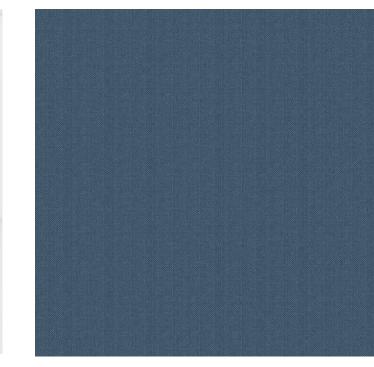
SW 7603 POOL HOUSE

SW 7757 HIGH REFLECTIVE WHITE

SW 7007 CEILING BRIGHT 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

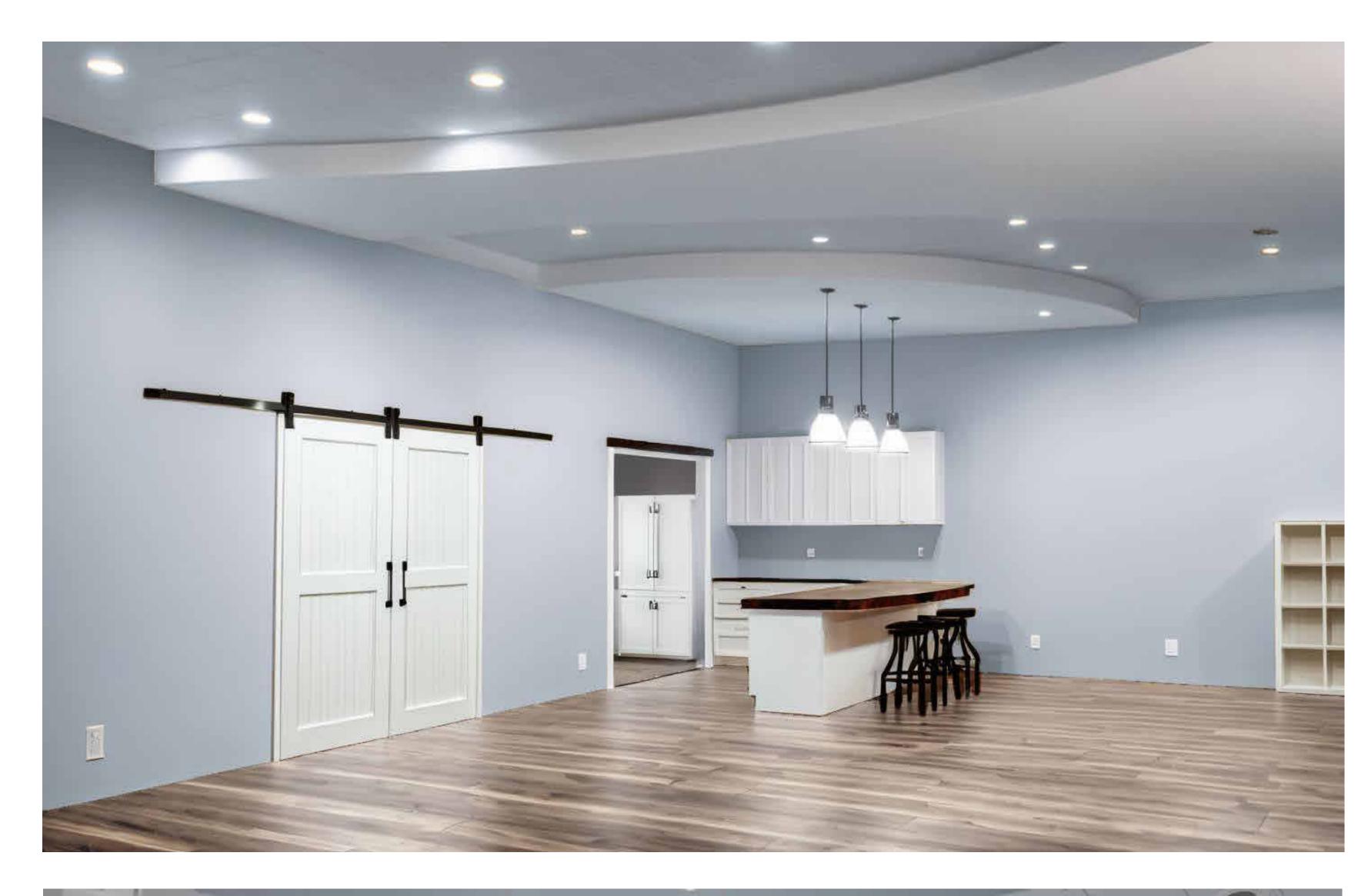
F & COUNTRY CLUB SWIM BUILDING ADDITION

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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

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

EHIDE

1329 KINGSLEY AVE



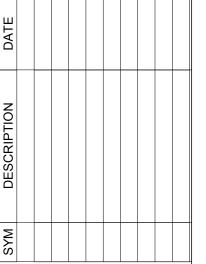
F & COUNTRY CLUB SWIM BUILDING ADDITION

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RENDERINGS

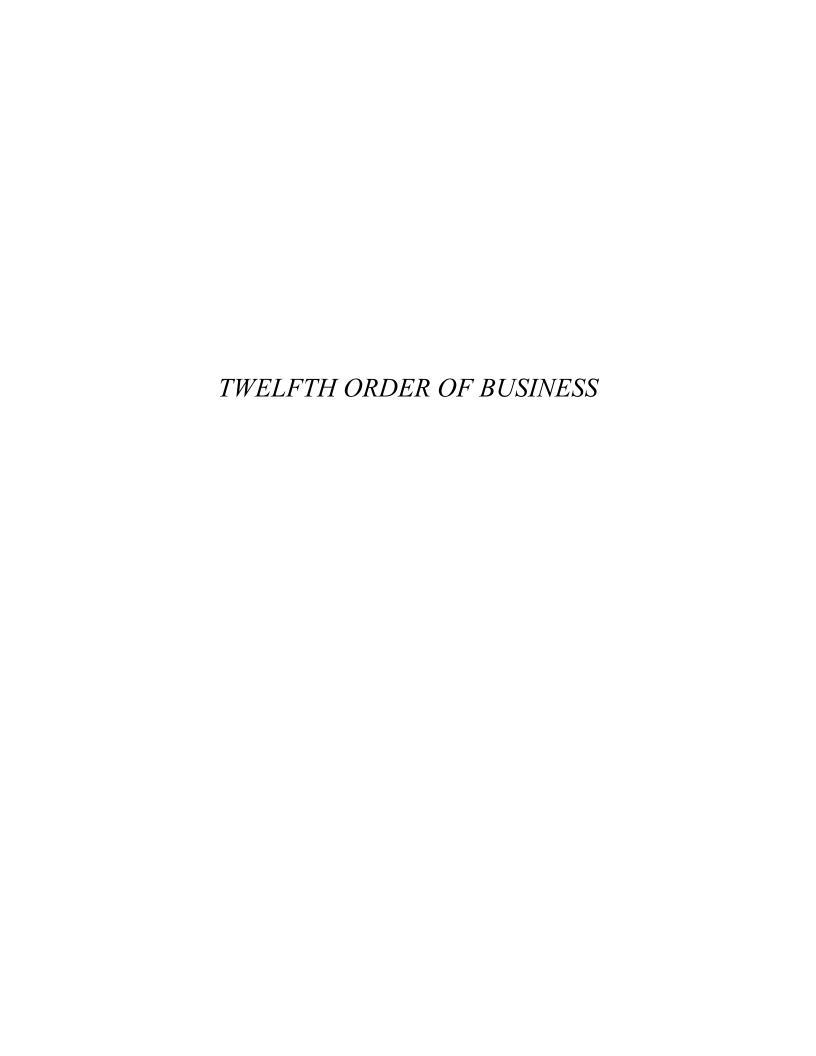
60% CONSTRUCTION DOC.

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

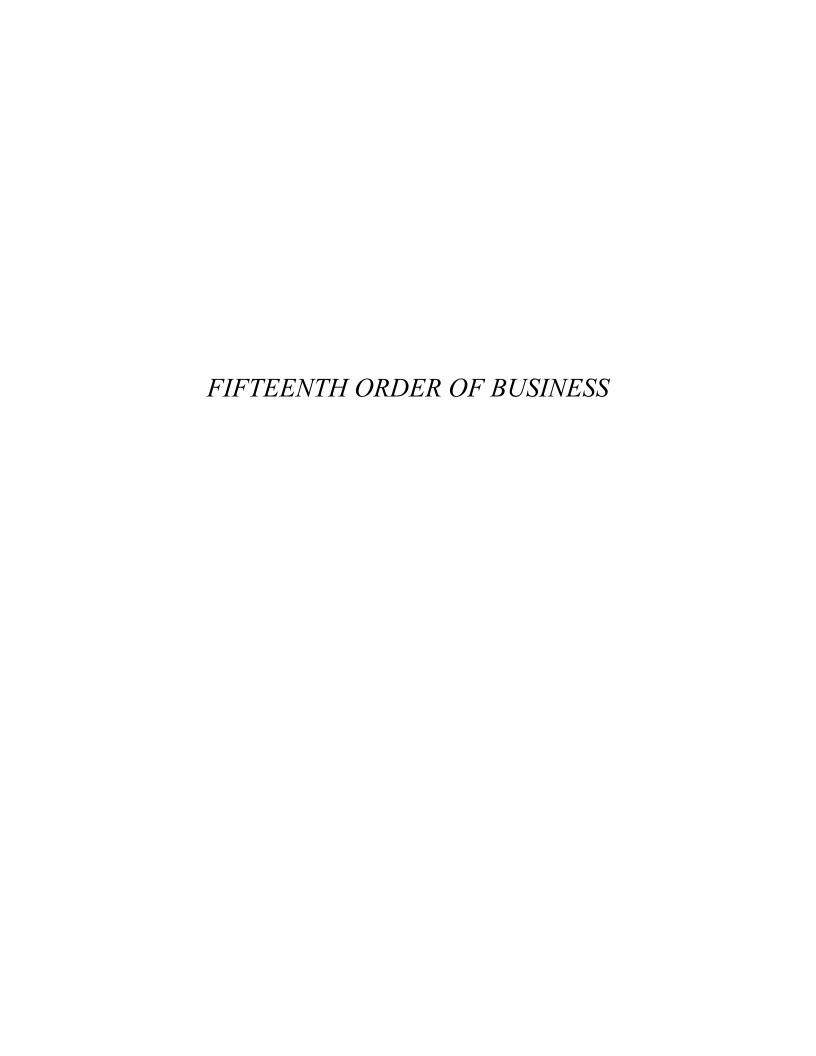
^{*} Will on the 100% drawings set. By contractor, contractor installs





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, **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.

Present and constituting a quorum were:

Mike YuroChairmanGraham LearyVice ChairmanMike DavisAssistant SecretaryKyle GearyAssistant Secretary

Also present were:

Daniel Laughlin GMS

Wes Haber *by phone* Kutak Rock, LLP

Tyler Smith Matthews

Jason DavidsonVesta Property ServicesStephanie TaylorVesta Property Services

Residents

The following is a summary of the actions taken at the June 19, 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)

Resident Jerry Brannon of 918 Eagle Point Drive lived in the community for 22 years and his property backs up to water. Lake maintenance had been good and there were only a few

issues, but this past Spring, water grass started growing along there and was not dissipating. They did spray, but in the last couple of months, it attracted muck, which keeps growing each week. Pictures were provided to the Board. The concern was that it would continue to grow and would attract water moccasins and hoped that Lake Doctors could remedy the situation. Mr. Laughlin reported that Mr. Davidson met with Lake Doctors onsite. They had treated the ponds as much as they could, but the solution was to remove the water grass from the ponds manually. Mr. Davis asked if they surveyed other ponds to see if the same condition existed. Mr. Davidson indicated that there were some issues with algae in several ponds, which he was working on with Lake Doctors. They were treating it two weeks at a time, but they could not overtreat it. He was monitoring those ponds. Mr. Yuro recalled that this was the pond that they had complaints about from other residents, as material was accumulating in the corner of this pond and requested that Lake Doctors to provide a picture of each pond that they were inspecting in their report. He also suggested stocking some fish in this pond to eat the algae and requested that Mr. Davidson speak to Lake Doctors about this matter, to ensure that they were doing all that they could. Mr. Davidson obtain proposals to stock the ponds. Mr. Yuro concurred. Resident Ralph Darling of 1929 Glenfield Crossing Court noted that the banks needed to be resprayed on Pond 25A, to kill growth along the bulkhead.

FOURTH ORDER OF BUSINESS

Amenities Booking Request

Mr. Laughlin received a request from the Supervisor of Elections to hold a primary election on August 18, 2026 and a general election on November 3, 2026 from 7:00 a.m. to 7:00 p.m., like in past years.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request for the Supervisor of Elections to hold a primary election on August 18, 2026 and a general election on November 3, 2026 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Request for Partial Easement Release (808 Eagle Point Drive)

Mr. Laughlin received a request for a partial easement release at 808 Eagle Point Drive, which was included in the agenda package. He originally sent the survey but resent the actual drawings of where the proposed screen enclosure would go. Since this was a permanent screen

enclosure, as opposed to a fence or pavers, it would be an actual easement release, as opposed to allowing something in the easement that could be removed. It was provided to the District Engineer. Of the 15-foot easement, 10 feet would be used by the screen enclosure, leaving 5 feet, but it appeared that a pipe was running underground. Mr. Smith pointed out that a catch basin was listed on the survey but did not on the as-builts and recommended approving the request, if there was no pipe, as he did not see a problem with it, but suggested getting confirmation first, due to the catch basin at the top left of the survey. Mr. Yuro pointed out that it was buffer easement, not a drainage easement. Mr. Smith confirmed that it was listed as a wetland buffer easement and surmised that the homeowner added a catch basin at one time, as it was not on the CDD's drainage plans. Mr. Laughlin reported if this was approved, an agreement would be drafted for the release of the easement and would be recorded with the property. Mr. Yuro reported that they had small backyards and received many of these requests. The last one took almost two years to resolve with the county, as the county required a plat change, requiring a surveyor to review the plats. He was fine with approving it but recommended reaching out to the county to see what they would require. Ms. Taylor would follow up. Mr. Davis felt that this request was reasonable but questioned the purpose of having an easement. Mr. Smith explained that it was to protect the wetlands but did not see anything of concern in the as-builts, but the drainage easement on the southern side of the property, was a different story.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the Request for Partial Easement Release for 808 Eagle Point Drive was approved subject to an agreement.

SIXTH ORDER OF BUSINESS

BrightView Landscape Update

- A. Annual Operations Calendar
- **B.** Quality Site Assessment
- C. Dirt Washout by Basketball Court

Mr. Laughlin stated that an annual calendar of tasks was included in the agenda package, along with BrightView's Quality Site Assessment (QSA). Mr. Davidson reported that the new planted holly ferns on Leo Maguire Parkway were not doing well and would be switched out to Liriope. He was waiting to schedule it. The latest installment of sod going down St. John's Golf Drive, was taking well at the beginning of the entry. There was some brown on the top, which he had concerns with and would be discussing with Brightview, along with a brown section behind

the basketball court, which was holding water and was too wet. However, when he looked at it, it felt the same as the other area where it was green. He would keep pressing with BrightView to get better results. The irrigation on the north side of St. John's Golf Drive, Hole #17, was operable. It was currently running three days a week. He was working to address a plan for the sod repairs. With the help of Mr. Leary, they identified some additional areas that would need top dressing or sodding. The additional sod between Holes #4 and #5, have now been completed. On Hole #6, they were supposed to remove the stump and grind two dead trees but did not know anything about it and would get with BrightView for further clarification. They approved two dead trees going down Leo Maguire Parkway, heading toward Eagle Point on the left-hand side, which were removed. New flowers were scheduled to be installed on July 4th.

Mr. Leary recalled Mr. Davidson informing him that someone had turned off an irrigation valve in the last couple of weeks. Mr. Davidson confirmed that it was a gate valve. Mr. Leary noted instances of irrigation timers being turned off, which could be resolved by locking the timers. Mr. Davidson did not have any insight as to why a valve would shut off and would speak to Mr. Chris Reinert of St. Johns Golf & Country Club about it, as it may be part of their renovation. Mr. Leary pointed out if someone was sabotaging their irrigation by turning off the timer, they may decide to turn off the valve. Mr. Laughlin indicated that there was a picture of a dirt washout by the basketball court. Mr. Leary wanted the Board to see it, as it occurred due to a massive storm after the last meeting. Mr. Yuro asked if there was other ground cover that they could use, as sod would not work. Mr. Laughlin wondered if they could use Florida Native plants. Mr. Leary was meeting with BrightView and discussing some ideas. Mr. Davis recommended thinning out the trees, to allow sunlight to come in and for the grass to grow. Mr. Yuro agreed with putting grass back there but did not want to keep spending money to put something in that would not work and requested input from the experts. Mr. Davis noted the area between Holes #4 and #5, between the sidewalk and the street, looked bad, but was under the control of the golf course. Since they had trucks of sod coming in every morning, they should figure out how to spread some sod into that area. If sod could not grow there, the CDD could work with the golf course to find a ground cover that worked.

SEVENTH ORDER OF BUSINESS

Discussion of Field Maintenance

Mr. Davidson recalled at the last meeting, there were some follow-up questions about the proposals and went back to each vendor with those questions, which they answered and updated their proposals, which were provided to the Board. They were able to get those proposals as close to apples to apples as far as the scope. Agrow Pro provided a cost of \$24,600 annually for athletic field maintenance and Troon provided a cost of \$29,500. There were questions that had to do with the inclusiveness of the irrigation and if a mainline break were to occur, whether they would include it. Troon specified that the proposal was reduced to specifically what was on that soccer field, such as the three-quarter inch pipe. They wanted to just be responsible for the irrigation on the field and be able to control it, so if there was a break, it was included in the proposal, but if it was outside of that area, BrightView would be responsible for it. Agrow Pro did not include any irrigation repairs. Mr. Davis pointed out that the golf course included a 3% annual increase, but Agrow Pro did not include any increase. In the comment section, Mr. Yuro noted that Agrow Pro indicated that they would bring two different mowers out to get the different heights. Mr. Leary pointed out that the Agrow Pro proposal was lower by \$3,700, but they must bring in people and vehicles, whereas Troon had all of their staff and vehicles onsite and questioned why the Troon proposal was not lower. Mr. Laughlin indicated that it was higher due to the irrigation repairs. Mr. Leary stated this was not a dealbreaker.

Mr. Leary felt that Troon was massively overcharging the CDD, which staff discussed with them, but Troon said if the CDD wanted the field to look better, they should pay Troon more, which was crazy, but thanks to Vesta and their recommendation to use Agrow Pro, there was proof that the CDD was being overcharged. Therefore, he had no issue switching to Agrow Pro, if Vesta had no issue using them as an alternative supplier. Furthermore, Mr. Leary wanted the Board to make a decision, as they were burning cash. However, to help balance the scales, he wanted Troon to maintain the field on their dime for the rest of the year and provide a new contract to commence on January 1st, because if the Board did not approve it tonight, they would have to wait until the August meeting. Mr. Laughlin pointed out that there must be a 30-day termination, but questioned if BrightView would still do the irrigation, if Agrow Pro took over. Mr. Davis indicated that Agrow Pro would ensure that there was enough water on the field. Mr. Laughlin pointed out that Bartram Springs used Agrow Pro. Mr. Yuro must recuse himself from

voting, as he was working with the golf course. Mr. Haber advised that Mr. Yuro could participate in the discussion and abstain from the vote.

Mr. Yuro understood the issues in the past with Troon and the cost, but he was leaning more towards engaging Troon, due to their proximity and being able to respond quickly to irrigation breaks or lack of irrigation, as the irrigation element could easily make the contract with Agrow Pro more expensive. The main thing was that they wanted the soccer field to look good, as it was the highlight of their amenity area. At this time, it was looking good and he did not want to see it change. Mr. Davis was more impressed with Agrow Pro but could go with either one. Mr. Geary was leaning towards Troon continuing to maintain the soccer field, considering that they would be paying for the irrigation system and overseeding. The cost was more, but Troon was onsite and pay into this community. He felt that it was not constructive to discuss their overcharging. Mr. Leary questioned the effective date. Mr. Laughlin anticipated a July 1st start date, if it was approved at this meeting, the agreement was drafted, reviewed and signed by both parties. Mr. Leary asked if the CDD paid for June. Mr. Laughlin must check. Mr. Davidson reported that they generally paid in advance. Mr. Haber believed that Troon would work with the CDD, since they were staying with the same company.

On MOTION by Mr. Leary seconded by Mr. Davis with Mr. Geary, Mr. Davis, and Mr. Leary in favor and Mr. Yuro abstaining, approving the Troon proposal for athletic field maintenance effective July 1st was approved 3-0.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Smith reported that Mr. Silverstein was obtaining proposals for the liner at 420 St. John's Golf Drive. It would be summarized in a table that would be provided to the Board at the next meeting. He just needed to collect a few more that did not arrive in time. Mr. Yuro recalled that they were waiting for a proposal to repair the erosion around the structure. Mr. Smith indicated that he spoke to three different vendors and two visited the site, but due to how small the project was and the access points, no one would provide a proposal. Mr. Laughlin received

confirmation from the resident and his neighbor that it had not been discharging since it had been cleaned. Mr. Smith asked if the Board wanted to leave it alone. Mr. Laughlin pointed out that there was still a washout around the structure, but the pipe was fine. Mr. Yuro noted that the washout was technically on the homeowner's property, because it extended into the lake, but preferred to leave it alone, as it was not impeding the function of the lake. However, if the resident complained and wanted the bank to be repaired, they needed to take down their fence, in order for a contractor to go back there and fix it. Otherwise, they did not have access to it. Mr. Davis was in favor of staff informing the homeowner that they could not get a contractor to come out because of the conditions, but the Board would work with them if they provided access to the fence. *There was Board consensus*.

Mr. Smith reported that there was an exploratory dig last week, on the Hole #7 storm pipe repair. On June 24th, they will plug the miter end sections, excavate the area and make the repair, weather pending. Mr. Yuro requested that either Mr. Silverstein or Mr. Smith be onsite, as Mr. Silverstein warned the Board about the contractor, Armstrong, who had the lowest price, as they tended to raise their prices. According to the contract, they were supposed to plug both ends, dig down, install the pump, pump the water out and make the repair, but the contractor dug down without plugging the pipe at either end. The pipe ended up being submerged under 2 to 3 feet of water. They then tried to claim that there was high ground water and they would have to dewater the area, resulting in the CDD paying more money. Thankfully, Mr. Silverstein informed them that they did not do it properly. Mr. Smith pointed out that all of this was documented in an email. In addition, Mr. Yuro noted that there was a two-week delay from when they started and their window for access was starting to shrink, as the golf course would reopen in mid to late July. Mr. Yuro requested that Mr. Smith or Mr. Silverstein also inform them that it needed to be done properly this time. Mr. Smith would mention it. Mr. Yuro thanked Mr. Smith and Mr. Silverstein for being on top of this.

