## Sampson Creek

Community Development District

August 21, 2025



## Sampson Creek Community Development District

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

August 14, 2025

Board of Supervisors Sampson Creek Community Development District

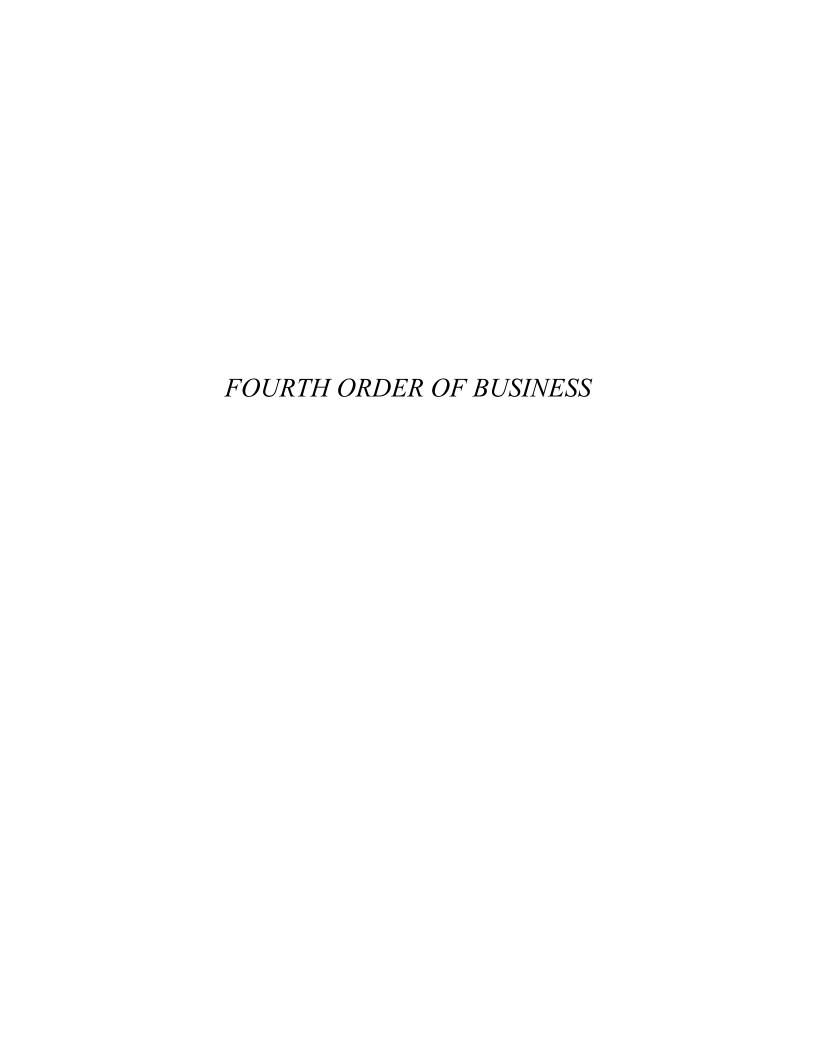
Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, August 21, 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 Requests
  - A. Hendry
  - B. Spicer
- V. Brightview Landscape Update
  - A. Annual Operations Calendar
  - B. Quality Site Assessment
- VI. Consideration of Proposals for Landscape and Irrigation Maintenance Services
  - A. Bland
  - B. BrightView
  - C. Duval
  - D. Ruppert

- E. United
- F. VerdeGo
- G. Yellowstone
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
    - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
    - 2. Discussion of Goals and Objectives
  - D. General Manager
    - 1. Amenities and Operations Report
    - 2. Lake Doctors
    - 3. Soccer Field Report
    - 4. Sidewalk Repair Update
    - 5. Proposal for Camera Replacement
- VIII. Discussion of Policy Change to Prohibit E-Bikes, E-Scooters and Motorized Bikes
  - IX. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget; Consideration of Resolution 2025-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
  - X. Public Hearing for the Purpose of Imposing Assessments for Fiscal Year 2026; Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll
  - XI. Consideration of Website Re-Design
- XII. Discussion of Future Amenity Capital Improvements
  - A. Pool Deck Renovation
  - B. Amenity Meeting Room Upgrade