C. District Manager

Mr. Laughlin reported that he and Mr. Staley found a location for the second speed radar sign exiting the community. They spoke to some residents who lived in the area. One resident was totally fine with installing it in the right-of-way by his home. The sign would be just before the crosswalks, exiting the community. He was supposed to receive the proposal on Friday, but

the contractor was sick and he would not receive it until Monday. The Board previously approved a not-to-exceed amount of \$16,000 and if the proposed amount was within this amount, they would proceed with it. Mr. Smith confirmed that the one for the exit gate was submitted to the county. Mr. Davis questioned where on St. Johns Golf Drive the sign would go. Mr. Leary indicated that it would be 50 yards before the sidewalk. Mr. Laughlin clarified that it would be between the road and the sidewalk, as close to the road as they could get it.

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. He introduced Ms. Stephanie Taylor, the new General Manager and pointed out that working with the Board had been a good learning curve for him. A fountain was not functioning on Hole #13. Lake Doctors were able to find the issue and the fountain was now back up and running. The sod replacements were completed and there was an overview of the declining plant material that would need to be replaced along Leo Maguire Parkway. Golf course coordination had been completed. They were working on the overspray for the splash pad. The Soccer Field Maintenance Agreement was completed. They were able to get Hardwick to come out and get everything functioning the way that it should, for the fire inspection. The only thing that they were waiting on from Hardwick, was to install a stop bar where the mag lock was removed, to keep it from coming through the strike. Hopefully, it would be done soon. Without the stop bar, it would swing through the strike and would not allow the strike to activate. He also asked Hardwick to order new hinges for the gate, as the hinges were beyond repair. The hinge would slow it down, keep it from slamming and allow for it to lock accordingly. The Fire Marshall would be back out on Tuesday. There was no further feedback from LPA on the soccer field usage. He was going to work with Mr. Robert Sevestre, a resident and former Board Member, on identifying areas that were potentially holding water. Mr. Yuro pointed out that the main concern was to try to resolve the water flow issue first.

Mr. Smith indicated that there was a backflow that was leaking. Bob's Backflow was able to come out and replace it. It was not even on the same side of the road. Water was present there, but they could not figure out where it was coming from. Mr. Davis noted that this was on Drury and suggested conducting a survey after a rainstorm, to see where the water was coming from,

with the hope of getting the drains to move and spending as little money as possible. There were other areas such as Pond 25, where the park bench was situated and further down Eagle Point, between the entrance that collects water. Mr. Smith felt there were two issues, areas that were collecting water and areas where roots could be potentially pushing on the curb or underneath the roadway. He cleaned out the drains through the main boulevards and they were holding up well. This was something that they would continue to do monthly. The splash pad filtration repair was completed, which was just in time, as the Health Department was onsite today. There were no infractions, thanks to Mr. Clayton Smith and CBuss for keeping the pools nice and clean.

3. Sidewalk Repair Update

Mr. Davidson reported that 2 Men Concrete were working on two areas. They would continue to make repairs. He would go through with Ms. Taylor, to acclimate her with the grounds. There would be another audit, which he would stay on top of. Additional areas were found that were above 1 inch, which would potentially need to be grinded. Mr. Yuro recalled a resident driveway that backed up to the sidewalk at 832 Eagle Point Drive, that had a large drop down. It was not on the list, as well as 828 Eagle Point Drive, which also had a gap. Mr. Davis noted one at 413 St. Johns Golf Drive that had a gap, next to the one where the child fell and broke his arm. The gap between the driveway and sidewalk, was significant. Mr. Davidson was able to contact Southern Recreation regarding the playground enhancement project. Pictures were provided to Ms. Weitzel. He was still obtaining prices, but it looked like it would cost between \$100,000 and \$150,000, to completely replace the wooden structure. Mr. Smith informed him that this particular structure was renovated 15 years ago by Southern Recreation and at this point in time, they would not be able to do anything other than replacing it. He was waiting for another quote, as well as a quote to replace slats on the picnic tables. Mr. Davis pointed out that there were several broken slats. Mr. Davidson wanted to do the work in-house but did not want his maintenance guy trying to get the bolts off with a grinder. When they come out to provide a proposal for the work and materials, they could identify other picnic tables that had this issue. Mr. Davis asked if it was between \$100,000 and \$150,000, to replace the wooden structure from the ground up. Mr. Davidson indicated that there were other similar sized options and this was just the baseline. If it was feasible, he would obtain a full quote.

Mr. Davis pointed out that the purpose of having a list of projects, was to have an idea of how much it could cost to replace certain items. At this time, they had four vendors for the pool deck and they were working their way through the plans for the amenities room. Mr. Davidson would provide proposals at the July meeting. Mr. Davis pointed out if the playground was \$150,000 to replace, the pool deck was \$160,000 and the amenities room was \$250,000, they would not be able to do all three projects, with the \$560,000 that they had in reserves. Mr. Geary was surprised that the playground would only cost \$150,000, as he was expecting it to cost \$500,000. Mr. Yuro asked if there were any issues with the YMCA. Mr. Davidson noted no issues. Mr. Geary pointed out that it was nothing like it was last year, as they were only allowing the kids to be in the meeting room and not outside, could not use the splash pad and had a short amount of pool time. Mr. Yuro suggested polling the parents that had their kids in the camp for one week, to get some feedback. Mr. Davidson stated that they should be allowed to use the slide and splash pad and requested that the parents that were unhappy contact him, as he had not heard anything. Mr. Yuro noted that there was a waitlist in the weekly totals for residents, but nonresidents were being allowed to participate, as he did not want non-residents to take a spot from a resident. Mr. Davidson confirmed that was not supposed to happen and would speak to the YMCA about Mr. Geary's concerns. Mr. Yuro would draft the survey and provide to the Board for review. Ms. Taylor was familiar with camps and offered to meet with the YMCA. Mr. Laughlin reported that the lease for the gym equipment was signed and sent to the company and they were reviewing it. Mr. Davidson heard from the company that it would be installed in mid-September.

NINTH ORDER OF BUSINESS

Discussion of Speed Table Crosswalk

Mr. Laughlin indicated that this item was placed on the agenda, as there was some interest at the last meeting to discuss it. They were potentially looking at having a crosswalk at the speed table and questioned whether the Board was still interested. Mr. Geary was in favor of having a speed table, as it was well received by the residents. Mr. Leary preferred to have one, in addition to the radar sign. Mr. Laughlin recalled that there was a manhole at this location. Mr. Davidson confirmed that there was a sanitary manhole in the crosswalk and there would be an additional cost to move it to the top of the speed table. In addition to the speed table, there would be ramps approaching it, which needed to be a certain amount of feet. There were two inlets

close to the crosswalk that they needed to pay attention to, as drainage might be an issue. Mr. Yuro voiced concern about buses going over the speed table. Mr. Davidson stated it depends on how it was designed, but with ones that he installed, he never had any complaints. Mr. Yuro questioned why they were putting all of their efforts into this one crosswalk, as they never had an accident in 24 years. Mr. Laughlin confirmed that it was to slow the traffic coming to the Amenity Center. Mr. Davidson suggested seeing what the radar sign does first. Mr. Leary agreed, as the radar signs were successful slowing inbound traffic and assumed that it would be successful slowing outbound traffic. In addition, residents approached him about having speed bumps/tables in other parts of the community and suggested considering those. Mr. Davis was more comfortable following the incremental approach and getting feedback. Mr. Laughlin pointed out that the average cost for a speed bump was \$8,000. One District in Duval, was quoted \$4,500 by the county for a normal speed bump, versus \$10,000 to \$15,000 for a speed table. In order to approve one, a map must be sent to the county for consideration and if it was viable, they would do a traffic study. If speed bumps were needed, they would proceed, but they must survey the community, as at least 75% of the community must approve them. Mr. Yuro requested samples that the Board could look at. Mr. Davidson would provide them. After further discussion, this item was tabled.

TENTH ORDER OF BUSINESS

Consideration of Request for Proposals for Landscape and Irrigation Maintenance Services

Mr. Laughlin presented a Request for Proposals (RFP) for landscape and irrigation maintenance services, which were included in the agenda package. Currently, the amount was under the formal threshold amount, because if the contract averaged over \$195,000 for the three years, the CDD must go through the formal process of bids being submitted, have a public bid opening, etc. If it was under the threshold amount, they could just receive proposals and select a company. The CDD could go through a non-formal process, as the current amount was \$165,000 or go through the formal process. Under the scope, currently St. Augustine would be cut up to 52 times per year. Currently, there were 34 cuts per year, twice per month in the slow season and weekly during the Summer. With consensus of the Board, Mr. Laughlin would change the scope to 34 times per year. Mr. Yuro was in favor of changing it, to keep it all consistent. Mr. Leary questioned the potential bidders. Mr. Laughlin indicated that BrightView, Yellowstone, Vertigo

and Bland were the main ones. Mr. Yuro anticipated that it would be more expensive than what they were currently paying. Mr. Laughlin asked if the contract with BrightView could be extended if there was an agreeable amount, as Durban agreed to years four and five with Yellowstone. The contract with BrightView ended on October 1st. Mr. Haber confirmed that this was an option. Mr. Leary questioned the current timeline for putting it out for bids. Mr. Laughlin had seen them go through as fast as a month. The pine straw amount was good, but there was discussion about whether to increase the annuals from 1,715, as well as breaking out the mulch, pine straw and annuals, so it would not be included in the monthly invoice.

Mr. Leary was in favor of proceeding with the RFP process. Mr. Yuro agreed but asked if it was typical to expect a specific number or if it was typical to say that they wanted an area filled in with flowers. Most of the neighborhoods that looked better at the entrance, the flowers went to the curb, but they had a sod ring around the flowers, which looked "Whimpy." Mr. Davidson stated typically there was a flower count. Mr. Yuro asked if 1,750 was the total amount times three changes. Mr. Davidson confirmed that it was per change. There was also the question of whether they could take annuals from another location, like by the Gym and putting them in another place to fill that area. Most communities had flowers to the curb and it could be shrinking, because as soon as the grass grows, they were losing the visualization on those flowers. Mr. Leary asked if they could bid the current spec and an improved re-design, like a bid alternate for the two entranceways. Mr. Laughlin could word it this way, as the annuals would be charged separately. Mr. Yuro suggested keeping it like it is, seeing the per plant price and after they selected someone, they could expand it. Mr. Laughlin would include, "filling the beds," in the language, since it was on a per flower basis. When it comes time to do the annuals, the company would provide a proposal, as well as renderings. Mr. Yuro agreed, as they would have some flexibility. Mr. Leary requested that they provide suggestions for a re-design to modernize the entranceways.

As part of this RFP and the scheduling process, Mr. Laughlin suggested having all companies participate in a ride through of the community and then submit an RFP, so they have a clear understanding. Mr. Yuro wanted the RFP to have the total cost and then a monthly cost for mulch, pine straw and flowers. Mr. Laughlin confirmed that they would provide a monthly and annual cost, as well as a breakdown for irrigation, flowers, mulch and pine straw. Mr. Yuro believed that the current mulch was divided out by 12 and wanted to ensure that the companies

understand it. Mr. Laughlin would revise the language and provide a revised RFP to the Board. Mr. Leary was in favor of sending out the RFP before the next meeting. Mr. Davis agreed and liked that it was fully speced out. Mr. Laughlin indicated that there was a pre-proposal meeting, such as having a ride along, that could be mandatory, to where if they did not attend, the CDD would not accept their bid. The pre-proposal meeting helped to answer any questions. *There was Board consensus to have one*. Mr. Laughlin pointed out that the site would be available for inspection, which was right before the RFP was available, as well as the due date for proposals and public bid opening, which was at his office at a date certain at 11:00 a.m. Finally, there would be Board meeting, to evaluate the proposals. July would be tight to expect proposals and recommended the August meeting. *There was Board consensus*.

Mr. Haber advised that the law was strict about communicating with one proposer and not another. Therefore, if questions arose at a pre-proposal meeting or someone submitted a question, the District must send responses to all proposers. In addition, Board Members should not be communicating with any of the proposers, as it could open up the District to a bid-protest. Mr. Laughlin stated there was evaluation criteria in the RFP, which could be changed by the Board. It was typically used with other Districts. The Board could award 20 points for personnel and equipment, 20 points for experience, 15 points for understanding the scope, 5 points for financial capacity, 25 points for price and 15 points for reasonableness of all numbers, for a total of 100 points. There was Board consensus to proceed with the evaluation criteria. Mr. Laughlin presented maps that Mr. Davidson prepared. It included a turf map, a map of the mulch and pine straw, an annual map and wood line map. Mr. Leary requested a modernized map, as it was provided by the developer, was 25 years old and did not include the Gym or irrigation. Mr. Laughlin would include the Gym area to the annual map. Mr. Davis was happy to receive maps but wanted it to be included with the Lake Doctors data. Mr. Davidson would include the wood lined area across from the playground, on the wood line map. Mr. Davis felt it would be great if there were people in the neighborhood that were experienced in landscaping to form a committee. Mr. Laughlin indicated that it could be a fact-finding group.

ELEVENTH ORDER OF BUSINESS Discussion of Fiscal Year 2026 Budget

Mr. Laughlin reported that this item was a placeholder on the agenda, as they were not adopting the budget until August. Mr. Yuro questioned why telephone, internet and cable TV

doubled this year. Mr. Leary recalled that it was reduced last year, because they thought there were going to be some savings, but there were no savings.

TWELFTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovations

There were no changes.

B. Amenity Meeting Room Upgrade

C. Playground Enhancement

Mr. Laughlin reported updated plans were included in the agenda package. Mr. Leary pointed out that they were at the 60% level. He and Mr. Laughlin met with Architect, Bhide & Hall a couple of days ago, to get an update. They were proposing an option to have decorative columns, which would match the Gym. The decision was whether to proceed with the final construction documents and go to bid. It would cost another \$6,300 for the final construction documents, \$1,800 for the permit plans and some administrative services, for a total of \$10,100. If they proceeded with the bid, the question was how to do so and whether to have Matthews oversee it, in partnership with Bhide & Hall. Mr. Laughlin felt that Bhide & Hall and Matthews would be the most qualified. Mr. Leary was informed by Bhide & Hall that the final construction documents would take two weeks to finalize. Mr. Smith pointed out that they were able to utilize 60% of the plans. There was a contingency, but it was not unreasonable. Mr. Yuro liked the idea of getting some pricing back to see if they were in the ballpark. If bids were in the \$600,000 range, then they know not to go any further, but if they were in the \$150,000 to \$250,000 range, then they could finalize it. Mr. Smith believed that they should be in this range. Mr. Laughlin asked if the Board wanted to include the columns. Mr. Davis wanted it to look like the rest of the building. Mr. Yuro preferred to include the columns and asked if there needed to be a formal RFP to obtain proposals. Mr. Haber indicated that the threshold amount to go out for RFP was \$400,000. Mr. Yuro suggested reaching out informally, to contractors. Mr. Leary asked who would administer the construction bids. Mr. Smith offered to do so and to work with Bhide & Hall.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor authorizing Matthews to work with Bhide & Hall to solicit proposals for the amenity meeting room upgrade was approved.

THIRTEENTH ORDER OF BUSINESS Discussion of RFP for Security Services

Mr. Laughlin asked if the Board wanted to go out for an RFP for security services, as the District had used the current company for a long time. By going out for RFP, staff would contact security companies and they would submit a proposal. There were charges for armed security guards and having a car outside. Mr. Davis asked if the contract was coming to an end. Mr. Laughlin recalled that Mr. Leary requested this item for discussion at the last meeting. Mr. Leary felt that it did not hurt to go out for bids, but would like to see a scope of work, which included hours, locations and non-locations. Mr. Davis felt that they needed to pace incrementally through their vendors and refresh them from time to time. In addition, they had large amenity projects that they were considering. Therefore, they should leave security well enough alone at this time and come back to it next year. Mr. Yuro questioned whether Mr. Leary was unhappy with the security. Mr. Leary felt that there were ample discussions at recent meetings where there were questions and issues. Mr. Geary pointed out that the security guards were not walking around enough and were spending a great deal of time in the office. Mr. Leary recalled that Mr. Davidson was going to review them. Mr. Davidson planned to meet with Superior to address Board expectations and concerns. Mr. Yuro felt that security was visible, but when they get comfortable, they spend most of their time sitting in their car on their phone and felt this was a great first step, to ensure that they stayed diligent. If not, they should go out for bids. There was Board consensus to monitor the guards, manage them and not go out for bids.

FOURTEENTH ORDER OF BUSINESS Contracts Review

Mr. Laughlin presented the Contract List, which was included in the agenda package. Mr. Davis noted two that said there was a rate change and rate increase and requested clarification. Mr. Laughlin explained that Central Security just received an increase for 2025.

FIFTEENTH ORDER OF BUSINESS Supervisors' Request

Mr. Leary recalled that the Board agreed at the last meeting to review a draft policy on motorcycles and e-bikes but heard before the meeting that it was not included, because of potential discussion about new laws. Mr. Laughlin reported that the Board decided, at the last meeting, that this was a parenting problem and would send e-blast communications, but at the same time, St. Johns County and the State were working on legislation for e-bikes and scooters. Mr. Geary asked about the No Fishing. Mr. Laughlin indicated there was no change and would remain No Fishing. If residents were having trespassing issues, it was a civil issue. Mr. Leary recalled asking Mr. Laughlin to prepare some information on e-bikes and motorcycles. Mr. Laughlin stated he was not able to get to it; however, if the Board wanted to add it into the policies, they could add no e-bikes and no scooters. Mr. Leary just wanted information. Mr. Leary noticed that there was no report from the off-duty police officer. Mr. Laughlin had every single report and would provide it. Mr. Leary indicated that they were only on-site for four hours in an entire month, which seemed light and questioned how many hours they typically get. Mr. Laughlin reported on June 6th, the off-duty officer was onsite for four hours, on May 24th, four hours, on May 17th, and four hours on May 14th, but there were a couple of months when they were onsite two times in a month. Mr. Leary appreciated this report.

Mr. Davidson had some suggestive language relating to e-bikes and motorized bikes which stated, "Gas and/or battery powered mini-motorcycles and e-bikes were prohibited at the Amenity Center. Please note, any motorized cycles without pedals was not an e-bike and were prohibited," he would circulate to the Board following this meeting. Mr. Leary sent an email to Mr. Laughlin with the following questions: What are the different classes of the vehicles, both gas and non-gas powered? What are the existing laws under these classes? What potential changes are being floated and what are the status of those? What area of the community are covered by Central Law, current laws, roads, sidewalks and what areas are covered by the CDD? What policies do we have today? Are there any immediate gaps that we should consider filling? Should we wait for further clarification from the State? Mr. Leary pointed out if they get this information, they could have a good discussion. Mr. Laughlin would provide it in the next week or two. Mr. Leary requested it for the next agenda. Mr. Geary asked if it was referring to any sidewalk running by the playground and past the field. Mr. Davidson indicated it would be around the Amenity Center, similar to what they had with golf carts. Mr. Laughlin confirmed it was for anything within the amenity property, but not the roads, which the CDD did not have any authority over.

SIXTEENTH ORDER OF BUSINESS Public Comments

Resident Ralph Darling of 1929 Glenfield Crossing Court asked if Lake Doctors performance would be included in the agenda package. Mr. Laughlin indicated it was a running item under Staff Reports. Resident Rachel Leffers of 967 Eagle Point Drive asked if they could have a committee, like for the plants and flowers, in order to bring folks together. Mr. Geary was in favor of anything having to do with gardening. Ms. Leffers thanked Vesta for their communications, as it has been fantastic and a positive change from a resident perspective. A Resident asked if the CDD maintained the trees behind residents property lines, as they need to be trimmed. Mr. Laughlin explained that residents were responsible for trimming to their property line. However, the trees in the preserve were under a conservation easement and could not be cut down. Mr. Davis pointed out that anything crossing their property line, the resident could cut, but they could not go into the preserve and cut it down. However, he questioned what they could do about a tree in the preserve that was dead. Mr. Laughlin stated the resident could contact him or Mr. Davidson and they would get in touch with the Water Management District. If they approved of it, the tree would be dropped and left in the preserve.

SEVENTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of May 15, 2025 Meeting
- B. Financial Statements as of May 31, 2025
- C. Check Register

Mr. Laughlin presented the minutes of the May 15, 2025 Board of Supervisors meeting, Financial Statements as of May 31st and Check Register for June 19, 2025, for the General Fund in the amount of \$97,018.92 and Capital Reserve Fund in the amount of \$32,776.56, which were included in the agenda package.

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

EIGHTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 17, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting as scheduled for July 17, 2025 at 6:00 p.m. at this location.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor the meeting was adjourned. Secretary/Assistant Secretary Chairman/Vice Chairman





Sampson Creek Community Development District

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



Wednesday, July 9, 2025

Financial Services Dashboard Status Report - June 2025 EOM Report

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

Last Updated: % of Fiscal Year Completed:

7/9/25 75.00%

GMS Lead(s):

Sharyn Henning (Financials) and Daniel Laughlin (District Management)

Financial State Of The Union: [PERIODS INCLUDED: October 01, 2024 thru June 30, 2025] 10) In Good Order **Balance Sheet - General Fund** Beginning Fund Balance/Cash & Cash Equivalents (Unaudited) 403,897.49 Excess Revenue/Cash and Cash Equivalents Current Fiscal Year 166.151.70 Current Ending Fund Balance/Cash & Cash Equivalents 570,049.19 **FYTD Tax Assessments Collected** Ś 1.748.018 97.72% **General Fund** Category **Budget Actuals** Actuals % Budget **Total Revenues** 1,164,783 1,154,802 99% [PERIODS INCLUDED: October 01, 2024 thru June 30, 2025] Total 1,113,103 \$ 823,370 74% 155,277 119,309 .000 77% Administrative Field Operations 957 826 704,061 74% \$ **General Fund - Material Line items Administrative** Engineer 15,000 \$ 22,786 .000 152% Attorney 23,963 Ś 9,397 39% -nOll **Field Operations** 79,888 61,763 77% **Security Operations** .000 7,898 Repairs & Maintenance 32.849 24% Ś Ś Electric 80,000 \$ 60,073 .000 75% 275.398 207,065 Landscape Ś .000 75% Ś **Recreation Facility** Onsite Staffing 183,369 \$ 139,327 76% .000 Long Term Debt 10/1/24 **Principal Payments** 6/30/25 Series 2016 4,620,000 (420,000) 4,200,000 2,480,000 (10,000) 2,470,000 Series 2020 7,100,000 (430,000) Ś 6,670,000 **Capital Reserve** <u>Budget</u> Actual to Date **Encumbered Variances** \$ Capital Outlay \$ 63,797 117,158 (53,361)Funding $^{(1)}$ \$ 200,000 \$ 200,000 \$ \$ Account Balance 299,666 \$ 247,417 \$ (52,249)Series 2020 Construction Account

Interest Income

6/30/25

16,258 \$ 527,171

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

Actual to Date

63,113

10/1/24

574,025

Account Balance

Financial Services Dashboard Status Report - June 2025 EOM Report

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

Last Updated: % of Fiscal Year Completed:



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

Topic		Status
TOPIC		Jeacas

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

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

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

Community Development District

Unaudited Financial Reporting June 30, 2025



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Assessment Receipt Schedule	18

Community Development District Combined Balance Sheet June 30, 2025

General Debt Service Capital Projects Totals Fund Fund Fund Governmental Funds Assets: Cash: \$ **Operating Account** 20,335 \$ \$ \$ 20,335 \$ \$ \$ \$ 2,820 Petty Cash Account 2,820 \$ \$ \$ \$ 43,285 Capital Projects Account 43,285 Due from Capital Projects \$ \$ 2,509 2,509 \$ \$ \$ 3,000 Due from General Fund \$ \$ 3,000 \$ Deposits \$ 820 \$ \$ \$ 820 Investments: **US Bank Custody** \$ 586,297 \$ \$ \$ 586,297 State Board of Administration \$ \$ \$ 206,524 \$ 206,524 Series 2016 Reserve \$ \$ 193,381 \$ \$ 193,381 Revenue \$ \$ 66,209 \$ \$ 66,209 Construction \$ \$ \$ 6,956 \$ 6,956 Series 2020 Reserve \$ \$ 112,710 \$ \$ 112,710 Revenue \$ \$ 57,119 \$ \$ 57,119 \$ \$ \$ Construction 529,680 \$ 529,680 **Total Assets** \$ 612,781 \$ 429,421 \$ 789,444 \$ 1,831,646 Liabilities: Accounts Payable \$ 39,732 \$ \$ 5,392 \$ 45,123 \$ \$ \$ 3,000 Due to Capital Reserve 3,000 \$ \$ \$ \$ \$ Due to General Fund 2,509 2,509 -**Total Liabilites** \$ 42,732 \$ \$ 50,632 \$ 7,900 **Fund Balance:** Nonspendable: Prepaid Items \$ 820 \$ \$ \$ 820 Restricted for: Debt Service - Series 2016 \$ \$ 259,591 \$ \$ 259,591 \$ Debt Service - Series 2020 \$ 169,830 \$ \$ 169,830 Capital Projects - Series 2016 \$ \$ \$ 6,956 \$ 6,956 Capital Projects - Series 2020 \$ \$ \$ 527,171 \$ 527,171 Assigned for: \$ \$ \$ Capital Reserves 247,417 \$ 247,417 Unassigned \$ 569,229 \$ \$ 569,229 **Total Fund Balances** \$ 570,049 \$ 429,421 \$ 781,544 \$ 1,781,014 **Total Liabilities & Fund Balance** 612,781 429,421 789,444 1,831,646

Sampson Creek Community Development District

General Fund

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

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 06/30/25	Thr	u 06/30/25	7	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,158,783	\$	1,158,783	\$	1,135,988	\$	(22,796)
Interest Income	\$ 5,000	\$	3,750	\$	17,059	\$	13,309
Clubhouse Income	\$ 1,000	\$	750	\$	1,755	\$	1,005
Total Revenues	\$ 1,164,783	\$	1,163,283	\$	1,154,802	\$	(8,482)
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	9,000	\$	7,400	\$	1,600
FICA Expense	\$ 918	\$	689	\$	566	\$	122
Engineering	\$ 15,000	\$	11,250	\$	22,786	\$	(11,536)
Dissemination	\$ 2,226	\$	1,670	\$	1,670	\$	0
Arbitrage	\$ 1,200	\$	900	\$	-	\$	900
Assessment Roll	\$ 5,565	\$	5,565	\$	5,565	\$	-
Attorney	\$ 23,963	\$	17,972	\$	9,397	\$	8,575
Annual Audit	\$ 4,000	\$	3,000	\$	-	\$	3,000
Trustee Fees	\$ 8,500	\$	8,500	\$	8,405	\$	95
Management Fees	\$ 65,730	\$	49,298	\$	49,298	\$	0
Information Technology	\$ 1,113	\$	835	\$	835	\$	(0)
Telephone	\$ 400	\$	300	\$	603	\$	(303)
Postage	\$ 600	\$	450	\$	267	\$	183
Printing & Binding	\$ 400	\$	300	\$	179	\$	122
Insurance	\$ 11,037	\$	11,037	\$	11,037	\$	-
Legal Advertising	\$ 1,350	\$	1,013	\$	356	\$	656
Other Current Charges	\$ 1,000	\$	750	\$	723	\$	27
Office Supplies	\$ 100	\$	75	\$	50	\$	25
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 155,277	\$	122,777	\$	119,309	\$	3,467

Sampson Creek Community Development District

General Fund

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

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	ru 06/30/25	Thr	u 06/30/25	1	Variance
Operations & Maintenance								
Field								
General Manager (Vesta)	\$	183,369	\$	137,527	\$	139,327	\$	(1,800)
Landscape Maintenance (Brightview Landscape)	\$	166,398	\$	124,798	\$	124,138	\$	661
Landscape Maintenance (St Johns Golf)	\$	57,000	\$	42,750	\$	43,454	\$	(704)
Landscape Maintenance Contingency	\$	52,000	\$	39,000	\$	39,474	\$	(474)
Lake Maintenance	\$	30,000	\$	22,500	\$	21,490	\$	1,010
Security	\$	79,888	\$	59,916	\$	61,763	\$	(1,847)
Lifeguards/Pool Monitors	\$	46,434	\$	34,826	\$	24,716	\$	10,110
Pool Maintenance	\$	35,000	\$	26,250	\$	30,436	\$	(4,186)
Splash Pad Maintenance/Chemicals	\$	6,000	\$	4,500	\$	4,500	\$	-
Janitorial Maintenance	\$	22,500	\$	16,875	\$	15,499	\$	1,376
Electric	\$	80,000	\$	60,000	\$	60,073	\$	(73)
Water	\$	18,500	\$	13,875	\$	14,160	\$	(285)
Refuse Service	\$	500	\$	375	\$	-	\$	375
Permits	\$	2,000	\$	1,500	\$	575	\$	925
Repairs & Maintenance	\$	32,849	\$	24,637	\$	7,898	\$	16,739
Street & Tennis Court Lighting Maintenance	\$	8,281	\$	6,211	\$	1,013	\$	5,198
Repairs & Replacements-Amenity Center	\$	20,000	\$	15,000	\$	19,922	\$	(4,922)
Tennis Court Maintenance	\$	3,897	\$	2,923	\$	757	\$	2,166
Supplies	\$	16,563	\$	12,422	\$	9,687	\$	2,736
Special Events	\$	25,000	\$	17,694	\$	17,694	\$	-
Holiday Decorations	\$	15,000	\$	11,947	\$	11,947	\$	-
Workers Compensation Insurance	\$	2,000	\$	1,500	\$	-	\$	1,500
Property Insurance	\$	45,947	\$	45,947	\$	40,983	\$	4,964
Telephone/Internet/Cable TV	\$	7,000	\$	5,250	\$	9,866	\$	(4,616)
Website Maintenance	\$	1,000	\$	750	\$	704	\$	46
Office Supplies	\$	700	\$	525	\$	259	\$	266
Subtotal Field Expenditures	\$	957,826	\$	729,497	\$	704,061	\$	25,436
Total Operations & Maintenance	\$	957,826	\$	729,497	\$	704,061	\$	25,436
Total Expenditures	¢	1,113,103	\$	852,274	\$	823,370	\$	28,903
Total Expenditules	Þ	1,113,103	Ą	032,274	Ą	023,370	Þ	20,903
Excess (Deficiency) of Revenues over Expenditures	\$	51,680			\$	331,431		
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
	ф.				ф			
Net Change in Fund Balance	\$	(125,091)			\$	166,152		
Fund Balance - Beginning	\$	125,091			\$	403,897		
Fund Balance - Ending	\$	(0)			\$	570,049		
						, .		

Community Development District Month to Month FY 2025

	0ct-24	,	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	5	Aug-2	5	Sep-25		Tota
Revenues:																	
Assessments - Tax Roll	\$ -	\$	101,661	\$ 178,896	\$ 727,803	\$ 95,907	\$ -	\$ 30,169	\$ -	\$ 1,552	\$ -	\$	-	\$	-	\$ 1	1,135,988
Interest Income	\$ -	\$	959	\$ 907	\$ 1,262	\$ 3,062	\$ 2,827	\$ 2,924	\$ 2,692	\$ 2,425	\$ -	\$	-	\$	-	\$	17,059
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	\$ 3,977	\$	\$		\$		\$ 1	1,154,802
Expenditures:																	
General & Administrative:																	
Supervisor Fees	\$ 800	\$	600	\$ 800	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$	-	\$	-	\$	7,400
FICA Expense	\$ 61	\$	46	\$ 61	\$ 61	\$ 46	\$ 77	\$ 77	\$ 77	\$ 61	\$ -	\$	-	\$	-	\$	566
Engineering	\$ 4,965	\$	2,825		\$ 2,093	\$ 65	\$ 1,234	\$ 1,355	\$ 6,516	\$ 3,733	\$ -	\$	-	\$	-	\$	22,786
Dissemination	\$ 186	\$	186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ -	\$	-	\$	-	\$	1,670
Arbitrage	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-
Assessment Roll	\$ 5,565	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	5,565
Attorney	\$ 2,692	\$	-	\$ -	\$ 2,885	\$ 1,042	\$ -	\$ 2,779	\$ -	\$ -	\$ -	\$	-	\$	-	\$	9,397
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	\$ 5,478	\$ -	\$	-	\$	-	\$	49,298
Information Technology	\$ 93	\$	93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$	-	\$	-	\$	835
Telephone	\$ 86	\$	79	\$ 56	\$ 64	\$ 59	\$ 50	\$ 50	\$ 77	\$ 83	\$ -	\$	-	\$	-	\$	603
Postage	\$ -	\$	207	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ 24	\$ -	\$ -	\$	-	\$	-	\$	267
Printing & Binding	\$ 13	\$	14	\$ 10	\$ 24	\$ 29	\$ 21	\$ 7	\$ 13	\$ 48	\$ -	\$	-	\$	-	\$	179
Insurance	\$ 11,037	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	11,037
Legal Advertising	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ 162	\$ 127	\$ 67	\$ -	\$	-	\$	-	\$	356
Other Current Charges	\$ 28	\$	122	\$ 28	\$ 61	\$ 117	\$ 32	\$ 88	\$ 133	\$ 113	\$ -	\$	-	\$	-	\$	723
Office Supplies	\$ 26	\$	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 24	\$ -	\$	-	\$	-	\$	50
Dues, Licenses & Subscriptions	\$ 175	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	175
Total General & Administrative	\$ 31,203	\$	9,649	\$ 6,711	\$ 11,743	\$ 7,749	\$ 12,209	\$ 15,636	\$ 13,723	\$ 10,685	\$ -	\$		\$		\$	119,309

Community Development District Month to Month FY 2025

	Oct-24	1	Nov-24		Dec-24	Jan-25		Feb-25		Mar-25	Apr-25	N	May-25	Jun-25	Jul-25	Aug-25	5	Sep-25	Total
Operations & Maintenance																			
Field Expenditures																			
•	\$ 15,481	\$	15,481	\$	15,481	\$ 15,481	\$	15,481	\$	15,481	\$ 15,481 \$	1	5,481 \$	15,481	\$ - \$	-	\$	- \$	139,327
Landscape Maintenance (Brightview Landscape)	\$ 13,206	\$	13,866	\$	13,866	\$ 13,866	\$	13,866	\$	13,866	\$ 13,866 \$	1	3,866 \$	13,866	\$ - \$	-	\$	- \$	124,138
Landscape Maintenance (St Johns Golf)	\$ 5,415	\$	5,443	\$	5,463	\$ 5,459	\$	5,419	\$	5,422	\$ 5,441 \$	5	5,392 \$	-	\$ - \$	-	\$	- \$	43,454
Landscape Maintenance Contingency	\$ 1,968	\$	4,868	\$	7,026	\$ 4,682	\$	-	\$	2,654	\$ 13,667 \$	\$	1,702 \$	2,908	\$ - \$	-	\$	- \$	39,474
Lake Maintenance	\$ 2,360	\$	2,360	\$	2,360	\$ 2,360	\$	2,360	\$	2,360	\$ 2,360 \$	5	2,360 \$	2,610	\$ - \$	-	\$	- \$	21,490
Security	\$ 6,849	\$	7,104	\$	6,419	\$ 7,428	\$	6,152	\$	7,126	\$ 7,188 \$	\$	7,126 \$	6,371	\$ - \$	-	\$	- \$	61,763
Lifeguards/Pool Monitors	\$ -	\$	-	\$	-	\$ -	\$	-	\$	4,582	\$ 3,285 \$		4,106 \$	12,743	\$ - \$	-	\$	- \$	24,716
Pool Maintenance	\$ 3,545	\$	2,862	\$	2,790	\$ 3,788	\$	3,137	\$	7,713	\$ (88) \$	5	1,613 \$	5,077	\$ - \$	-	\$	- \$	30,436
Splash Pad Maintenance/Chemicals	\$ 500	\$	500	\$	500	\$ 500	\$	500	\$	500	\$ 500 \$	5	500 \$	500	\$ - \$	-	\$	- \$	4,500
Janitorial Maintenance	\$ 1,811	\$	2,236	\$	1,611	\$ 1,786	\$	1,611	\$	1,611	1,611 \$	5	1,611 \$	1,611	\$ - \$	-	\$	- \$	15,499
Electric	\$ 6,405	\$	6,313	\$	6,538	\$ 6,764	\$	6,528	\$	6,577	\$ 6,840 \$	5	6,952 \$	7,159	\$ - \$	-	\$	- \$	60,073
Water	\$ 1,177	\$	1,358	\$	1,444	\$ 1,473	\$		\$	1,816	1,571 \$	\$	1,512 \$	2,707	\$ - \$	-	\$	- \$	14,160
Refuse Service	\$ -	\$	-	\$	-	\$ -	\$	-	\$	- \$	\$ - \$	\$	- \$	-	\$ - \$	-	\$	- \$	-
Permits	\$ -	\$	-	\$	-	\$ -	\$	-	\$	- \$	\$ - \$	\$	575 \$	-	\$ - \$	-	\$	- \$	575
Repairs & Maintenance	\$ 2,103	\$	2,048	\$	233	\$ -	\$	884	\$	233	\$ 1,830 \$	\$	- \$	566	\$ - \$	-	\$	- \$	7,898
Street & Tennis Court Lighting Maintenance	\$ -	\$	-	\$	1,013	\$ -	\$	-	\$	- \$	\$ - \$	\$	- \$	-	\$ - \$	-	\$	- \$	1,013
Repairs & Replacements-Amenity Center	\$ 405	\$	487	\$	408	\$ 916	\$	6,893	\$	3,571	\$ 706 \$	\$	- \$	6,537	\$ - \$	-	\$	- \$	19,922
Tennis Court Maintenance	\$ -	\$	757	\$	-	\$ -	\$	-	\$	- \$	\$ - \$	\$	- \$	-	\$ - \$	-	\$	- \$	757
Supplies	\$ 1,016		660	\$	323	\$ 579	\$		\$	2,406	1,241 \$	\$	1,833 \$	1,279	\$ - \$	-	\$	- \$	9,687
Special Events	\$ 3,591		.,	\$	2,950	\$ 448	\$		\$	2,678	1,578 \$		350 \$	1,552	\$ - \$	-	\$	- \$	17,694
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	\$,	\$	1,098	\$ 1,107 \$	\$	1,097 \$	1,097	\$ - \$	-	\$	- \$	9,866
Website Maintenance	\$ 88		88	\$	-	\$ -	\$		\$	176	88 \$		88 \$	88	\$ - \$	-	\$	- \$	704
Office Supplies	\$ -	\$	51	\$	-	\$ -	\$	-	\$	19 \$	\$ 49 \$	\$	- \$	140	\$ - \$	-	\$	- \$	259
	\$ -	\$	-	\$	-	\$	\$		\$	- \$	- \$		- \$	3,727	\$ - \$	-	\$	- \$	3,727
Youth Programs	\$ -	\$	-	\$	-	\$ -	\$	-	\$	- \$	\$ - \$	\$	- \$	-	\$ - \$	-	\$	- \$	-
Subtotal Field Expenditures	\$ 107,923	\$	77,124	\$	75,503	\$ 66,629	\$	66,488	\$	79,888	\$ 78,322 \$	6	6,165 \$	86,019	\$ - \$		\$	- \$	704,061
Total Operations & Maintenance	\$ 107,923	\$	77,124	\$	75,503	\$ 66,629	\$	66,488	\$	79,888	\$ 78,322 \$	5 6	6,165 \$	86,019	\$ - \$		\$	- \$	704,061
	•		,			 ,		·											
Total Expenditures	\$ 139,127	\$	86,773	\$	82,214	\$ 78,373	\$	74,236	\$	92,098	\$ 93,958 \$	5 79	9,888 \$	96,704	\$ - \$	-	\$	- \$	823,370
Excess (Deficiency) of Revenues over Expendi	\$ (139,077)) \$	15,847	\$	97,639	\$ 651,482	\$	24,733	\$	(89,146)	\$ (60,420) \$	(7	6,901) \$	(92,727)	\$ - \$	-	\$	- \$	331,431
Other Financing Sources/Uses:																			
Capital Reserve Transfer	\$ -	\$	_	\$	_	\$ (200,000)	\$	_	\$	- 5	\$ - \$	5	- \$	_	\$ - \$	_	\$	- \$	(200,000)
Interfund Transfer-Excess/Shortage DS Revenue		\$		\$		\$	\$	-		- \$	- \$		- \$	-	- \$		\$	- \$	34,720
Total Other Financing Sources/Uses	\$ -	\$	-	\$	34,720	\$ (200,000)	\$	-	\$	- 5	\$ - \$	S	- \$	-	\$ - \$	-	\$	- \$	(165,280)
Net Change in Fund Balance	\$ (139,077)) \$	15,847	\$	132,360	\$ 451,482	\$	24,733	\$	(89,146)	\$ (60,420) \$	(70	6,901) \$	(92,727)	\$ - \$		\$	- \$	166,152
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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 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	552,515	\$	539,928	\$	(12,587)
Interest	\$	2,500	\$	1,875	\$	13,694	\$	11,819
Total Revenues	\$	555,015	\$	554,390	\$	553,622	\$	(767)
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			\$	(433)		
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)			\$	(35,153)		
Fund Balance - Beginning	\$	95,119			\$	294,744		
Fund Balance - Ending	\$	72,850			\$	259,591		

Community Development District Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget	 ated Budget u 06/30/25	Thr	Actual u 06/30/25	V	ariance
Revenues:	_					•
Assessments - Tax Roll	\$ 73,780	\$ 73,780	\$	72,101	\$	(1,679)
Interest	\$ 750	\$ 563	\$	5,150	\$	4,588
Total Revenues	\$ 74,530	\$ 74,343	\$	77,251	\$	2,909
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		\$	4,064		
Net Change in Fund Balance	\$ 1,343		\$	4,064		
Fund Balance - Beginning	\$ 51,436		\$	165,766		
Fund Balance - Ending	\$ 52,778		\$	169,830		

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues								
Interest	\$	500	\$	375	\$	6,891	\$	6,516
Misc. Income	\$	-	\$	-	\$	3,000	\$	3,000
Total Revenues	\$	500	\$	375	\$	9,891	\$	9,516
Expenditures:								
Capital Outlay	\$	63,797	\$	47,848	\$	117,158	\$	(69,310)
Total Expenditures	\$	63,797	\$	47,848	\$	117,158	\$	(69,310)
Excess (Deficiency) of Revenues over Expenditures	\$	(63,297)			\$	(107,267)		
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			\$	92,733		
Fund Balance - Beginning	\$	162,963			\$	154,684		
Fund Balance - Ending	\$	299,666			\$	247,417		

Sampson Creek Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Prorat	ted Budget	A	ctual		
	Bud	lget	Thru	06/30/25	Thru	06/30/25	Va	riance
Revenues								
Interest	\$	-	\$	-	\$	199	\$	199
Total Revenues	\$	-	\$	-	\$	199	\$	199
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	199		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	199		
Fund Balance - Beginning					\$	6,757		
Fund Balance - Ending					\$	6,956		

Community Development District Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues							
Interest	\$ -	\$	-	\$	16,258	\$	16,258
Total Revenues	\$ -	\$	-	\$	16,258	\$	16,258
Expenditures:							
Capital Outlay	\$ -	\$	-	\$	63,113	\$	(63,113)
Total Expenditures	\$ -	\$	-	\$	63,113	\$	(63,113)
Excess (Deficiency) of Revenues over Expenditures	\$ -			\$	(46,854)		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ -			\$	(46,854)		
Fund Balance - Beginning				\$	574,025		
Fund Balance - Ending				\$	527,171		

Community Development District

Long Term Debt Report FY 2025

Series	2016, Special Assessment Bonds	
I D .	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%
												2	019A-1 Debit	20	19A-2 (A1)	
Date	Distribution	C	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
06/13/25	Distribution #9 (Tax Sale)	\$	2,365.79	\$	(70.97)	\$	48.74	\$ -	\$ 2,388.02	\$	1,551.91	\$	737.61	\$	98.50	\$ 2,388.02
	TOTAL	\$	1,849,793.36	\$	71,979.69	\$	35,556.25	\$ 5,760.79	\$ 1,748,018.21	\$	1,135,988.36	\$	539,928.52	\$	72,101.33	\$ 1,748,018.21

97.21% Gross Percent Collected

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

July 17, 2025

GENERAL FUND										
DATE	CHECK NUMBERS	<u>AMOUNT</u>								
06/20/25	8855-8868	\$36,762.56								
07/09/25	8869-8889	\$87,141.72								
Total		\$123,904.28								

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/09/25 PAGE 14 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

6/20/25 00448 6/10/25 9391303 20.2566 320-54100-49100 1.001.08 2.00566 320-54100-49100 1.001.08 2.00566 320-54100-49100 1.001.08 2.00566 320-54100-49100 1.001.08 2.00566 320-54100-49100 1.001.08 2.00566 320-54100-49100 1.001.08 2.00566 320-54100-49100 2.00566 320-54100-49100 2.00566 320-54100-49100 2.00566 320-54100-49100 2.00566 320-54100-49100 2.00566 320-54100-49100 2.00566 320-54100-49100 3.005666 320-54100-49100 3.00566 320-54100-49100 3.00566 320-54100-49100 3.00566 320-54100-4	CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
1,001.08	6/20/25 00443		46203	*	399.50	
1/2 1/2		6/12/25 9392474 202506 320-54100-	49100	*	1,001.08	
RESIGNATION LANDSCAPE SERVICES INC 2,384,94 008855		6/12/25 9392480 202506 320-54100-	49100	*	984.36	
COMCAST COMC		SVCS 06/25 REPLACE DAZE	BRIGHTVIEW LANDSCAPE SERVICES INC			2,384.94 008855
COMCAST COMC	6/20/25 00319		41000	*	392.85	
COMCAST CRYSTAL SPRINGS CRYS		SVCS 06/25	COMCAST			392.85 008856
COMCAST 6/20/25 00334 6/11/25 23356477 202506 320-57200-54600 SUPPLIES 06/25 CRYSTAL SPRINGS 6/20/25 00489 6/05/25 45587 202506 320-57200-54502 SVCS 06/25 RIM STRIKE DYNAMIC SECURITY PROFESSIONALS INC 6/20/25 00016 6/20/25 00016 6/20/25 00489 5/31/25 00071456 202505 320-54100-43000 SERVICE THRU 6/5/2025 FLORIDA POWER & LIGHT GANNETT FLORIDA LOCALIQ 6/20/25 00285 6/20/25 00285 6/10/25 JAK06250 202505 320-57200-45300 SVCS 06/25 JANI-KING OF JACKSONVILLE 6/20/25 00031 6/20/25 00031 6/20/25 00031 6/20/25 00031 6/20/25 00031 6/20/25 00031 6/20/25 00031 6/20/25 00031 6/20/25 193308 202505 310-51300-46300 THE LAKE DOCTORS, INC. 250.00 008863	6/20/25 00319		41000	*	704.44	
CRYSTAL SPRINGS 344.09 008858 CRYSTAL SPRINGS 344.09 008858 CRYSTAL SPRINGS CRYSTAL SPRINGS 344.09 008858 CRYSTAL SPRINGS CRYSTAL SPRINGS 344.09 008858 CRYSTAL SPRINGS CRYSTAL SPRINGS CRYSTAL SPRINGS SVCS 06/25 RIM STRIKE DYNAMIC SECURITY PROFESSIONALS INC 1,500.00 008859 CPYCS 00016 CPYCS CRYSTAL SPRINGS CPYCS CPY		SVCS 06/25	COMCAST			704.44 008857
CRYSTAL SPRINGS 344.09 008858 6/20/25 00489 6/05/25 45587 202506 320-57200-54502	6/20/25 00334		54600	*	344.09	
6/20/25 00489 6/05/25 45587 202506 320-57200-54502 * 1,500.00 008859 6/20/25 00016 6/05/25 MAY-25 202505 320-54100-43000 * 6,952.39		SUPPLIES 06/25	CRYSTAL SPRINGS			344.09 008858
DYNAMIC SECURITY PROFESSIONALS INC 1,500.00 008859 6/20/25 00016 6/05/25 MAY-25 202505 320-54100-43000	6/20/25 00489	6/05/25 45587 202506 320-57200-		*	1,500.00	
6/20/25 00016 6/05/25 MAY-25 202505 320-54100-43000 * 6,952.39 008860 6/20/25 00468 5/31/25 00071456 202505 310-51300-48000 * 67.28 LEGAL AD #11261931 GANNETT FLORIDA LOCALIQ 67.28 6/20/25 00285 6/10/25 JAK06250 202506 320-57200-45300 * 1,611.00 SVCS 06/25 00285 6/10/25 JAK05250 202505 320-57200-45300 * 1,611.00 SVCS 05/25 JAND-KING OF JACKSONVILLE 3,222.00 008862 6/20/25 00031 6/04/25 2054342 202506 320-54100-46300 * 250.00 SVCS 06/25 THE LAKE DOCTORS, INC. 250.00 008863		SVCS 06/25 RIM STRIKE	DYNAMIC SECURITY PROFESSIONALS INC			1,500.00 008859
FLORIDA POWER & LIGHT 6,952.39 008860 6/20/25 00468 5/31/25 00071456 202505 310-51300-48000 * 67.28 008861 GANNETT FLORIDA LOCALIQ 67.28 008861 6/20/25 00285 6/01/25 JAK06250 202506 320-57200-45300 * 1,611.00 SVCS 06/25	6/20/25 00016	6/05/25 MAY-25 202505 320-54100-				
6/20/25 00468 5/31/25 00071456 202505 310-51300-48000		SERVICE THRU 6/5/2025	FLORIDA POWER & LIGHT			6,952.39 008860
GANNETT FLORIDA LOCALIQ 67.28 008861 6/20/25 00285 6/01/25 JAK06250 202506 320-57200-45300 * 1,611.00 SVCS 06/25 * 1,611.00 SVCS 05/25	6/20/25 00468	5/31/25 00071456 202505 310-51300-		*	67.28	
6/20/25 00285 6/01/25 JAK06250 202506 320-57200-45300			GANNETT FLORIDA LOCALIQ			67.28 008861
6/10/25 JAK05250 202505 320-57200-45300	6/20/25 00285	6/01/25 JAK06250 202506 320-57200-				
JANI-KING OF JACKSONVILLE 3,222.00 008862 6/20/25 00031 6/04/25 2054342 202506 320-54100-46300 * 250.00 SVCS 06/25 THE LAKE DOCTORS, INC. 250.00 008863 6/20/25 00340 6/10/25 193308 202505 310-51300-31100 * 3,732.75		6/10/25 JAK05250 202505 320-57200-	45300	*	1,611.00	
SVCS 06/25 THE LAKE DOCTORS, INC. 250.00 008863 6/20/25 00340 6/10/25 193308 202505 310-51300-31100 * 3,732.75		SVCS 05/25	JANI-KING OF JACKSONVILLE			3,222.00 008862
THE LAKE DOCTORS, INC. 250.00 008863 6/20/25 00340 6/10/25 193308 202505 310-51300-31100 * 3,732.75	6/20/25 00031		46300	*	250.00	
6/20/25 00340 6/10/25 193308 202505 310-51300-31100 * 3,732.75		SVCS 00/25	THE LAKE DOCTORS, INC.			
	6/20/25 00340			*		
MATTHEWS DESIGN GROUP, INC. 3,732.75 008864		SVCS U3/23	MATTHEWS DESIGN GROUP, INC.			3,732.75 008864

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/09/25 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK
6/20/25 00482	6/03/25 12810619 202507 320-57200-49400	0	*	495.00	
	POOL PARTY 07/25	OGRESSIVE ENTERTAINMENT SERVICES			495.00 008865
6/20/25 00467	6/07/25 1377111 202506 320-57200-34500		*	231.00	
	OFF DUTY OFFICER 06/25	LLKALL TECHNOLOGIES LLC			231.00 008866
6/20/25 00467	6/19/25 1386472 202506 320-57200-34500		*	231.00	
	OFF DUTY OFFICER 06/25 ROI	LLKALL TECHNOLOGIES LLC			231.00 008867
6/20/25 00421	3/31/25 033125 202503 320-54100-46203	1	*		
	JUN 25 BERMUDA MAINT. 4/30/25 043025 202504 320-54100-46203 APR 25 BERMUDA MAINT.		*	5,441.11	
	5/31/25 053125 202505 320-54100-46201 MAY 25 BERMUDA MAINT.	1	*	5,392.12	
		JOHNS GOLF & COUNTRY CLUB			16,254.82 008868
	7/01/25 2025-598 202506 320-57200-54509		*	362.50	
		DRIDGE & SONS PLUMBING			362.50 008869
7/09/25 00416	7/05/25 07052025 202507 320-57200-49400 EVENT 07/05/25	0	*	1,300.00	
	BOT	UNCERS, SLIDERS, AND MORE INC.			1,300.00 008870
7/09/25 00443	6/23/25 9397269 202506 320-54100-46203 SVCS 06/25		*	340.00	
	6/24/25 9398406 202506 320-54100-49100 SVCS 06/25	0	*	896.02	
	6/25/25 9408401 202506 320-54100-46203 SVCS 06/25	3	*	1,243.00	
	6/26/25 9417218 202506 320-54100-46202 SVCS 06/25	2	*	507.60	
	7/01/25 9401182 202507 320-54100-46200 MAINT 07/25	0	*	13,866.49	
	BR:	IGHTVIEW LANDSCAPE SERVICES INC			16,853.11 008871
7/09/25 00490	7/04/25 07042025 202507 320-57200-49400 EVENT 07/04/25	0	*	400.00	
	BRI	ISTOW TALENT & EVENTS			400.00 008872
7/09/25 00469	6/25/25 3871 202507 320-57200-45200 POOL SVCS 07/25	ISTOW TALENT & EVENTS	*	5,093.65	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/09/25 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACC	VENDOR NAME I# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	6/26/25 3970 202506 320-5720	00-54502	*	2,827.48	
	POOL REPIARS 06/25	CBUSS ENTERPRISES			7,921.13 008873
7/09/25 00397	7/01/25 19-1602 202506 320-5720	CBUSS ENTERPRISES	*	5,665.00	
	SVCS 06/25	CENTRAL SECURITY AGENCY			5,665.00 008874
7/09/25 00048	6/18/25 52763337 202506 320-5720	00-54600	*	149.87	
	FIRST AID SUPPLIES 06/2 6/30/25 93275283 202506 320-5720	25	*	308.00	
	ZOLL 3 AED	CINTAS CORPORATION			457.87 008875
7/09/25 00319	6/28/25 1110618- 202507 320-5720		*	407.88	
	SVCS 07/25	COMCAST			407.88 008876
	7/06/25 062025 202506 320-5410		*	7,158.60	
	SVCS 06/25	FLORIDA POWER & LIGHT			7,158.60 008877
7/09/25 00131	7/01/25 423 202507 310-5130		*	5,477.50	
	MGMT FEE 07/25 7/01/25 423 202507 310-5130	00-35100	*	92.75	
	INFO TECH 07/25 7/01/25 423 202507 310-5130	00-31300	*	185.50	
	DISSEMINATION AGENT SV0 7/01/25 423 202507 310-5130		*	29.40	
	COPIES 07/25 7/01/25 423 202507 310-5130	00-41000	*	10.24	
	TELEPHONE 07/25	GOVERNMENTAL MANAGEMENT SERVI	CES		5,795.39 008878
7/09/25 00026	7/02/25 28005 202507 310-5130	00-31200	*	600.00	
	ARBITRAGE SVCS 2016FYE	GRAU & ASSOCIATES			600.00 008879
	5/27/25 155968 202505 320-5720	00-54502	*	1,463.36	
	REMOVE/INSTALL GATE 05,	/25 HARDWICK FENCE LLC			1,463.36 008880
7/09/25 00285	7/01/25 JAK07250 202507 320-5720		*	1,611.00	
	SVCS 07/25	JANI-KING OF JACKSONVILLE			1,611.00 008881

AP300R *** CHECK NOS. 008855-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/09/25 PAGE 17 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK
7/09/25 00022	6/17/25 14873242 202506 320-54100- SVCS 06/25	-43100	*	159.22	
	6/20/25 82743242 202506 320-54100-	-43100	*	2,548.00	
	SVCS 06/25	JEA 			2,707.22 008882
7/09/25 00430	6/30/25 3584491 202504 310-51300-		*	2,778.50	
	SVCS 04/25	KUTAK ROCK LLP			2,778.50 008883
7/09/25 00031	7/01/25 2871308 202507 320-54100-		*	2,360.00	
	WATER MGMT 07/25	THE LAKE DOCTORS, INC.			2,360.00 008884
7/09/25 00019	6/10/25 62398094 202506 320-54100-		*	75.00	
	ORTLY SVCS 06/25 6/10/25 62398132 202506 320-54100-	-46202	*	158.00	
	SVCS 06/25	NADER'S PEST RAIDERS, INC.			233.00 008885
7/09/25 00467 6/30/25 1396449 202506 320-57200-3			*	231.00	
	OFF DUTY OFFICER 06/25	ROLLKALL TECHNOLOGIES LLC			231.00 008886
7/09/25 00275	6/27/25 82610 202506 320-57200- ALARM PERMIT RENEWAL 6/25		*	12.50	
	ALARM PERMII RENEWAL 0/23	ST. JOHNS COUNTY SHERIFFS OFFI	CE		12.50 008887
7/09/25 00424	6/23/25 20118 202506 320-54100- SVCS 06/25			600.00	
		TAYLOR TREE SERVICES, INC			600.00 008888
7/09/25 00377	6/30/25 427614 202506 320-57200- LIFEGGUARD/MOITORS 06/25	-45100	*	12,742.91	
	7/01/25 427283 202507 320-54100- SVCS 07/25	-34000	*	15,480.75	
	5/05/07/25	VESTA PROPERTY SERVICES, INC			28,223.66 008889
		TOTAL FOR B	BANK A	123,904.28	
		TOTAL FOR R	REGISTER	123,904.28	



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9391030 **Invoice Date: 6/10/2025** Sales Order: 8677258

Cust PO #:

Project Name: Sampson Creek | Irrigation inspection repair proposal **Project Description:** Irrigation inspection completed on 5/25/25

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	12" Spray head	2.000	EA	47.75	95.50
	Rotor	4.000	EA	51.00	204.00
	Nozzle	10.000	EA	10.00	100.00
				,	
:	Approved Irrigation Repairs 1-320-54100-46203 Submitte to AP on 6.11.2025			Total Invoice Amount	399.50
	by Jason Davidson			Taxable Amount Tax Amount	
	Jason Davidson			Balance Due	399.50

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 #: 9391030

Invoice Date: 6/10/2025

Amount Due: \$ 399.50

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 St Augustine, FL 32092 т.

Jason Davidson

То

Contact

Billing Address

Sampson Creek CDD

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Irrigation inspection repair proposal

Project Description

Irrigation inspection completed on 5/25/25

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2 00	EACH	12" Spray head	\$47.75	\$95.50
4.00	EACH	Rotor	\$51.00	\$204.00
10.00	EACH	Nozzle	\$10.00	\$100.00

For internal use only

SO# 8677258 JOB# 346100574 Service Line 150

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the 41 S.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the croperty.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable
- Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance. Worker's Compensation Insurance, and any other insurance required by law or Customer: as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000@//imit of liability.
- 6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire earthquake etc and rules, regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra chance over and above the estimate.
- 10. Access to Jobsite. Customer shall provide all ublities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions in e.a. at e.d. 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 |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 Custimer and the Contractor respectively bind themselves their partners successors, assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- 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 foir the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any notificial expectation to the resulting from conditions, that were not ascertamable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild die 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 constraing these Design Services are to be paid by the Customer directly to the designer modified.

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 change of \$150 Ou 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 brok filled trunks metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires pipes and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 17 Warver 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 warver of liability

Acceptance of this Contract

Oustomer.

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 faw 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

Signature	Tree
Printed Name	Date
Signature	Title
Printed Name	Date



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 9392474 Invoice #: **Invoice Date: 6/12/2025** Sales Order: 8639461

Cust PO #:

Project Name: Sampson Creek Repair St . Augustine sod between amenities and tennis courts Project Description: Repair St. Augustine sod between amenities and tennis courts

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				<u></u>
	Demo, prep and dispose of debris	1.000	LS	320.67	320.67
	Deliver and install 1 pallet of St. Augustine sod	450.000	SF	1.30	584.69
	Irrigation tech to follow up after install is complete to re	1.000	LS	95.72	95.72
			,		
	Approved Contingencies 1-320-54100-49100				
	Submitted to AP on 6.19.2025 by Jason Davidson			Total Invoice Amount Taxable Amount Tax Amount	1,001.0
	Qason Davidson			Balance Due	1,001.08

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 #: 9392474 Invoice Date: 6/12/2025 Amount Due: \$1,001.08

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 Pl Ste 114 St. Augustine FL 32095



Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD **Property Address** 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 - Repair St. Augustine sod between amenities and tennis courts

Project Description

Repair St Augustine sod between amenities and tennis courts

Scope of Work

QTY	UoM/Size	Material/Description
 1.00	LUMP SUM	Demo, prep and dispose of debris
450.00	SQUARE FEET	Deliver and Install 1 pallet of St. Augustine sod
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.

Images

Pic 1



Screenshot 2025-04-02 151356



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SO# 8639461 JOB# 346100574 Service Line 130

Total Price

\$1,001,08

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and iqualified, and shall be legally authorized to work in the U.S.
- License and Permits: Contractor shall maintain a Landscape Contractor's license, 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 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 \$1,000,000limit of liability.
- Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of ether party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days
- Any iflegal trespass, claims and/or damages resulting from work lequested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors. Contractor reserves the right to hire qualified subcontractors to perform specialized functions of work requiring 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 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.
- 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 oil without pause, 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
- 13 Assignment The Customer and the Contractor respectively, bind themselves, their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign. or transfer any interest in this Agreement without the written obnsent 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 foir the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild die nildefects. Any Contractor cannot be need responsible for unknown or otherwise in did ein delects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering architectural, and/or landscape design services ("Design Services") are not included in the 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.

Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched 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

- Tree & Stump Removal. Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concreta 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 firmled to cables, wires, pipes, and impation parts. Contractor will repair damaged impation times 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 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 releved 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 unpeid 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

Regional manager Signature Title

Jason Davidson April 03, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Daniel Bauman April 03, 2025

Printed Name Date

Job #: 346100574

SO# Proposed Price: \$1,001.08 8639461



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9392480 **Invoice Date: 6/12/2025** Sales Order: 8681734

Cust PO #:

Project Name: Sampson Creek - Replace Blue Daze boarder with St. Augustine sod

Project Description: Replace Blue Daze boarder with St. Augustine sod

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Demo, prep and dispose of debris.	1.000	LS	240.50	240.50
	Deliver and install I pallet of St. Augustine	450.000	SF	1.23	552.42
	Irrigation tech to make sure we have proper coverage and sch	1.000	LS	191.44	191.44
	Approved Contingencies 1-320-54100-49100				
	Submitted to AP on 6.19.2025 by Jason Davidson			Total Invoice Amount Taxable Amount	984.36
	Qason Davidson			Tax Amount Balance Due	984.36

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 #: 9392480 Invoice Date: 6/12/2025

\$ 984.36 Amount Due:

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD
Property Address 219 St Johns Golf Dr
St Augustine, FL 32092

Contact To

Billing Address

Jason Davidson

Sampson Creek CDD

475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Replace Blue Daze boarder with St. Augustine sod

Project Description

Replace Blue Daze boarder with St. Augustine sod

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris.
450.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine
1.00	LUMP SUM	Irrigation tech to make sure we have proper coverage and schedule new run times.

Images

Pic 1



Pic 2



TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid, specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and iqualified, 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 a 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.
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- 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@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 regonal 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 discurstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sudy (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
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- Termination. This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment. The Customer and the Contractor respectively bind themselves their partners successors, assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- 14. Disclaimer. This proposal was estimated and priced based upon a site institution inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for if the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional voluments accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild die ni defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering architectural, and/or tandscape 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 tandscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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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 refleved 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

Custome

Signature Title Regional manager

Jason Davidson June 04, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature Title

Daniel Bauman June 04, 2025

Printed Name Date

Job #: 346100574

SO #: 8681734 Proposed Price: \$984.36

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Υ	our	bill	at	a a	lan	CA
ш	ou			u	LE L	-

For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE,

Previous balance		\$392.85
Payment - thank you	May 20	-\$392.85
Balance forward		\$0.00
Regular monthly charges	Page 3	\$387.85
Taxes, fees and other charges	Page 3	\$5.00
New charges		\$392.85

Amount due Jun 18, 2025

\$392.85

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



- 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 28, 2025 will show up on your next bill.
 View your most up-to-date account balance at business.comcast.com/myaccount.

001.320.57200.41000 June 2025 *Separate Chek*

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20250528 NNNNNNNY 0000529 0003

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

իցհինկեվիկակինինիությիկնկիոմյցեւիլիե

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110618

Jun 18, 2025

\$392.85

5

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

«ՍՈՈՐՈՒՄԻ Միգերի Արևի հիմի անկին արևի հեղևում



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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.



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details

customers entertained

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	
Voice Network Investment	\$8.00	

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

Additional information

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.

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.

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.



For 219 SAINT JOHNS GOLF DR, H AUGUSTINE, FL, 32092-1053	HOME OFC 2, SA	INT
Previous balance		\$704.41
Payment - thank you	May 28	-\$704.41
Balance forward		\$0.00
Regular monthly charges	Page 3	\$697.45
Taxes, fees and other charges	Page 3	\$6.99
New charges		\$704.44

← Your bill explained

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

Need help?

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

001.320.57200.41000 June 2025

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 04 20250804 NNNNNNNY 0000500 0003

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

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Jun 25, 2025

\$704.44

Ś

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

ուսերիկիրիկիրիկիիկիկիկիկինությարութ



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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.

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

Useful information

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We can help ensure it's a smooth transition.

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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.



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Additional billing information

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You've saved \$252.40 this month with your bundle, service and voice credit discounts.

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	0	
Equipment Fee TV Box.	\$200.00	
Broadcast TV Fee	\$37.10	
Regional Sports Fee	\$4.45	
Voice services		\$50.00
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90	
Voice Credit Qty 2 @ -\$19.95 each	-\$39.90	

Service fees	\$16.00
Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

Taxes, fees and other charges	\$6.99
Other charges	\$6.99
Federal Universal Service Fund	\$3.46
Regulatory Cost Recovery	\$3.53

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

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

Details

June 2025 Friday 20 July 2025 Friday 18 August 2025 Friday 1 Friday 15 Friday 29





Fach

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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

Transaction #

Date

Invoice Date: Invoice #: 06-11-25 23356477 061125

Amount

Purchase Order #:

Ot v

05-28-25		Previous Balance Payment - Thank You Remaining Balance			407.08 -407.08 0.00
05-23-25	T251436970036	PRIMO 5G PURIFIED WATER PET BOTTLE 5.0 GALLON BOTTLE RETURN 5.0 GALLON PRIMO PET BOTTLE DEPOSIT DELIVERY FEE Sales Tax	20 -20 20 1	9.49 6.00 6.00 13.99	189.80 -120.00 120.00 13.99 0.00 203.79

Rec'd By:

Approved Supplies 1-320-5720-54600 Submitted to AP on 6.16.2025 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.

Previous Balance \$407.08 Payment \$407.08 Total New Charges \$344.09

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to www.water.com





200 Eagles Landing Blvd Lakeland, FL 33810 Customer Account#: Due By: Late Fees May Apply After: Total Amount Due: 980956523356477 Upon Receipt 07-04-25 \$344.09

Check here and see reverse for address and phone corrections.

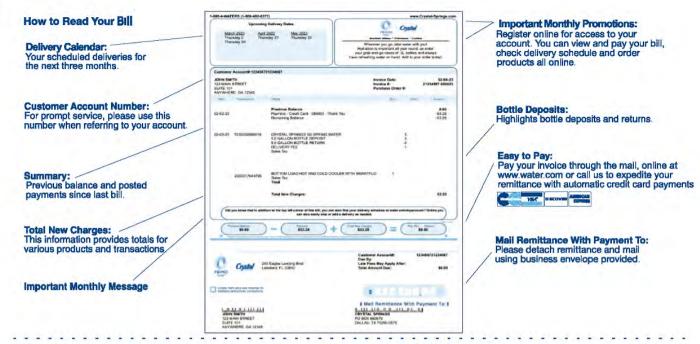
I...II...II...II...III.II.II SAMPSON CREEK CDD Julie Tallaksen 5385 N NOB HILL RD SUNRISE, FL 33351



Customer Account#:980956523356477

Invoice #:23356477 061125

Date	Détails		Qty.	Each	Amount
06-06-25	T251576970024	PRIMO 5G PURIFIED WATER PET BOTTLE 5.0 GALLON BOTTLE RETURN 5.0 GALLON BOTTLE RETURN 5.0 GALLON PRIMO PET BOTTLE DEPOSIT 5.0 GALLON PRIMO PET BOTTLE RETURN DELIVERY FEE Sales Tax Total	15 -3 -5 15 -18	9.49 6.00 0.00 6.00 6.00 13.99	142.35 -18.00 0.00 90.00 -108.00 13.99 0.00 120.34
	R2516022541350	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO Sales Tax Total	1 1	9.98 9.98	9.98 9.98 0.00 19.96
		Total New Charges:			344.09
	41				
			de la	1	
				-	



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

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Write the complete account number on your check.

Mail remittance and payment using the enclosed envelope.

Dynamic Security Professionals, Inc.

Invoice

Terms

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invoice #
6/5/2025	45587

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

Location	
St. Johns Golf Country Club 219 St. Johns Golf Drive St. Augustine, Florida 32092	

P.O. No.

	Jason Davidson	Due on receipt
cription	Rate	Amount
ol Entry gate	1,500.00	1,500.00
Sı	ubtotal	\$1,500.00
Sa	ales Tax (7.5%)	\$0.00
Тс	otal	\$1,500.00
rs - Amenity	ayments/Credit	s \$0.00
В	Balance Due	
	ts - Amenity	Subtotal Sales Tax (7.5%) Total Payments/Credit

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

<u>May-25</u>

		*	***V#16
Total		\$	6,952.39
33381-88364	1574 Drury Court #1	\$	294.28
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
80369-00598	205 St. John's Golf Drive #Swimclub	\$	778.98
61084-35154	944 Leo Maguire Parkway #1	\$	27.47
59216-52565	205 St. John's Golf Drive	\$	89.91
55613-33054	2125 County Road 210 W	\$	54.46
46974-44356	9402 Leo Maguire Pkwy #2	\$	26.90
19350-09421	211 St. John's Golf Drive #LITES	\$	108.25
16229-99512	219 St. John's Golf Drive #Pool	\$	1,326.79
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

Jun 26, 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.)

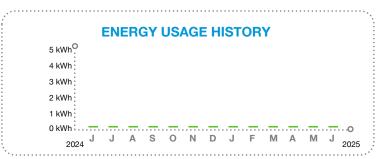
Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 2025 **Account Number:** 08744-67061

Service Address:

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



KEEP IN MIND

- Payment received after August 27, 2025 is considered LATE; a late payment charge of 0.7625% will apply.
- We have billed you for the minimum base charge for eight consecutive months due to your meter registering zero usage. Call us if you wish to temporarily disconnect your service.

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

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FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001



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 Jul 7, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	0	0	0
Service days	30	32	30
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.

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

CURRENT BILL

\$1,326.79 TOTAL AMOUNT YOU OWE

Jun 26, 2025 NEW CHARGES DUE BY

Pay \$1,193.12 instead of \$1,326.79 by your due date to enroll in FPL Budget Billing®. FPL.com/BB



Amount of your last bill 1,316.13 Payments received -1,316.13 0.00 Balance before new charges 1,326.79 Total new charges Total amount you owe \$1,326.79 (See page 2 for bill details.)

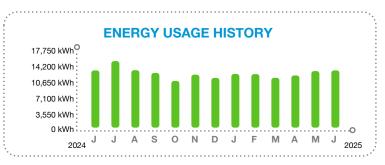
Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 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 \$1,193.12 by your due date instead of \$1,326.79. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 27, 2025 is considered LATE; a late payment charge of 0.7625% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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

119312 1304162299951279762310000

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GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS

Customer Name:

SAMPSON CREEK CDD

Total amount you owe		\$1,326.79
Total new charges		\$1,326.79
Regulatory fee (State fee)	1.13	
Taxes and charges	33.17	
Gross receipts tax (State tax)	33.17	
Electric service amount	1,292.49	
Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW)	\$376.69 \$415.71	
Non-fuel: (\$0.033890 per kWh)	\$469.68	
New Charges Rate: GSD-1 GENERAL SERVICE DEMAND Base charge:	\$30.41	
Balance before new charges		\$0.00
Amount of your last bill Payment received - Thank you		1,316.13 –1,316.13

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	01427		87568		13859
Demand KW	31.08				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	13859	13689	13854
Service days	30	32	30
kWh/day	461	427	461
Amount	\$1,326.79	\$1,316.13	\$1,268.76

KEEP IN MIND

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

CURRENT BILL

\$108.25

TOTAL AMOUNT YOU OWE

Jun 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 122.68
Payments received -122.68
Balance before new charges 0.00

Total new charges 108.25

Total amount you owe \$108.25

(See page 2 for bill details.)

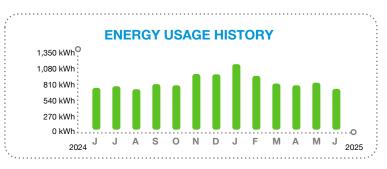
Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 2025 Account Number: 19350-09421

Service Address:

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



KEEP IN MIND

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

Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



Ways to Pay



/ 27

1304193500942165280100000

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FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 122.68 Payment received - Thank you -122.68 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) \$72.17 Fuel: (\$0.027180 per kWh) \$20.41 Electric service amount 105.45 Gross receipts tax (State tax) 2.71 Taxes and charges 2.71 Regulatory fee (State fee) 0.09 Total new charges \$108.25 Total amount you owe \$108.25

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	58147		57396		751

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	751	865	769
Service days	30	32	30
kWh/day	25	27	25
Amount	\$108.25	\$122.68	\$101.47

KEEP IN MIND

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

CURRENT BILL

\$294.28 TOTAL AMOUNT YOU OWE

Jun 26, 2025 NEW CHARGES DUE BY

Pay \$220.74 instead of \$294.28 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

(See page 2 for bill details.)

BILL SUMMARY

BILL COMMAN	
Amount of your last bill	304.03
Payments received	-304.03
Balance before new charges	0.00
Total new charges	294.28
Total amount you owe	\$294.28

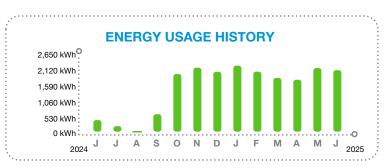
Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 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 \$220.74 by your due date instead of \$294.28. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 27, 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

22074 1304333818836428249200000

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Visit FPL.com/PayBill for ways to pay.

33381-88364 ACCOUNT NUMBER

\$294.28

Jun 26, 2025

TOTAL AMOUNT YOU OWE



Amount of your last bill

Electric service amount

Regulatory fee (State fee) 0.25

Taxes and charges

Total new charges

Total amount you owe

New Charges

Base charge:

BILL DETAILS 304.03 Payment received - Thank you -304.03Balance before new charges \$0.00 Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS \$12.87 Non-fuel: (\$0.096100 per kWh) \$213.43 Fuel: (\$0.027180 per kWh) \$60.37 286.67 Gross receipts tax (State tax) 7.36

7.36

\$294.28

\$294.28

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	79053		76832		2221

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	2221	2298	417
Service days	30	32	30
kWh/day	74	72	14
Amount	\$294.28	\$304.03	\$61.04

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.

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

CURRENT BILL

\$26.90 TOTAL AMOUNT YOU OWE

Jun 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.11
Payments received	-27.11
Balance before new charges	0.00
Total new charges	26.90
Total amount you owe	\$26.90
	(See page 2 for bill details.)

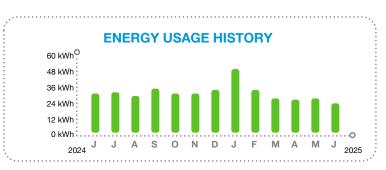
Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 2025 **Account Number:** 46974-44356

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after August 27, 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

130446974443563096200000

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BILL DETAILS Amount of your last bill 27.11 Payment received - Thank you -27.11 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$10.38 Non-fuel: (\$0.096100 per kWh) \$2.31 Fuel: (\$0.027180 per kWh) \$0.65 Electric service amount 26.21 Gross receipts tax (State tax) 0.67 Taxes and charges 0.67 Regulatory fee (State fee) 0.02 \$26.90 Total new charges \$26.90 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16695		16671		24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	24	28	32
Service days	30	32	30
kWh/day	1	1	1
Amount	\$26.90	\$27.11	\$26.96

KEEP IN MIND

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SAMPSON CREEK CDD,

CURRENT BILL

\$54.46 TOTAL AMOUNT YOU OWE

Jun 26, 2025 NEW CHARGES DUE BY



Scan to or visit FPL.com/ WaystoPay

BILL SUMMARY

Amount of your last bill Payments received	59.92 -59.92	
Balance before new charges	0.00	
Total new charges	54.46	
Total amount you owe	\$54.46	
	(See page 2 for hill details)	

Electric Bill Statement

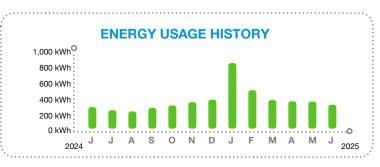
Statement Date: Jun 5, 2025 **Account Number: 55613-33054**

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095

For: May 6, 2025 to Jun 5, 2025 (30 days)

Service Address:

Here's what you owe for this billing period.



KEEP IN MIND

Payment received after August 27, 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



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BILL DETAILS Amount of your last bill 59.92 Payment received - Thank you -59.92 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) \$31.32 Fuel: (\$0.027180 per kWh) \$8.86 Electric service amount 53.05 Gross receipts tax (State tax) 1.36 Taxes and charges 1.36 Regulatory fee (State fee) 0.05 Total new charges \$54.46 Total amount you owe \$54.46

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	97404		97078		326

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	326	369	293
Service days	30	32	30
kWh/day	11	12	10
Amount	\$54.46	\$59.92	\$46.78

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

CURRENT BILL

\$89.91 TOTAL AMOUNT YOU OWE

Jun 27, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 106.72 Payments received -106.720.00 Balance before new charges 89.91 Total new charges Total amount you owe \$89.91

(See page 2 for bill details.)

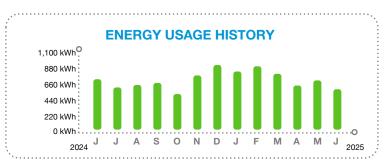
Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 2025 **Account Number: 59216-52565**

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

- Payment received after August 28, 2025 is considered LATE; a late payment charge of 0.7625% will apply.
- Effective June 1 through September 30, Time-of-Use On-Peak hours are 3 PM to 6 PM, Monday through Friday; holidays are Off-Peak.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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59216-52565 ACCOUNT NUMBER

\$89.91

Jun 27, 2025

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 106.72 Payment received - Thank you -106.72 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) \$58.24 Fuel: (\$0.027180 per kWh) \$16.47 Electric service amount 87.58 Gross receipts tax (State tax) 2.25 Taxes and charges 2.25 Regulatory fee (State fee) 0.08 Total new charges \$89.91 Total amount you owe \$89.91

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	51730		51124		606

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	606	739	756
Service days	30	32	30
kWh/day	20	23	25
Amount	\$89.91	\$106.72	\$99.96

KEEP IN MIND

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

CURRENT BILL

\$27.47 TOTAL AMOUNT YOU OWE

Jun 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Total amount you owe	\$27.47
Total new charges	27.47
Balance before new charges	0.00
Payments received	-27.69
Amount of your last bill	27.69

(See page 2 for bill details.)

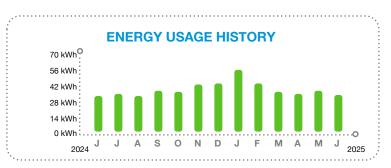
Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 2025 **Account Number: 61084-35154**

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after August 27, 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

130461084351545747200000

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BILL DETAILS Amount of your last bill 27.69 Payment received - Thank you -27.69Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.58 Non-fuel: (\$0.096100 per kWh) \$3.36 Fuel: (\$0.027180 per kWh) \$0.95 Electric service amount 26.76 Gross receipts tax (State tax) 0.69 Taxes and charges 0.69 Regulatory fee (State fee) 0.02 \$27.47 Total new charges \$27.47 Total amount you owe

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20254		20219		35

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	35	39	34
Service days	30	32	30
kWh/day	1	1	1
Amount	\$27.47	\$27.69	\$27.04

KEEP IN MIND

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

CURRENT BILL

\$778.98 TOTAL AMOUNT YOU OWE

Jun 26, 2025 NEW CHARGES DUE BY

Pay \$679.25 instead of \$778.98 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

BILL SUMMARY

Amount of your last bill 630.26 Payments received -630.26 0.00 Balance before new charges 778.98 Total new charges Total amount you owe \$778.98 (See page 2 for bill details.)

Electric Bill Statement

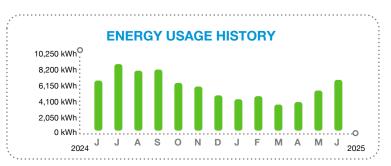
For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 2025 Account Number: 80369-00598

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



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

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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

67925 1304803690059898987700000

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GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 630.26 Payment received - Thank you -630.26Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 \$240.52 Non-fuel: (\$0.033890 per kWh) \$192.90 Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW) \$295.02 Electric service amount 758.85 Gross receipts tax (State tax) 19.47 Taxes and charges 19.47 Regulatory fee (State fee) 0.66 \$778.98 Total new charges \$778.98 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Jul 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	15619		08522		7097
Demand KW	21.70				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	7097	5603	7000
Service days	30	32	30
kWh/day	236	175	233
Amount	\$778.98	\$630.26	\$754.47

KEEP IN MIND

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JUN 09 2025

Electric Bill Statement

For: May 6, 2025 to Jun 5, 2025 (30 days)

Statement Date: Jun 5, 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

Jun 26, 2025

NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 4,219.69 Payments received -4,219.69

Balance before new charges

4,219,69 Total new charges

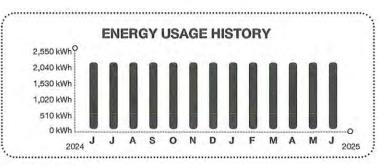
Total amount you owe

\$4,219.69

0.00

(See page 2 for bill details.)

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KEEP IN MIND

- Payment received after August 27, 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



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FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001





72556-88074 ACCOUNT NUMBER

\$4,219.69 TOTAL AMOUNT YOU OWE Jun 26, 2025

NEW CHARGES DUE BY

AMOUNT ENCLOSED





0002 0004 047910

E001



Customer Name: SAMPSON CREEK CDD Account Number:

\$4,219.69

72556-88074

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

** Your electric service amount includes the following charges:

Non-fuel energy charge:

Total amount you owe

\$0.059770 per kWh

Fuel charge:

\$0.026470 per kWh

METER SUMMARY

Next bill date Jul 7, 2025.

Usage TypeUsageTotal kWh used2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 5, 2025	May 6, 2025	Jun 6, 2024
kWh Used	2302	2302	2302
Service days	30	32	30
kWh/day	77	72	77
Amount	\$4,219.69	\$4,219.69	\$4,152.72

KEEP IN MIND

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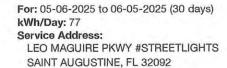
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Detail of Rate Schedule Charges for Street Lights

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

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



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



Account Number: 72556-88074

For: 05-06-2025 to 06-05-2025 (30 days) kWh/Day: 77 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS

SAINT AUGUSTINE, FL 32092

Amount	kWh Used	Quantity Rate/Unit	Owne Maint	Lumens	Watts	Component Code
71.20 4,021.13		Energy sub total Non-energy sub total				
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		nergy conservation cost recovery apacity payment recovery charge vironmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee)				
4,219.69	2,302	Total				



ACCO	UNT NAME	ACCOUNT # INV DA			
Sampson	Creek Cdd/Gms	764139	05/31/25		
INVOICE#	INVOICE PERIOD	CURRENT INVO	ICE TOTAL		
0007145617	May 1- May 31, 2025	\$67.2	8		
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH	AMT DUE*		
\$0.00	\$0.00	\$67.2	8		

BILLING ACCOUNT NAME AND ADDRESS

PAYMENT DUE DATE: JUNE 30, 2025

Sampson Creek Cdd/Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 Legal Entity: Gannett Media Corp.

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Date	Description	Amount
5/1/25	Balance Forward	\$127.04
5/28/25	PAYMENT - THANK YOU	-\$51.60
5/28/25	PAYMENT - THANK YOU	-\$75.44
Package .	Advertising:	

Start-End Date Order Number Product Description PO Number Package Cost 5/5/25 11261931 SAG St Augustine Record May Meeting \$67.28

001.310.51300.48000



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Total Cash Amount Due \$67.28
Service Fee 3.99% \$2.68
*Cash/Check/ACH Discount -\$2.68
*Payment Amount by Cash/Check/ACH \$67.28
Payment Amount by Credit Card \$69.96

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ACCOU	NT NAME	ACCOUNT	NUMBER	INVOICE	NUMBER	AMOUNT PAID
Sampson Cr	eek Cdd/Gms	764	139	00071	45617	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.28
REMITTANCE ADD	ORESS (Include Account	# & Invoice# on check)	TO PAY	BY PHONE PLEAS	E CALL:	TOTAL CREDIT CARD AMT DUE
				1-877-736-7608		\$69.96
Ga	nnett Florida Loca	aliQ		0.21.0005.70		

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JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE FL 32207 (904) 346-3000

Invoice				
Date	Number			
06/01/2025	JAK06250036			
Due Date	Cust #			
06/30/2025	126069			
Invoice Amount \$ 1,611.00	Amount Remitted			

Sold To:

SAMPSON CREEK C.D.D.

For:

Same as Sold To

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ST. AUGUSTINE

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SAMPSON CREEK C.D.D. 219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

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For:

Same as Sold To

Invoice No	Date	Cust No	Sismn No	PO Number	Franchi	Franchisee DARRYL HALL ENTERPRISES LLC	
JAK06250036	06/01/2025	126069	GREENWALT		DARRYL HALL ENTI		
Quantity		D	escription		Unit P	rice E	xtended Price
1.		1LY CONTR		MOUNT FOR JUI	NE 1	1611.00	1611.00
		Make	a: https://linktr.ee/j All Checks Payable ING OF JACKSON\	To:	Amount Sales Ta Total	t of Sale	\$ 1,611.00 \$ 0.00 \$ 1,611.00

PAST DUE STATEMENT



Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE FL 32207 (904) 346-3000

	1
Cust I	No
1260	69

Sold To: SAMPSON CREEK C.D.D.

For: SAMPSON CREEK C.D.D.

219 ST. JOHNS GOLF DRIVE

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

ST.AUGUSTINE

FL 32092

RETURN THIS PORTION WITH YOUR PAYMENT

DATE	Customer Number	FRANCHISEE	DUE DATE
06/10/2025	126069	DARRYL HALL ENTERPRISES LLC	UPON RECEIPT

Invoice #	Description	Due Date	Amount
JAK05250029	MONTHLY CONTRACT BULLING ANGLUIT FOR	Due Date	Amount
071100200029	MONTHLY CONTRACT BILLING AMOUNT FOR MAY	05/31/2025	1.611.00

001.320.57200.45300

PAST DUE

Page Summary

1 - 30 Day	31 - 60 Day	61 - 90 Day	91+ Day	Total Past Due	
1,611.00					
A TOTAL OF THE PARTY OF T				1,611.00	

Disregard this notice if payment has already been made.
Thank You for your business!

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	6/4/2025	\$250.00

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

0000000014920001000000028097500000002500021

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 2054342 **Invoice PO** # Invoice Due Date 7/3/2025

Invoice Date	Description	Quantity	Amount	Tax	Total
6/3/2025	Fountain Service Call-Minimum \$200		\$250.00	\$0.00	\$250.00

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.

Approved Lake Maintenance 1-320-54100-46300 Submitted to AP on 6.6.2025 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: \$2610.00 \$250.00

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

From: John Richardson john.richardson@lakedoctors.com ℰ Subject: Re: Fountain Issue – Hole 13; 1127 Eagle Point Drive.

Date: June 3, 2025 at 12:35 PM

To: Jason Davidson jdavidson@vestapropertyservices.com **Cc:** Stephanie N. Taylor staylor@vestapropertyservices.com

Some people who received this message don't often get email from john.richardson@lakedoctors.com. Learn why this is important

Good afternoon,

The fountain is now running properly. The nozzle had been broken. This actually happened in May of last year as well. I found a turtle stuck on the inner part of the fountain float. I believe he was probably trying to get out of there and tried using the nozzle to get out and broke it. The nozzles are just thin plastic so they aren't too difficult to snap.

All is good now and a new nozzle was installed. We have a bunch of those laying around so I won't charge you for the nozzle. It will just be a \$250 service call for the labor. Please see the picture of the turtle and the fountain with the new nozzle.





John Richardson Fountain Manager The Lake Doctors Inc Jacksonville FI 904-612-2027 Cell

On May 30, 2025, at 8:43 AM, Jason Davidson <jdavidson@vestapropertyservices.com> wrote:

Thanks, John and please keep us apprised. Have a good day, Sir.

Best regards,

Jason Davidson Regional General Manager image001.jpg

245 HIVERSIDE AVE Suite 300 Jacksonville, FI 32202

https://url.avanan.click/v2/r01/__www.VestaPropertyServices.com___,YXAzOmdvdmVybm1lbnRhbG1hbmFnZW1lbnRzZXJ2aWNic3NvdXRoZmxvcmlkYTphOm86MDM5N2YyYzA4M2YyMWMzYTc4ZGJIODI3M2I4ZjBiMjl6NzoyOTY0OjZIM2JjMzcxZmEyZWJhZDIINzBINGRIODQwMGVkNTczNGY2YjMwYzYyZDIwNTgzMGYwZmYxNmJjNTNiZGVIZmE6dDpUOkY

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

On May 30, 2025, at 08:24, John Richardson < john.richardson@lakedoctors.com> wrote:

[Some people who received this message don't often get email from john.richardson@lakedoctors.com. Learn why this is important at https://url.avanan.click/v2/r01/__https://aka.ms/LearnAboutSenderIdentification___.YXAzOmdvdmVybm1lbnRhbG1hbmFnZW1lbnRzZXJ2aWNlc3NvdXRoZmxvcmlkYTphOm86MDM5N2YyYzA4M2YyMWMzYTc4ZGJIODI3M2I4ZjBiMjI6NzoyNTYxOmUyMGYxYmM4NTZjNTdhMzUyOGQ3Y2YxMzAxNDFmMDg0OGZIOTNiZDc5N2Y5ZjIjYWQ0OTFkMDdkYzMyYWM1NWY6dDpUOkY]

Good morning,

I manage our fountain department and was forwarded your email regarding the fountain. I will have a technician out early next week to troubleshoot the fountain. I will provide you with an update after we have visited the site.

Thank you!

John Richardson Fountain Manager The Lake Doctors Inc Jacksonville FI 904-612-2027 Cell



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

Engineering - Architecture - Planning - Surveying

June 10, 2025

Invoice # 193308

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

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 May 31, 2025

0001	General Services				
		Hours	Rate	Amount	
nal Engineer		6.75	135.00	911.25	
· ·		6.00	90.00	540.00	
ative		.50	50.00	25.00	
Total La	bor				1,476.25
0003	Construction Services				
		Hours	Rate	Amount	
nal Engineer		12.50	135.00	1,687.50	
		5.00	90.00	450.00	
ative		.50	50.00	25.00	
Total La	bor				2,162.50
0999	Reimbursable Expense	S			
1	al Engineer Total Lal 0003 al Engineer tive Total La	Total Labor 0003 Construction Services all Engineer tive Total Labor Total Labor	Hours 6.75 6.00 Attive50 Total Labor O003 Construction Services Hours 12.50 5.00 Attive50 Total Labor	Hours Rate 6.75 135.00 6.00 90.00 10	Hours Rate Amount

Reimbursable Expenses

Mileage/Parking/Tolls 94.00 **Total Reimbursables** 94.00 94.00

> 3.732.75 Total Due:

Billed to Date 001.310.51300.31100

	Current Due	Prior Billed	Billed to Date
Labor	3,638.75	162,854.02	166,492.77
Expense	94.00	3,969.43	4,063.43
Unit	0.00	1,371.85	1,371.85
Totals	3,732.75	168,195.30	171,928.05

Project 0000020835.0000 Sampson Creek CDD 193308 Invoice

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904)645-9082 E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date:6/3/2025Invoice#12810619Terms:Due at eventPO#Customer name:Sampsons Creek CDDEvent type:Pool Party

Billing address: 219 St. Johns Golf Drive, St. Sugustine, Fl. 32092

Original contact person: Julie Tallaksen Wk: 904-599-9093 Cell: 386-931-2990 E-mail/ fax: jtallaksen@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday July 5th, 2025 Hours of event: 1:00 pm -4:00 pm Hours of service: 3.0 hrs.

Approximate set up time: Between: 11:30 am -12:00 pm

Location name and address: Poolside

Where to set up at location: Power within 75': Yes

Set up-grass or pavement: Concrete Covered area for entertainer:

Notes:

SERVICES NEEDED:

* Mobile DJ Service 3.0 hrs.with Tent Reg. Rate \$ 600.00 Your Cost \$ 495.00

(free interactive game props and prizes bonus)

001.320.57200.49400

Your Total Savings \$105.00

Sub Total: \$ 495.00

Sales Tax: \$ -

Invoice Total: \$ 495.00 50 % Deposit required \$ Waived

Balance due at set up \$ 495.00
Payments received \$ Current Balance \$ 495.00

Due no Later than event date or \$50 Late Charge

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x	Date:



Invoice

6/7/2025

INVOICE NUMBER

1377111

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
5079631			St Johns Golf		10343	0.00 A 0.00 A	4.00	\$55.00	\$220.00
						0.00 E			
001.320	.57200	.34500				0.00 V			
\$231.00 *Separa		ck*				0.00 M			
					TOTAL OFFIC	ERS PAY			\$220.00
					SERV	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



Invoice

6/19/2025

INVOICE NUMBER

1386472

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
5123796			St Johns Golf		10343	0.00 A	4.00	\$55.00	\$220.00
						0.00 A			
						0.00 E			
						0.00 V			
\$231.00						0.00 M			
Separa	ite Check	(TOTAL OFFIC	ERS PAY			\$220.00
					SERV	ICE FEE			\$11.00
						TAX			\$0.00
					TO ⁻	TAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264

205 St Johns Golf Drive St. Augustine, FL 32092 904 940 3200 904 819 0177 fax

Invoice

Customer		_	Misc		
Name	Sampson Creek Community Development Division	_	Date	03.3	1.2025
Address	10300 NW 11th Manor		Order No.		-
	Coral Springs, FL				
City	33071		Rep		
Phone					
Qty(Months)	Description		Unit Price		TOTAL
1	March - Bermuda Commons Maintenance Equal Billings		\$ 5,256.50	\$	5,256.50
				\$	-
1	Irrigation (10% of 01624-42404)		\$ 144.06	\$	144.06
1	Irrigation (10% of 13950-74402)		\$ 3.08	\$	3.08
1	Irrigation (10% of 43044-14404)		\$ 11.81	\$	11.81
1	Irrigation (10% of 44869-53401)		\$ 3.07	\$	3.07
1	Irrigation (10% of 76486-92403)		\$ 3.07	\$	3.07
				\$ \$	-
				Φ	-
			SubTotal	\$	E 404 F0
			Sub i otal Shipping	Ф	5,421.59
Payment	Please Make and Send Payment to: Tax	Rate(s)	6.50%		
	Tun	(0)	0.0070		
		L	TOTAL	\$	5,421.59
	St Johns Golf & Country Club			Ψ	5, .21.00
		Office Use	Only		
			J.11.y		
	205 St Johns Golf Drive				
	St Augustine, FL 32092				

Thank you

205 St Johns Golf Drive St. Augustine, FL 32092 904 940 3200 904 819 0177 fax

Invoice

Customer			Misc		
				J	
Name	Sampson Creek Community Development Division		Date	04.3	30.2025
Address	10300 NW 11th Manor		Order No.		
0.11	Coral Springs, FL		_		
City	33071		Rep		
Phone					
Qty(Months)	Description		Unit Price	I	TOTAL
1	April - Bermuda Commons Maintenance Equal Billings		\$ 5,256.50	\$	5,256.50
	3		, , , , , ,	\$	_
1	Irrigation (10% of 01624-42404)		\$ 169.79	\$	169.79
1	Irrigation (10% of 13950-74402)		\$ 3.07	\$	3.07
1	Irrigation (10% of 43044-14404)		\$ 5.60	\$	5.60
1	Irrigation (10% of 44869-53401)		\$ 3.08		3.08
1	Irrigation (10% of 76486-92403)		\$ 3.07	\$	3.07
				\$	-
				\$	-
			SubTotal	\$	5,441.11
			Shipping		
Payment	Please Make and Send Payment to:	Tax Rate(s)	6.50%		
			TOTAL	\$	5,441.11
	St Johns Golf & Country Club				
	Attn: Kris Reinert, GM	Office Use	Only		
	205 St Johns Golf Drive				
	St Augustine, FL 32092				
	Ot Augustine, I L 02002				

Thank you

205 St Johns Golf Drive St. Augustine, FL 32092 904 940 3200 904 819 0177 fax

Invoice

Customor			Misc		
Customer			IVIISC	J	
Name	Sampson Creek Community Development Division		Date	5.3	1.25
Address	10300 NW 11th Manor		Order No.	-	
	Coral Springs, FL		_		
City	33071		Rep		
Phone					
Qty(Months)	Description		Unit Price		TOTAL
1	May - Bermuda Commons Maintenance Equal Billings		\$ 5,256.50	\$	5,256.50
	3,		, ,, ,,	\$	-
1	Irrigation (10% of 01624-42404)		\$ 119.42		119.42
1	Irrigation (10% of 13950-74402)		\$ 2.57	\$	2.57
1	Irrigation (10% of 43044-14404)		\$ 7.99		7.99
1	Irrigation (10% of 44869-53401)		\$ 2.57	\$	2.57
1	Irrigation (10% of 76486-92403)		\$ 3.07	\$	3.07
				\$	-
				\$	-
			SubTotal	\$	5,392.12
			Shipping	Ψ	0,002.12
Payment	Please Make and Send Payment to:	Tax Rate(s)	6.50%		
,	•		3.3373		
			TOTAL	\$	5,392.12
	St Johns Golf & Country Club				-,
	Attn: Kris Reinert, GM	Office Use	Only		
	205 St Johns Golf Drive		,		
	l de la companya de				
	St Augustine, FL 32092				

Thank you

INVOICE

Aldridge & Sons Plumbing Contractors, Inc PO Box 600921 Jacksonville, FL 32260-0921 admin@aldridgesonsplumbing.com +1 (904) 287-3855



Bill to

Sampson Creek CDD C/O Vesta Properties 219 St Johns Golf Dr St. Augustine, FL 32092

Ship to

Sampson Creek CDD C/O Vesta Properties St Johns Golf and Country 219 St Johns Golf Dr St. Augustine, FL 32092

Invoice details

Invoice no.: 2025-59879

Terms: Net 30

Invoice date: 07/01/2025 Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/27/2025	15 Residential Plbg	Ticket- toilet in the women's r/r is running. Found that the cartridge in the women's r/r is pressure assisted 3rd stall from the right. Replaced cartridge	1	\$0.00	\$0.00
2.	06/27/2025	Labor	Hourly charge	1.25	\$142.00	\$177.50
3.	06/27/2025	Service charge	Service charge	1	\$85.00	\$85.00
4.	06/27/2025	Material	Material	1	\$100.00	\$100.00
Total				\$362.50		

320-51200-

54505

Repairs : Replanments

O NOER
FIDE
M O XE

Bouncers, Slides, and More Inc. Date: July 5th, 2025 1915 Bluebonnet Way Fleming Island, FL 32003

Invoice

Invoice Number: 07052025.03

Name / Address

Attn: Julie Tallaksen

St. John's Golf & CC/Sampson Creek CDD

219 St. John's Golf Dr.

St. Augustine, FL 32092

Additional Details:

001.320.57200.49400

	Description	Quantity	Rate	Discount	SubTotal	Extended
1	Dunk Tank	1	\$350.00		\$250.00	\$250.00
2	24' Double Lane Super Slide	1	\$550.00		\$500.00	\$500.00
3	Foam Cannon (3 hrs.)	1	\$550.00		\$450.00	\$450.00
4	Onsite Attendant	1	\$100.00		\$100.00	\$100.00
5					7200.00	\$100.00
6			1			
7						
8						
9						
10						
11	100					
12						
13	O. C.					
14						
15						_
16						
17						
18						
19						
20		1				
Com	ments:	11	-			
		Subtotal				\$1,300.00
		Sales Tax (0	0.0%)			n/a
		Total				\$1,300.00



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9397269 **Invoice Date: 6/23/2025** Sales Order: 8614164

Cust PO #:

Project Name: Sampson Creek - Proposal to investigate pressure issue starting at JEA station Project Description: Half pressure down the zone, need to investigate, possible pinched line

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				<u>-</u> . <u>-</u>
	Tech labor to investigate lowpressure on zone	4.000	HR	85.00	340.00
:					
	Approved Irrigation Repairs 1-320-54100-46203				4.00
	Submitted to AP on 6.23.2025			Total Invoice Amount Taxable Amount	340.00
	by Jason Davidson			Tax Amount	240.00
	Jason Davidson			Balance Due	340.00

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 #: 9397269

Invoice Date: 6/23/2025

Amount Due:

\$ 340.00

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 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

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 - Proposal to investigate pressure issue starting at JEA station

Project Description

Half pressure down the zone, need to investigate, possible pinched line

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
4.00	HOUR	Tech labor to investigate low pressure on zone	\$85.00	\$340.00

For internal use only

SO# 8614164 JOB# 346100574 Service Line 150

Total Price

\$340.00

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the 11.5.
- 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 ell as all other requirements of law. Writess otherwise agreed upon by the parties or prohibited by taw, 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@Mimit of liability.
- n. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake etic 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 renegotate the terms and prices of the 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
- Iti. 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 riell alied if thereto during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing
- Termination. This Work Order may be terminated by the either party with or without cause
 upon seven (7) workdays advance written notice. Customer will be required to pay for all
 materials purchased and work complete to the date of termination and reasonable charges
 incurred in demobilizing.
- 13. Assignment The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other perty 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.
- 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 he work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertaniable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild die niledets. 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 transferd.

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

- 1n. 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 immed to concrete brick filled trunks, metallar ods, 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 confacting the appropriate underground utility lines prior to start of work. Contractor is not responsible damage done to 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.
- Waver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arbonicultural) standards will require a signed waver of liability.

Acceptance of this Contract

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

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 Trite

Regional manager

Trite

Jason Davidson

June 23, 2025

Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Signature Trile

Gonzalo M. Castellon June 23, 2025

Printed Name Date

Job #: 346100574

SO #: 8614164 Proposed Price: \$340.00



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9398406 **Invoice Date: 6/24/2025** Sales Order: 8640361

Cust PO #:

Project Name: Sampson Creek - Repair the remainder are of St. Augustine sod between holes 4 & 5. Project Description: Repair the remainder are of St. Augustine sod between holes 4 & 5.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Demo, prep and dispose of debris	1.000	LS	280.58	280.58
	Deliver and install 1 pallet of St. Augustine sod	400.000	SF	1.30	519.72
	Irrigation tech to follow up after install is complete to re	1.000	LS	95.72	95.72
	Approved Contingencies				
	1-320-54100-49100 Submitted to AP on 6.26.2025 by Jason Davidson			Total Invoice Amount Taxable Amount	896.02
	Jason Davidson			Tax Amount Balance Due	896.02

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 #: 9398406

Invoice Date: 6/24/2025

Amount Due:

\$896.02

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 Pl Ste 114 St. Augustine FL 32095



Proposal for Extra Work at Sampson Creek CDD

Property Name Samp Property Address 219 \$

Sampson Creek CDD 219 St Johns Golf Dr

St Augustine, FL 32092

То

Contact

Jason Davidson

Billing Address

Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Repair the remainder area of St. Augustine sod between holes 4 & 5

Project Description

Repair the remainder are of St. Augustine sod between holes 4 & 5. Located

between sidewalk and curb

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Demo, prep and dispose of debris
400.00	SQUARE FEET	Deliver and install 1 pallet of St. Augustine sod
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.

Images

Pic 1





Screenshot 2025-04-03 141027



For internal use only

 SO#
 8640361

 JOB#
 346100574

 Service Line
 130

Total Price

\$896.02

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. Ucense and Permits Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as we II as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise
 Tax (GET), where applicable.
- Insurance. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000/imit 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 faiture of performance beyond the commercially reesonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sixly (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Int. 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 lated it hereto, 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 (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment. The Customer and the Contractor respectively, bind themselves, their partners successors, assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign the 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.
- Disclaimer. This proposal was estimated and priced based upon a site, wast and visual inspection from ground level fusing ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal of 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 level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild of an 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 Conflict Documents, are the sole responsibility of the Customer. If the Customer must lingage 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 footbon 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 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 incaspring to the contacting the appropriate underground utility locator is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and impation parts. Confractor will repair damaged impation lines at the Customer's expense.
- Waiver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboncultural) standards will require a signed waver of liability.

Acceptance of this Contract

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

Customer

Signature Regional manager

Jason Davidson Printed Name April 03, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature Trib

Daniel Bauman April 03, 2025

Printed Name Date

Job #: 346100574

SO #: 8640361 Proposed Price: \$896.02



Sold To: 14846146 Sampson Creek CDD 475 West Town Pl Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9408401 **Invoice Date: 6/25/2025 Sales Order:** 8696896

Cust PO #:

Project Name: Sampson Creek - Proposal to repair irrigation mainline break

Project Description: Located on Leo McGuire Rd (green flags)

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Tech labor to complete mainline repair	12.000	HR	85.00	1,020.0
	3" PVC Pipe	3.000	FT	4.00	12.0
	3" Slip Fix	1.000	EA	61.00	61.0
	3" Fitting	6.000	EA	25.00	150.0
	Approved Irrigation Repairs 1-320-54100-46203				
	Submitted to AP on 7.7.2025 by Jason Davidson			Total Invoice Amount Taxable Amount	1,243.
	Jason Davidson			Tax Amount Balance Due	1,243.

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 #: 9408401 Invoice Date: 6/25/2025 Amount Due: \$1,243.00

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 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 Contact

Jason Davidson

St Augustine, FL 32092

To Billing Address Sampson Creek CDD 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Proposal to repair irrigation mainline break

Project Description

Located on Leo McGuire Rd (green flags)

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
12.00	HOUR	Tech labor to complete mainline repair	\$85.00	\$1,020.0
3.00	FEET	3" PVC Pipe	\$4.00	\$12.0
1.00	EACH	3" Slip Fix	\$61.00	\$61.00
6.00	EACH	3° Fitting	\$25.00	\$150.0

For internal use only

 SO#
 8696896

 JOB#
 346100574

 Service Line
 150

Total Price

\$1,243.00

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to hid, 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 legalfy authorized to work in the U.S.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City. State and Federal Governments as we II as all other requirements of law otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes: Contractor agrees to pay all applicable taxes: including sales or General Excise Tax (GET), where applicable
- Insurance. Contractor agrees to provide General Liability. Insurance. Automotive Liability Insurance. Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1.000,000 limit of 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 north 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 hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services. Any additional work not shown in the above specifications
 involving extra costs will be executed only upon signed written orders, and will become
 an extra charge over and above the estimate.
- 10. Access to Jobsite Customer shall provide all utilities to perform the work Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions riellated thereto, during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical affect 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 (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 1.3. Assignment The Customer and the Contractor respectively, bind themselves, their partners successors assignees and legal representative to the other party with respect to all coverants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equify securities consolidation, change of control or corporate reorganization.
- 14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for if the work described, is the result of that ground level visual inspection and therefore our company will not be liabte for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild dein 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 foll a minimum travel change of \$150.00 and billed to Customer.

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

- In. Tree & Stump Removal Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be leved for unseen hazards such as, but not limited to concrete brick filed trunks metallicote, 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.
- Warver 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 liability.

Acceptance of this Contract

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Customer

Signature	Title	Regional manager
Jason Davidson Printed Name	Date	June 20, 2025

BrightVlew Landscape Services, Inc. "Contractor"

			Irrigation Manager
Signature		Title	
Gonzalo M.	Castellon		June 20, 2025
Printed Name		Date	

Job #: 346100574

SO #: 8696896 Proposed Price: \$1,243.00



Sold To: 14846146 Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095

Customer #: 14846146 Invoice #: 9417218 **Invoice Date: 6/26/2025** Sales Order: 8681743

Cust PO #:

Project Name: Sampson Creek - Drop dead pine tree

Project Description: Drop dead pine tree that's on Leo Maguire

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Drop and leave dead pine treein Natural area/Preserve.	1.000	LS	507.60	507.60
			-		
	Approved Landscape Maintenance 1-320-54100-46202 Submitted to AP on 7.7.2025 by Jason Davidson ason Davidson			Total Invoice Amount Taxable Amount Tax Amount	507.60
	Jason Pavidson			Balance Due	507.60

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 #: 9417218

Invoice Date: 6/26/2025

Amount Due: \$ 507.60

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 Pl Ste 114 St. Augustine FL 32095



Proposal for Extra Work at Sampson Creek CDD

Property Name Sampson Creek CDD Contact Jason Davidson
Property Address 219 St Johns Golf Dr To Sampson Creek CDD

St Augustine, FL 32092 Billing Address 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name Sampson Creek - Drop dead pine tree

Project Description Drop dead pine tree that's on Leo Maguire

Scope of Work

QTY	UoM/Size	Material/Description
1.00		Drop and leave dead pine tree in Natural area/Preserve.

Images

Screenshot 2025-05-30 125131





Proposal for Extra Work at Sampson Creek CDD

Other

Screenshot 2025-06-26 140550

For internal use only

 SO#
 8681743

 JOB#
 346100574

 Service Line
 300

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force Contractor shall designate a qualified representative with expenence in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City. State and Federal Governments, as well as all other requirements of law. Liness otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable
- Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer; as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000@00fmit 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 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
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- Termination. This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment The Customer and the Contractor respectively, bind themselves, their partners successors, assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity secunities, consolidation, change of control or corporate reorganization.
- Disclaimer. This proposal was estimated and priced based upon a site, will 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 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 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 professional.

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

- 16. Tree & Sturnp 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 frunks, 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 backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility lices prior to start of work. Contractor is not responsible damage done to 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.
- (ii) Waver of Liability. Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arbonicultural) standards will require a signed warver of liability.

Acceptance of tors Contrac

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

Customer

Signature

Signature Title Regional manager

Jason Davidson June 26, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Daniel Bauman June 26, 2025

Printed Name Date

Job #: 346100574

SO #: 8681743 Proposed Price: \$507.60



Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 Customer #: 14846146 Invoice #: 9401182 Invoice Date: 7/1/2025

Cust PO #:

Job Number	Description		Amount
346100574	Sampson Creek CDD		13,866.49
	Exterior Maintenance		
	For July		
	Approved Landscape Maintenance (DV)		
	Approved Landscape Maintenance (BV) 1-320-54100-46200		
	Submitted to AP on 6.26.2025 by Jason Davidson	Total invoice amount Tax amount	13,866.49
	I -	Qason Davidson Balance due	13,866.49

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 #: 9401182 Invoice Date: 7/1/2025 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

Booking Contract For Dj Jeff aka J. Wubz

4016 Third St. South #1043, JaxBch, 32250 352-664-0108

This contract constitutes a legal and binding agreement between

Bristow Talent & Events (hereafter called BTE) and

Sampson Creek CDD (the Client).

Contact Email/Ph: Julie Tallksen itallaksen@vestapropertyservices.com / 386-931-2990.

For DJ services on: 7-04-25 at 10am till 1pm (hereafter called the agreed date).

Location of Event: St Johns Golf & CC Type of Event: Independence Day Party.

DJ	/MC Services		<u>Price</u>
1.	Set-Up/Break-down and 3 Hours of D	isc Jockey and M.C. Services.	\$400
3.	INCLUDES: MC Duties, Timeline.	Sound, Microphones	
e-n	Wubz to DJ these events nail diprofessorjeff@gmail.com 1 352-664-0108	5) - O - O - O - O - O - O - O - O - O -	Total Cost \$400.00
227		CASI Venmo PayPai	.me Jeff

I. Client agrees to provide secure protected parking for BTE transport vehicle within five hundred feet of venue delivery entry point for setup and breakdown of equipment, (1) dedicated 120volt 15amp outlet within one hundred feet of A/V booth, free access to cold non-alcoholic beverages for (2) hours before and (2) hours after performance, free access to a meal for performer

II. BTE agrees to supply DJ Entertainment on the agreed dates, and will receive \$\frac{400.00}{200}\$ for these services, (plus the cost of additional hours, if applicable), as contracted and signed by the client. The client may terminate this contract in writing, by certified mail, return receipt requested, received by BTE no later than 45 days prior to the agreed date. Should client fail to terminate this contract in writing and/or terminate this contract within 45 days of the agreed date, client will remain liable for the entire contract price. A check payable to Bristow Talent & Events must be presented the day of the event, for the full amount of this contract, or mailed within 7 business days. Client agrees to pay all attorney's fees & costs incurred by BTE for the collection of any monies due as a result of this contract. Client will be charged an additional \$ 25.00 for any returned checks, for insufficient funds or otherwise.

III. Default by **BTE** to provide any of the services agreed to in this contract, will entitle the client a refund, *limited to*, the cost of those services not rendered. **Client** agrees that **BTE** will not be liable for any delays or cancellations due to Traffic Problems, Accidents, Power Failures, Inclement Weather, Customer Error or Acts of God or Nature. **Client** forever releases **BTE** or any of its designees, from any liability for any Personal Injury, Damage to Premises and any other liabilities that may arise at this event. In the event of unforeseen circumstances, **BTE** reserves the right to substitute a comparable Disc Jockey if necessary.

Please sign and date contract.

Jeffrey Wood

June 17, 2025

X Man Way
Client Date

320-57200-49404

INVOICE

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



Bill to

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

Invoice details

Invoice no.: 3871 Terms: Net 30

Invoice date: 06/25/2025 Due date: 07/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	10	\$7.95	\$79.50
3.	LIQUID BLEACH	PER GAL	650	\$4.75	\$3,087.50
4.	TILE SOAP	PER GAL	1	\$76.65	\$76.65
			Total		\$5,093.65

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 6.26.2025 by Jason Davidson

Jason Davidson

INVOICE

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



Bill to

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

Invoice details

Invoice no.: 3970 Terms: Net 30

Invoice date: 06/26/2025 Due date: 07/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	REMOVE APPROXIMATELY 900 LBS OF FILTER SAND & HAUL AWAY, PER EACH UNIT	2	\$800.00	\$1,600.00
2.	POOL PARTS	INSTALL #20 GRIT POOL FILTER SAND, PER 50 LBS BAG	37	\$14.34	\$530.58
3.	POOL REPAIR	COMPLETELY DRAIN, EMPTY & DEEP CLEAN COLLECTOR TANK W/ SHOP VACUUM	1	\$300.00	\$300.00
4.	POOL PARTS	1-1/2" HUNTER VALVE DIAPHRAGM	10	\$39.69	\$396.90
	THANK YOU FOR YOUR BUOKIN	Tota	I	\$	\$2,827.48

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095

Approved Repairs and Replacements-Amenity 1-320-57200-54502 Submitted to AP on 7.7.2025 by Jason Davidson

Jason Davidson

INVOICE

CENTRAL SECURITY AGENCY, 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 219 Saint Johns Golf Dr Saint Augustine, FL 320921053 USA

Invoice details

Invoice no.: 19-1602 Invoice date: 07/01/2025 Due date: 07/01/2025

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

View and pay

320-57200-34051 Guard Services

Total

\$5,665.00



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 # 5276333705 **Invoice Date** 06/18/2025 Credit Terms NET 30 DAYS **Customer #** 10552255

Bill To Pool

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

Cintas Route LOC #0292 ROUTE 0009

Order # 7056238445 Payer # 10552255

Material #	!	Description		Qua	ntity	Unit Price	Ext Price	Tax
Unit	000000000005150417	Unit Description:	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
50009		ANTISEPTIC WIPES MEDIUM		1	BOX	\$13.15	\$13.15	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
92019		COLD PACK, LARGE, 1/BOX		1	BOX	\$9.79	\$9.79	
163051		BURN RELIEF PACKET/ 6 PK		1	PAC	\$21.26	\$21.26	
280020		LENS/SCREEN WIPES 100/BX		1	вох	\$31.87	\$31.87	
616845		QUIKHEAL STRIP REFILL		1	BAG	\$13.30	\$13.30	
621099		INSTANT ELECTROLYTE LEMON L	IME	1	вох	\$25.10	\$25.10	
						Unit Subtotal:	\$124.92	
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	• • • • • • • • • • • • • • • • • • • •	OFFICE HAI	LWAY				
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000999900999	- · · · · · · · · · · · · · · · · · · ·	Other					
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
					lr Ir	າvoice Sub-total	\$149.87	

Submitted to AP on 6.23.2025

by Jason Davidson

ason Davidson

Invoice

Material #	Description	Quantity Unit Price	Ext Price	Tax
		Tax	\$0.00	
		Invoice Total	\$149.87	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note





CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing #

(904)562-7000 (904)562-7020

Fax # Payment Inquiry #

(877)275-4933

Invoice

Ship To

Pool

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

Invoice # 9327528387 Invoice Date 06/30/2025 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	intity	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

Supplies 320-57200-54600



Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

A CONTRACTOR OF THE PARTY OF TH				
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Your		~~		
			THE RESERVE OF THE PERSON NAMED IN	

For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE

FL, 32092-1053		
Previous balance		\$392.85
Payments		\$0.00
Past due balance Paid CK	#8856 6/20/25	\$392.85
Regular monthly charges	Page 3	\$387.85
One-time charges	Page 3	\$15.00
Taxes, fees and other charges	Page 3	\$5.03
New charges due Jul 19, 202	5	\$407.88

Amount due

XXXXXXXXX

Your account is past due

Your account is past due, so you may have been charged a late fee of \$15.00. To keep your account current, please pay the past due balance immediately.

Need help?

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

Your bill explained

- · Your one-time charges are \$15.00 due to Late Fee charge(s).
- Any payments received or account activity after Jun 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 July 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

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20250828 NNNNNNNY 0000501 0003

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

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Account number

Past due balance

New charges due Jul 19, 2025

Total amount due

Amount enclosed

8495 74 140 1110618

\$392.85

\$407.88

\$800.73

Make checks payable to Comcast Do not send cash

Send payment to

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

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- Pay your bill and customize billing options
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Call us anytime

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

Useful information

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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



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	\$8.00	
Voice Network Investment	\$8.00	

One-time cha	rges	\$15.00
Other charges		\$15.00
Late Fee	Jun 28	\$15.00

Taxes, fees and other charges	\$5.03
Other charges	\$5.03
Federal Universal Service Fund	\$2.47
Regulatory Cost Recovery	\$2.56

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.



Account Number 8495 74 140 1110618 Billing Date Jun 28, 2025 Services From Jul 08, 2025 to Aug 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-browse.

Comcast Business Update: Effective August 12, 2025, Cartoon Network will move from Preferred to Sports & Entertainment.

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



Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

June-25

		*	**V#16
Total		\$	7,158.60
33381-88364	1574 Drury Court #1	\$	316.04
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
80369-00598	205 St. John's Golf Drive #Swimclub	\$	844.69
61084-35154	944 Leo Maguire Parkway #1	\$	27.53
59216-52565	205 St. John's Golf Drive	\$	86.10
55613-33054	2125 County Road 210 W	\$	53.20
46974-44356	9402 Leo Maguire Pkwy #2	\$	26.94
19350-09421	211 St. John's Golf Drive #LITES	\$	111.02
16229-99512	219 St. John's Golf Drive #Pool	\$	1,447.73
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

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



CURRENT BILL

\$25.66 TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY



Scan to or visit FPL.com/ WaystoPay

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.)

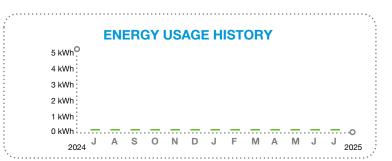
Electric Bill Statement

For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 2025 **Account Number: 08744-67061**

Service Address:

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



KEEP IN MIND

Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% 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



BILL DETAILS Amount of your last bill 25.66 Payment received - Thank you -25.66 Balance 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

Customer Name:

METER SUMMARY

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

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	0	0	0
Service days	32	30	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.

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Download now >



CURRENT BILL

\$1,447.73 TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY

Pay \$1,196.86 instead of \$1,447.73 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

BILL SUMMARY

Amount of your last bill 1,326.79 Payments received -1,326.79 0.00 Balance before new charges 1,447.73 Total new charges Total amount you owe \$1,447.73

(See page 2 for bill details.)

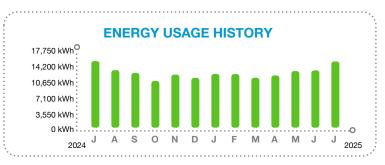
Electric Bill Statement

For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 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 \$1,196.86 by your due date instead of \$1,447.73. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% 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

119686 1304162299951233774410000

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

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GENERAL MAIL FACILITY MIAMI FL 33188-0001

1.326.79 -1,326.79

\$1,447.73

\$0.00



Payment received - Thank you Balance before new charges

Customer Name:

BILL DETAILS

SAMPSON CREEK CDD

Amount of your last bill

Total amount you owe

Base charg Non-fuel: Fuel:	1 GENERAL SERVICE [\$30.41 \$30.41 \$542.50 \$435.10 \$402.30	
Electric ser	vice amount	1,410.31	
Gross rece	ipts tax (State tax)	36.19	
Taxes and	charges	36.19	
Regulatory	fee (State fee)	1.23	
Total new o	charges		\$1,447.73

METER SUMMARY

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

Usage Type	Current	- Previous	=	Usage
kWh used	17435	01427		16008
Demand KW	30.43			30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	16008	13859	16109
Service days	32	30	32
kWh/day	500	461	503
Amount	\$1,447.73	\$1,326.79	\$1,402.81

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.

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CURRENT BILL

\$111.02 TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	108.25
Payments received	-108.25
Balance before new charges	0.00
Total new charges	111.02
Total amount you owe	\$111.02

(See page 2 for bill details.)

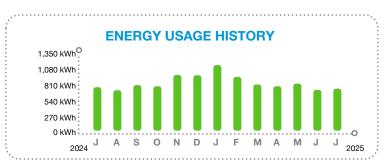


For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 2025 **Account Number: 19350-09421**

Service Address:

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



KEEP IN MIND

Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% 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

1304193500942192011100000

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 108.25 Payment received - Thank you -108.25 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) \$74.27 Fuel: (\$0.027180 per kWh) \$21.01 Electric service amount 108.15 Gross receipts tax (State tax) 2.78 Taxes and charges 2.78 Regulatory fee (State fee) 0.09 Total new charges \$111.02 Total amount you owe \$111.02

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	58920		58147		773

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	773	751	799
Service days	32	30	32
kWh/day	24	25	24
Amount	\$111.02	\$108.25	\$104.91

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.

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CURRENT BILL

\$316.04 TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY

Pay \$244.10 instead of \$316.04 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

(See page 2 for bill details.)

BILL SUMMARY

Amount of your last bill	294.28
Payments received	-294.28
Balance before new charges	0.00
Total new charges	316.04
Total amount you owe	\$316.04

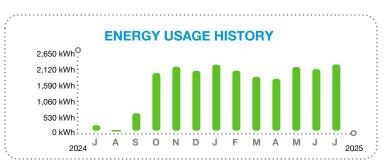
Electric Bill Statement

For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 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 \$244.10 by your due date instead of \$316.04. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% 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

24410 1304333818836484061300000

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33381-88364

\$316.04

Jul 28, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY

\$316.04



Total amount you owe

BILL DETAILS Amount of your last bill 294.28 Payment received - Thank you -294.28 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) \$229.96 Fuel: (\$0.027180 per kWh) \$65.04 Electric service amount 307.87 Gross receipts tax (State tax) 7.90 Taxes and charges 7.90 Regulatory fee (State fee) 0.27 Total new charges \$316.04

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	81446		79053		2393

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	2393	2221	197
Service days	32	30	32
kWh/day	75	74	6
Amount	\$316.04	\$294.28	\$35.75

KEEP IN MIND

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CURRENT BILL

\$26.94
TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY

Amount of your last bill



(See page 2 for bill details.)

BILL SUMMARY

Total amount you owe	\$26.94
Total new charges	26.94
Balance before new charges	0.00
Payments received	-26.90
7 till Galle Oil your last bill	20.00

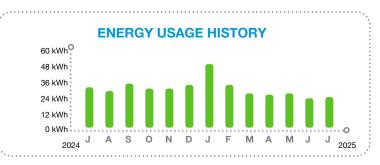
Electric Bill Statement

For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 2025 **Account Number:** 46974-44356

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired:

26 90

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



Ways to Pay



/ 27

130446974443564496200000

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46974-44356

\$26.94

Jul 28, 2025

\$

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 26.90 Payment received - Thank you -26.90 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$10.31 Non-fuel: (\$0.096100 per kWh) \$2.39 Fuel: (\$0.027180 per kWh) \$0.68 Electric service amount 26.25 Gross receipts tax (State tax) 0.67 Taxes and charges 0.67 Regulatory fee (State fee) 0.02 \$26.94 Total new charges \$26.94 Total amount you owe

Customer Name:

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16720		16695		25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	25	24	33
Service days	32	30	32
kWh/day	1	1	1
Amount	\$26.94	\$26.90	\$26.99

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.

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CURRENT BILL

TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY

Scan to or visit FPL.com/ WaystoPay

BILL SUMMARY

Amount of your last bill	54.46
Payments received	-54.46
Balance before new charges	0.00
Total new charges	53.20
Total amount you owe	\$53.20
	(See page 2 for bill details.)

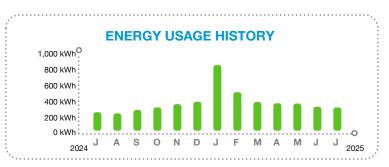
Electric Bill Statement

For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 2025 **Account Number: 55613-33054**

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



KEEP IN MIND

Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% 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

130455613330541023500000

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BILL DETAILS Amount of your last bill 54.46 Payment received - Thank you -54.46 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) \$30.36 Fuel: (\$0.027180 per kWh) \$8.59 Electric service amount 51.82 Gross receipts tax (State tax) 1.33 Taxes and charges 1.33 Regulatory fee (State fee) 0.05 Total new charges \$53.20 Total amount you owe \$53.20

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	97720		97404		316

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	316	326	251
Service days	32	30	32
kWh/day	10	11	8
Amount	\$53.20	\$54.46	\$41.95

KEEP IN MIND

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

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CURRENT BILL

\$86.10 TOTAL AMOUNT YOU OWE

Jul 29, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Total amount you owe	\$86.10
Total new charges	86.10
Balance before new charges	0.00
Payments received	-89.91
Amount of your last bill	89.91

(See page 2 for bill details.)

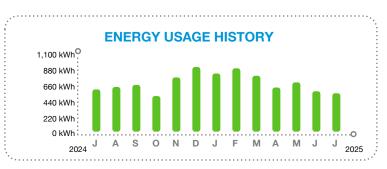


For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 2025 **Account Number:** 59216-52565

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after September 29, 2025 is considered LATE; a late payment charge of 0.741667% 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

130459216525651016800000

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59216-52565

\$86.10

Jul 29, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 89.91 Payment received - Thank you -89.91 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) \$55.35 Fuel: (\$0.027180 per kWh) \$15.66 Electric service amount 83.88 Gross receipts tax (State tax) 2.15 Taxes and charges 2.15 Regulatory fee (State fee) 0.07 Total new charges \$86.10 Total amount you owe \$86.10

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	52306		51730		576

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	576	606	633
Service days	32	30	32
kWh/day	18	20	19
Amount	\$86.10	\$89.91	\$85.83

KEEP IN MIND

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CURRENT BILL

\$27.53 TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Total amount you owe	\$27.53
Total new charges	27.53
Balance before new charges	0.00
Payments received	-27.47
Amount of your last bill	27.47

(See page 2 for bill details.)

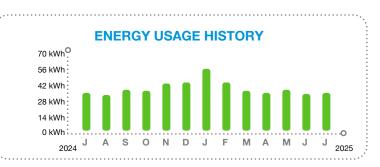


For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 2025 **Account Number: 61084-35154**

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

130461084351546357200000

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BILL DETAILS Amount of your last bill 27.47 Payment received - Thank you -27.47Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.51 Non-fuel: (\$0.096100 per kWh) \$3.46 Fuel: (\$0.027180 per kWh) \$0.98 Electric service amount 26.82 Gross receipts tax (State tax) 0.69 Taxes and charges 0.69 Regulatory fee (State fee) 0.02 \$27.53 Total new charges \$27.53 Total amount you owe

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Aug 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20290		20254		36

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	36	35	36
Service days	32	30	32
kWh/day	1	1	1
Amount	\$27.53	\$27.47	\$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.

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CURRENT BILL

\$844.69 TOTAL AMOUNT YOU OWE

Jul 28, 2025 NEW CHARGES DUE BY

Pay \$673.14 instead of \$844.69 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

BILL SUMMARY

Amount of your last bill	778.98
Payments received	-778.98
Balance before new charges	0.00
Total new charges	844.69
Total amount you owe	\$844.69
	(See page 2 for bill details.)

Electric Bill Statement

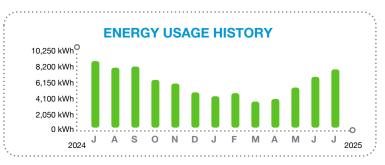
For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 2025 **Account Number:** 80369-00598

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

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- Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% 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

67314 1304803690059829644800000

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80369-00598

\$844.69

Jul 28, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 778.98 Payment received - Thank you -778.98 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 Non-fuel: \$276.04 (\$0.033890 per kWh) \$221.38 Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW) \$295.02 Electric service amount 822.85 Gross receipts tax (State tax) 21.12 Taxes and charges 21.12 Regulatory fee (State fee) 0.72 Total new charges \$844.69 \$844.69 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Aug 6, 2025.

Usage Type	Current	- 1	Previous	=	Usage
kWh used	23764		15619		8145
Demand KW	21.75				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	8145	7097	9301
Service days	32	30	32
kWh/day	254	236	290
Amount	\$844.69	\$778.98	\$917.96

KEEP IN MIND

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Electric Bill Statement

For: Jun 5, 2025 to Jul 7, 2025 (32 days)

Statement Date: Jul 7, 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

\$4,219.69TOTAL AMOUNT YOU OWE

Jul 28, 2025

NEW CHARGES DUE BY



Scan to
Pay
or visit
FPL.com/
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BILL SUMMARY

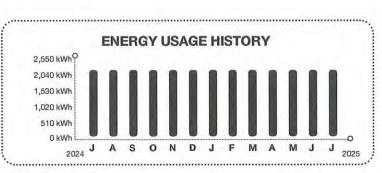
Amount of your last bill 4,219.69
Payments received -4,219.69
Balance before new charges 0.00

Total new charges 4,219.69

Total amount you owe \$4,219.69

(See page 2 for bill details.)

Go paperless and securely get your bill online, on time, every month. FPL.com/eBill



KEEP IN MIND

- Payment received after September 26, 2025 is considered LATE; a late payment charge of 0.741667% 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

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7 10

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



FPL Care To Share: ____

GENERAL MAIL FACILITY MIAMI FL 33188-0001



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72556-88074 ACCOUNT NUMBER \$4,219.69

TOTAL AMOUNT YOU OWE

Jul 28, 2025

\$

NEW CHARGES DUE BY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD Account Number: 72556-88074

FPL.com Page 2

0002 0004 026279

E001

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

** Your electric service amount includes the following charges:

Non-fuel energy charge:

\$0.059770 per kWh

Fuel charge:

\$0.026470 per kWh

METER SUMMARY

Next bill date Aug 6, 2025.

Usage
2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2025	Jun 5, 2025	Jul 8, 2024
kWh Used	2302	2302	2302
Service days	32	30	32
kWh/day	72	77	72
Amount	\$4,219.69	\$4,219.69	\$4,152.72

KEEP IN MIND

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 a direct pass-through to customers. FPL does not profit from fuel, although
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For: 06-05-2025 to 07-07-2025 (32 days) kWh/Day: 72 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
39	3500	F	154	0.400000 9.610000 1.470000	2,002	61.60 1,479.94 226.38
73	6000	F	12	0.800000 9.610000 1.470000	300	9.60 115.32 17.64
			166	9.740000		1,616.84
			11,449	0.049350		565,01
	39	39 3500	Watts Lumens Maint * 39 3500 F	73 6000 F 12	Watts Lumens Maint * Quantity Rate/Onit 39	Watts Lumens Maint * Quantity Rate/Onit kWill Used 39

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



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



Account Number: 72556-88074

> For: 06-05-2025 to 07-07-2025 (32 days) kWh/Day: 72 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
				No	Energy sub total		71.20 4,021.13
					Sub total	2,302	4,092.33
			Er	Capacity paymer nvironmental cos Storm restoratio Tra Storm protectio Electric Gross recei	tion cost recovery to recovery charge to recovery charge n recovery charge n recovery charge n recovery charge Fuel charge c service amount pts tax (State tax) ory fee (State fee)		0.90 0.16 1.13 47.70 -4.77 12.85 60.93 4,211.23 4.88 3.58
			-		Total	2,302	4,219.69

Governmental Management Services, LLC

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

Invoice

Invoice #: 423

Invoice Date: 7/1/25 **Due Date:** 7/1/25

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 - July 2025 001.310.513	00.34000	5,477.50	5,477.50
Information Technology - July 2025 001.310.513	00 35100	92.75	92.75
Dissemination Agent Services - July 2025001.310.513	00.31300	185.50	185.50
Copies 001.310.513	00.42500	29.40	29.40
Telephone 001.310.513	00.41000	10.24	10.24

Total	\$5,795.39
Payments/Credits	\$0.00
Balance Due	\$5,795.39

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

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

Invoice No. 28005 Date 07/02/2025

SERVICE

Project: Arbitrage - Series 2016 FYE 3/31/25 Arbitrage Services

Arbitrage

\$_____600.00

Subtotal: 600.00

Total 600.00

001.310.51300.31200 Current Amount Due \$ 600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00



INVOICE

Hardwick Fence LLC

PO Box 3043 St Augustine, FL 32085 (904) 599-8644

accounting@hardwickfence.com

BILL TO:

Sampson Creek CDD c/o Vesta Property Services 219 St. Johns Golf Drive St. Augustine, FL 32092 SHIP TO:

Hayley Wyckoff Sampson Creek CDD 219 St. Johns Golf Drive St. Augustine, FL 32092 P.O. Number: Final Job

2228

Sales Rep: Blanton/

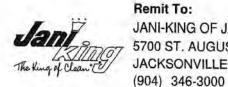
Scott

sales3:

Invoice No: **155968** Status: **Open**

Invoice Date: **5/27/2025**Due Date: **5/27/2025**Total: **\$1,463.36**

Product/Service	Quantity	Unit Price	Total
Final Invoice			
Job #2228			
 Remove Existing Gate Install 6'H x 4'W Industrial 3-Rail Black Aluminum Security Gate w/ Panic Bar Exit Reuse Existing Electronic/Magnetic Lock, to be Installed After Gate Installation Posts to be Core-Drilled 	0.30	\$4,877.87	\$1,463.36
	Subtotal	l:	\$1,463.36
	Tax:		\$0.00
	Invoice	Amount:	\$1,463.36
	Previous Paymen	=	\$0.00
Approved Repairs and Replacements-Amenity 1-320-57200-54502 Submitted to AP on 7.7.2025 by Jason Davidson Jason Davidson	Amoun (USD)	t Due	\$1,463.36



Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD **JACKSONVILLE** FL

32207

Inve	oice
Date 07/01/2025	Number JAK07250036
Due Date 07/31/2025	Cust # 126069
Invoice Amount \$ 1,611.00	Amount Remitted

Sold To:

SAMPSON CREEK C.D.D.

For:

Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

Make All Checks Payable To: JANI-KING OF JACKSONVILLE RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services

(904) 346-3000

Sold To:

SAMPSON CREEK C.D.D. 219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE

FL 32092

For:

Same as Sold To

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK07250036	07/01/2025	126069	GREENWALT		DARRYL HALL ENTERPRISES L	LC 07/31/2025
Quantity			escription		Unit Price	Extended Price
3				MOUNT FOR JUI		1611.00
			: https://linktr.ee/j		Amount of Sale Sales Tax	\$ 1,611.00 \$ 0.00
	Make All Checks Payable To: JANI-KING OF JACKSONVILLE		Total	\$ 1,611.00		



Phone: (904) 665-6000

225 N. Pearl St. Jacksonville, FL 32202-4513

Online: jea.com

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 06/17/25

Cycle: 15 **Amount Due** \$159.22

Please pay by 07/09/25 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES						
Irrigation	\$	159.22				
Total New Charges	\$	159.22				
(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	\$	159.22				
A late payment charge will be assessed for unpaid balance.	\$	159.22				



MESSAGES

Please pay \$159.22 by 07/09/25 to avoid 1.5% late payment charge and service disconnections.



JEA's 2024 Annual Water Quality report is available at jea.com/WQR2024. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

001.320.54100.43100

June 2025

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

SCAN TO PAY ONLINE Check here for telephone/mail address correction and fill in on reverse side.

for Neighbor to Neighbor and/or \$_ _to my monthly bill: \$__ the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1487324200 Please pay by 07/09/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

Bill Date: 06/17/25

Additional information on reverse side. =

\$159.22

վլլիսիինակինակինակությինները կրմիակոլիլ

*** JEA *** PO BOX 45047 JACKSONVILLE FL32232-5047



SAMPSON CREEK COMMUNITY **DEVELOPMENT DISTRICT** 5385 N NOB HILL RD SUNRISE FL 33351-4761

000190 000010326



029214873242000000000000400001592201010000001500011

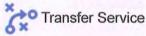
Visit jea.com to:



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:			



Bill Date: 06/17/25 Account #: 1487324200

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: 05/14/25 - 06/15/25

Reading Date: 06/15/25

Service Point: Irrigation 1 - Commercial

Meter Reading Consumption Current Meter Size Number Billed Reading Type (1 cu ft = 7.48 gal) 514069205 32 202 Regular 19000 GAL

Total Current Irrigation Charges	\$	98.37
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		56.27
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43
Basic Monthly Charge	\$	17.67

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 05/14/25 - 06/15/25

Reading Date: 06/15/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
72802699	32	2517	Regular	3/4	

Total Current Irrigation Charges	\$ 60.85
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	18.75
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	27,000	29,000	30,000	938



225 N. Pearl St. Jacksonville, FL 32202-4513

SAMPSON CREEK COMMUNITY

Cycle:

Account #: 8274324200

15

Bill Date: 06/20/25

June 2025

Amount Due \$2,548.00

Please pay by 07/14/25 to avoid 1.5% late payment charge.

Phone: (904) 665-6000

Online: jea.com

TOTAL SUMMARY OF CH	ARGE	S
Water	\$	1,735.49
Sewer		131.26
Irrigation		681.25
Total New Charges	\$	2,548.00
(A complete breakdown of charges can be found on the	following	g pages.)
Previous Balance	\$	1,357.32
Payment(s) Received		-1,357.32
Balance Before New Charges		0.00
New Charges	\$	2,548.00
A late payment charge will be assessed for unpaid balance.	\$	2,548.00



MESSAGES

Please pay \$2,548.00 by 07/14/25 to avoid 1.5% late payment charge and service disconnections.



JEA's 2024 Annual Water Quality report is 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.
П	Add \$	to my monthly bill: \$	for Neighbor to Neighbor and/or \$	for

the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute

Bill Date: 06/20/25 Please pay by 07/14/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$2,548.00

000264 000013953 յոլներկինիկինինին արելինինիկինինինինինինինին

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761



դիլեկրումիիցրկընկինիկինիներիինինենինի

*** JEA *** PO BOX 45047 JACKSONVILLE FL32232-5047



120282743242000000000000400025480001010000001500018

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



E-mail:

Email Us



Update Your Information



Learn About Rates



Understand Your Bill





STATEMENT INFORMATION

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Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account #	8274324200	Tel:	
Address:			
City:		State:	Zip Code:



O Phone: (904) 665-6000
Online: jea.com SAMPSON CREEK COMMUNITY

Bill Date: 06/20/25 Account #: 8274324200

Service Address Service Type	Туре	Charges	Service Point	Sen	Service Period		Bill Rate		
1054 EAGLE POINT DR Detail Charges: Basic Monthly Charge	-	\$17.87 17.67	Irrigation 1 - Commercial	05/1	05/14/25 - 06/15/25		Commercial Irrigation Service		
			Meter Number	Days	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			74457419	32	497	Regular	0 GAL		
1148 STONEHEDGE TRAIL LN APT 1	=	\$102.54	Irrigation 1 - Commercial	05/1:	05/11/25 - 06/12/25		Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		24.43	Meter	Days	Current	Reading Type	Consumption		
			514012958	32	189	Regular	18000 GAL		
1401 CRESTED HERON CT	-	\$199.75	Irrigation 1 -	05/1	05/16/25 - 06/17/25		Commercial Irrigation		
Detail Charges:Basic Monthly Charge		48.70	Collingia			OG! S	8		
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		126.62	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	32	9383	Regular	34000 GAL		
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	\$	\$17.67 17.67	Commercial - Water/Sewer	05/1	05/19/25 - 06/17/25		Commercial Water Service		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total Naw	Water
			514050548	29	0	Regular	0 GAL	Charges For	\$1,702.52
219 SAINT JOHNS GOLF DR	¥	\$1,684.85	Swimming Pool -	05/1	05/16/25 - 06/20/25		Commercial Water Service	\$1,755.95	\$53.43
Detail Charges:Basic Monthly Charge		75.29							
Water Consumption Charge		1,609.56	Meter Number	Days	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	(
			94648188	35	3519	Regular	526000 GAL		
219 SAINT JOHNS GOLF DR Detail Charges: Basic Monthly Charge	ò	\$63.43 53.43	Commercial - Water/Sewer	05/1	05/19/25 - 06/17/25		Commercial Sewer Service		
			Meter Number	Days Billed	Current	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	29	0	Regular	0 GAL		

	ocivice iype	Salario	1100 - 000 000		2010	1	DIII Kale		
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	3	17.67	Commercial - Water/Sewer	05/14	05/14/25 - 06/15/25		Commercial Water Service		
Water Consumption Charge		15.30	Meter Number 86955411	Days Billed	Current Reading 121	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 5000 GAL	Total New Charnes For	Water \$32,97
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	so	\$77.83 53.43	Commercial - Water/Sewer	05/14	05/14/25 - 06/15/25	1	Commercial Sewer Service	This Address \$110.80	Sewer \$77.83
Sewer Usage Charge		24.40	Meter Number 86955411	Days Billed	Current Reading 121	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 5000 GAL		
380 SAINT JOHNS GOLF DR Detail Charges: Basic Monthly Charge) -	\$28.14 17.67	Irrigation 1 - Commercial	05/14	05/14/25 - 06/15/25	711	Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		10.47	Meter Number 514034028	Days Billed 32	Current Reading 22	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 3000 GAL		
825 HAMPTON CROSSING WAY Detail Charges:Basic Monthly Charge	-	17.67	Irrigation 1 - Residential	05/14	05/14/25 - 06/15/25	11	Residential Irrigation Service		
Tier 1 Consumption (1-7 KGal @ \$4.02)		16.08	Meter Number 83711246	Days Billed	Current Reading 383	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 4000 GAL		
884 EAGLE POINT DR APT 1	-	\$37.00	Irrigation 1 -	05/14/	05/14/25 - 06/15/25	11	Commercial Irrigation		
Detail Charges:Basic Monthly Charge Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		26.53	Meter Number	Days	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			83715860	32	367	Regular	3000 GAL		
885 EAGLE POINT DR Detail Charges:Basic Monthly Charge	=	17.67	Irrigation 1 - Commercial	05/14/	05/14/25 - 06/15/25		Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		24.43	Meter	0.0	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			81849996	32	444	Regular	17000 GAL		
982 EAGLE POINT DR Detail Charges:Basic Monthly Charge	-	17.67	Irrigation 1 - Commercial	05/14/	05/14/25 - 06/15/25		Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		24.43	Meter Number 82580203	Days Billed F	Current Reading 1204	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 35000 GAL		

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025

Check Remit To:

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3584491 Client Matter No. 17923-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver Sampson Creek CDD Governmental Management Services – St. Augustine Suite 114 475 West Town Place Orlando, FL 32817

Invoice No. 3584491 17923-1

-	a 1
Re	General

For Professional Legal Services Rendered

03/04/25	W. Haber	0.50	97.50	Confer with Masters regarding potential claim related to parking lot; review documents regarding same
03/05/25	W. Haber	0.30	58.50	Confer with Masters regarding claim
03/11/25	W. Haber	0.60	117.00	Prepare for and participate in call to discuss agenda for March meeting
03/15/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/20/25	W. Haber	2.60	507.00	Prepare for and participate in Board meeting
03/24/25	W. Haber	0.20	39.00	Review correspondence regarding soccer field
03/27/25	W. Haber	0.40	78.00	Prepare agreement for use of field for football practice; confer with Laughlin regarding same
03/31/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
04/01/25	W. Haber	0.80	156.00	Prepare agreement for architectural services; confer with Laughlin regarding same

KUTAK ROCK LLP

Sampson Creek CDD June 30, 2025 Client Matter No. 17923-1 Invoice No. 3584491 Page 2

04/02/25	W. Haber	0.20	39.00	Review correspondence regarding parking lot claim
04/09/25	W. Haber	0.40	78.00	Confer with counsel for resident regarding litigation threat; confer with Laughlin regarding same
04/12/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
04/14/25	W. Haber	0.40	78.00	Review and respond to inquiry from resident regarding bulkhead
04/17/25	W. Haber	3.20	624.00	Prepare for and participate in Board meeting
04/21/25	W. Haber	0.30	58.50	Review and respond to inquiry regarding trespass
04/22/25	K. Haber	0.40	108.00	Prepare addendum to audit engagement letter
04/22/25	W. Haber	0.70	136.50	Prepare agreement for YMCA summer program; confer with Laughlin regarding same
04/23/25	W. Haber	0.40	78.00	Prepare agreement for lifeguard services
04/24/25	W. Haber	0.70	136.50	Confer with Laughlin regarding YMCA agreement; review and revise addendum to audit engagement agreement and confer with Hogge regarding same

TOTAL FOR SERVICES RENDERED

13.50

TOTAL HOURS

\$2,778.50

TOTAL CURRENT AMOUNT DUE

\$2,778.50

001.310.51300.31500 April 2025



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

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

St. Augustine, FL 32092

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

ACCOUNT NUMBER	DATE	BALANCE
707136	7/1/2025	\$2,360.00

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

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

0000000014920001000000028713000000023600078

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

Sampson Creek CDD SJGCC	219 St Johns Golf Dr St. Augustin	e, FL 32092
Invoice Due Date 7/31/2025	Invoice 287130B	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2025	Water Management - Zone 1, Water Management -		\$393.35	\$0.00	\$393.35
7/1/2023	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 7.7.2025 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

AMOUNT DUE

\$0.00

This Invoice Total: Total Account Balance including this invoice: \$2610.00 \$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): staylor@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



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

Service Slip/Invoice

INVOICE: 62398094 DATE: 06/10/2025 ORDER: 62398094

Bill To:

[704649]

Sampson Creek CDD 219 Saint Johns Golf Dr Saint Augustine, FL 32092-1053 Work Location:

[704649] 904-599-9093

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

Work Date	Time	Target Pest	Technicia	n		Time In
06/10/2025	02:24 PM		BKJEFF(DR-P	Bradley Jeffords	
Purcha	se Order	Terms	Last Service	Map Code		Time Out
			06/10/2025	SJG	Lic:JE141259	

Service	Description		Price
CPC-QTRLY	Pest Control Service		\$75.00
Quarterly Pest Control- S	SUBTOTAL TAX	\$75.00 \$0.00	
Leah 599-9093 -Call if any areas are inaccessible for treatment.		AMT. PAID	\$0.00
Contact Treated Areas - I items or bedding, to conta spiderwebs and wasp nes	TOTAL	\$75.00	
Thank you for your busine	ess!	AMOUNT DUE	\$75.00

Approved Landscape Maintenance 1-320-54100-46202 Submitted to AP on 6.23.2025 by Jason Davidson

Jason Davidson

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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

Service Slip/Invoice

INVOICE: 62398132 DATE: 06/10/2025 ORDER: 62398132

Bill To:

[704649]

Sampson Creek CDD 219 Saint Johns Golf Dr Saint Augustine, FL 32092-1053 Work Location:

[704649] 904-59

904-599-9093

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

Work Date	Time	Target Pest	Technicia	ın		Time In
06/10/2025	02:24 PM	RODENTS	BKJEFF(OR-P	Bradley Jeffords	
Purcha	ase Order	Terms	Last Service	Map Code		Time Out
			06/10/2025	SJG	Lic:JF141259	

Service	Desc	cription	Price
CPC-RODENT CTRL	Rodent Control Service		\$158.00
5 10 11 11 5		SUBTOTAL	\$158.00
Pool & parking lot by flag pole 10 Bait boxes 1 by flag pole &		TAX	\$0.00
	eas are inaccessible for treatment.	AMT. PAID	\$0.00
Contact Treated Areas - Do no	nt allow unprotected persons, children, or pets to touch enter treated area(s) until dry. Checked rodent station		\$158.00
Thank you for your business!			
		AMOUNT DU	E \$158.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Approved Landscape Maintenance 1-320-54100-46202 Submitted to AP on 6.23.2025 by Jason Davidson

Jason Davidson



Invoice

6/30/2025

INVOICE NUMBER

1396449

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
5177267			St Johns Golf		10343	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	4.00	\$55.00	\$220.00
\$231.	20.57200 00 arate Che				TOTAL OFFIC	ERS PAY /ICE FEE TAX			\$220.00 \$11.00 \$0.00
					то	TAL DUE		\$	231.00

A - Admin E - Equipment V - Vehicle M - Miscellaneous

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264



Client Information

Attn:Daniel Laughlin (904) 940-5850 dlaughlin@gmsnf.com

Receipt

Transaction 322296

#:

Date: 06/30/2025

Total **\$231**

Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5177267	1396449		St Johns Golf - Leo		4.00	\$55/hr	\$220
				Total Officers Pay			\$220
				Coordination			
				Casey Romein	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Subtotal			\$220
				RollKall Fees			\$11
				Тах			\$0
						Total	\$231



St. Johns County Sheriff's Office Alarm Program P.O.BOX 142916 Irving, TX 75014 Customer Service: 1-888-471-9138

JUL 0 7 2005

PLEASE SEND ONLY CHECKS OR MONEY ORDERS MAKE CHECKS AND MONEY ORDERS PAYABLE TO

St. Johns County Sheriff's Office, Alarm Program

PERMIT NO: 8344 INVOICE NO: 82610 INVOICE DATE: 27-Jun-2025

NAME: Haley Hadd

TOTAL DUE: \$12.50 SHOW AMOUNT PAID HERE: \$

REMIT TO ADDRESS

St. Johns County Sheriffâ¬"s Office Alarm Program P.O.Box 142916 Irving, TX 75014

MDG2025 00001627 01

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Haley Hadd 5385 N Nob Hill Rd FL, FL 33351

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PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT

001.320.57200.45400



St. Johns County Sheriff's Office Alarm Program P.O.BOX 142916 Irving, TX 75014

Customer Service: 1-888-471-9138

PERMIT NO: 8344	INVOICE DATE: 27-Jun-2025
INVOICE NO: 82610	DUE DATE: 27-Jul-2025
PERMIT EXPIRATION DATE: 19-	

ITEM#	ITEM DESCRIPTION	OFFENSE NUMBER	OFFENSE DATE	OFFENSE TIME	AMOUNT
	1 Alarm Permit Renewal Charges (Reduced by 50% No False Alarm during previous registration year	due to			\$12.50
			Tota	l Amount Payable	\$12.50
	send only checks or money w.famspermit.com/StJohnsCounty. You can en				

Pursuant to the St. Johns County, FL Ordinance No. 2010-15, the residents and businesses within the unincorporated St. Johns County Sheriff's Office are required to register their alarm systems annually for a fee.

Failure to renew your alarm system within 30 days shall result in additional administrative penalties and revocation of the alarm permit.

You can also access the alarm registration/management site by selecting the "Alarm Registration" link provided at www.sjso.org.

Payment not received within 60 days of invoice date will incur a late fee. If paying by check, please allow 14 business days for mail and processing time.

To contact the St. Johns County Sheriff's Office, please call 904-209-3120.

*Credit card payments are now accepted online at www.famspermit.com/StJohnsCounty and by telephone at 1-888-471-9138. Credit card processing charges apply.





St. Augustine, FL 32095 US +19046922008 taylortreeservicesinc@gmail.com

BILL TO

Sampson Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20118	06/23/2025	\$600.00	06/23/2025	Due on receip	ot

SCOPE	QTY	RATE	AMOUNT
636 Remington Ct	1	600.00	600.00
DROP 3 PINE TREES IN WOODED AREA 2 are against the fence "STUMP GRIND" and 1 is dead'NO GRIND			
Fence will have to be removed to grind stump that are against the fence			
BALANCE DUE		9	600.00

320-54100-46202

Maintenance Landscaping



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 427283 07/01/2025

Terms

Net 30

Due Date

07/31/2025

Memo

Bill To

Sampson Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Monthly fees	1	15,280.75	15,280.75
Golf cart		200.00	200.00

Total 15,480.75

001.320.54100.34000



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 427614 06/30/2025

Terms

Net 30

Due Date

07/30/2025

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	551.88	23.09	12,742.91

Total 12,742.91

001.320.57200.45100 June 2025

	Lifeguard Service Hours							
Period	Budgeted	Used	PTD +/-	YTD +/-	Detail			
2/26-3/25	180	192.27	12.27	12.27	Staffed per the March 2025 Calendar.			
3/26-4/25	144	142.29	1.71	10.56	Staffed Per the April 2025 Calendar.			
4/26-5/25	180	177.83	2.17	8.39	Staffed Per the May 2025 Calendar.			
5/26-6/25	564	551.88	12.12	3.73	Staffed Per the June 2025 Calendar.			
6/26-7/25								
7/26-9/02								
FINAL	1068	1064.27		3.73	Year to Date we are 3.73 hours under FY '25 Budget.			

Lifeguards	Hours
Alexander, Tyler	8.66
Arena, Anthony	106.55
Bautista, Emilee	32.77
Fasci, Giada	4
Feeks, Andrew	7
Garner, Carson	67.71
Hart, Eva	38.23
Plaien, Noah	32.86
Revels, Addison	24.93
Ringer, Brooke	37.63
Schake, Luke	56.06
Sharpe, Leah	60.66
VanDeusen, Mollie	29.04
Webb, Avery	45.78
Total	551.88