- C. Playground Enhancement
- XIII. Contracts Review
- XIV. Supervisors' Request
- XV. Public Comments
- XVI. Approval of Consent Agenda
  - A. Minutes of the July 17, 2025 Meeting
  - B. Financial Statements as of July 31, 2025
  - C. Check Register
- XVII. Next Scheduled Meeting September 18, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XVIII. Adjournment



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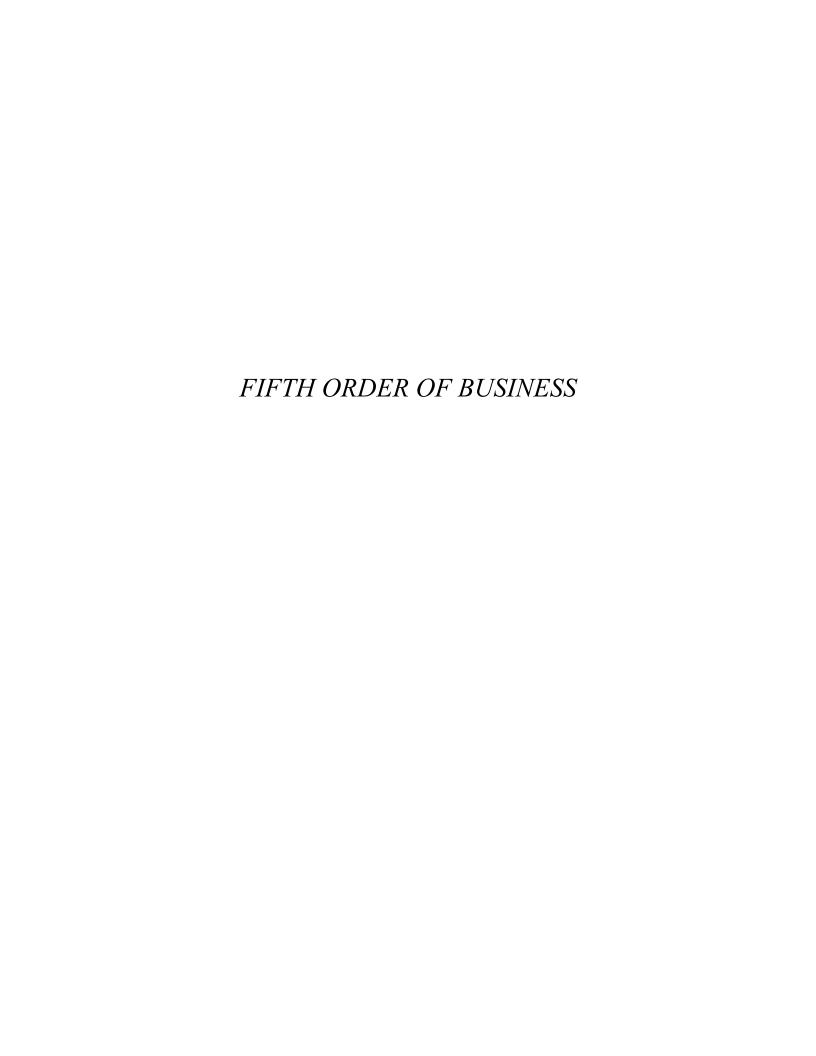
1. Requestor Information
· Name(s): Clint Hendy
· Name(s): Clint Hendry · Address: 508 Stonebridge Path Ct.
• Legal Association Name (if applicable): Arrows Athletics
2. Relationship to the Community
<ul> <li>What is your relationship to the Sampson Creek Community?</li> <li>(e.g., Resident, Organization, etc.) Resident 2 μερις</li> </ul>
3. Policy Compliance: Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.
Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N):
If <b>Yes</b> , please proceed with the request.
15 No, please provide details here:  Probably 30-40 %. Homeschool families in the community have  4. Request Details invited friends overs the 5 years We have done
Please provide specific details about the request:
Homeschool PE Class - (10 am - 12 pm on Fridays) K-8th
Usage of field & basketball wort weekly during school year Pool for 30 mins on 5-22-26 Why is this request being made?
Continue Homeschool P.E. class which started in 2020
5. Request Timeline
<ul> <li>Start Date:</li></ul>
• End Date:

•	Times Requested: 10 gm - 12 pm
•	Any other additional information:
6. Par	ticipation Details
•	Total number of participants: 35 ( norma) participation
•	Number of participants who are residents with current access to Sampson Creek  CDD amenities: 10 - D
7. Oth	er Communities
•	Has this request been made to other communities? (Y/N))
	<ul> <li>If yes, please specify the communities and the status of those requests:</li> </ul>
	N H
	litter's Signature: VIII
Date:	



• Start Date: 11/21/25	1. Requestor information
2. Relationship to the Community  • What is your relationship to the Sampson Creek Community? (e.g., Resident, Organization, etc.)  Resident  3. Policy Compliance: Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.  Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N):  If Yes, please provide details here:  4. Request Details  • Please provide specific details about the request:  Thursday night   2 field   Pace.  5. Request Timeline  • Start Date:     / 2   / 3	Name(s): Sean Spicer
2. Relationship to the Community  • What is your relationship to the Sampson Creek Community? (e.g., Resident, Organization, etc.)  Resident  3. Policy Compliance: Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.  Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N):  If Yes, please provide details here:  4. Request Details  • Please provide specific details about the request:  Thursday night   2 field   Pace.  5. Request Timeline  • Start Date:     / 2   / 3	Address: 421 ST. Johns Wolf Dr.
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If Yes, please proceed with the request.  If No, please provide details here:  4. Request Details  • Please provide specific details about the request:  Thursday nights / 2 held.  • Why is this request being made?  Lach of County provided field space.  5. Request Timeline  • Start Date: 1/2/13	Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the
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Thursday nights, 1/2 field.  • Why is this request being made?  Cach of County provided field space.  5. Request Timeline  • Start Date: 1/2/13	4. Request Details
Why is this request being made?  Cach of County provided field space.  5. Request Timeline  Start Date: 1/2/13	
5. Request Timeline  Start Date: 1/2/25	Thursday nights, 2 field.
• Start Date: 11/21/25	
• Endigate: (V/)/(C)	5. Request Timeline  • Start Date:

•	Times Requested:5-6:30
•	Any other additional information:
6. Part	ticipation Details
•	Total number of participants:
•	Number of participants who are residents with current access to Sampson Creek CDD amenities:
7. Oth	er Communities
•	Has this request been made to other communities? (Y/N):
	<ul> <li>If yes, please specify the communities and the status of those requests:</li> </ul>
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Submi	itter's Signature: 8/14/25



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Monthly Irrigation Checks																																												





## **Quality Site Assessment**

Prepared for: Sampson Creek CDD

### **General Information**

**DATE:** Tuesday, Aug 12, 2025

NEXT QSA DATE: Monday, Nov 10, 2025

CLIENT ATTENDEES: Jason Davidson

**BRIGHTVIEW ATTENDEES:** Daniel Bauman

### **Customer Focus Areas**

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



### **QUALITY SITE ASSESSMENT**



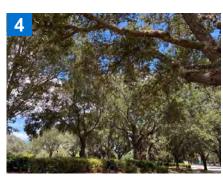


### **Notes to Owner / Client**









- 1 A line-of-sight issue was identified near Stonehenge, prompting a proposal to remove the obstructive vegetation.
- I 've asked the crew to remove the vines that were growing up the Oak tree's near the basketball courts.
- A proposal to amended the soil in the shaded area near the basketball courts has been submitted.
- 4 A proposal has been submitted to raise the tree canopy and thin out the oak trees near the basketball courts.

## **QUALITY SITE ASSESSMENT**





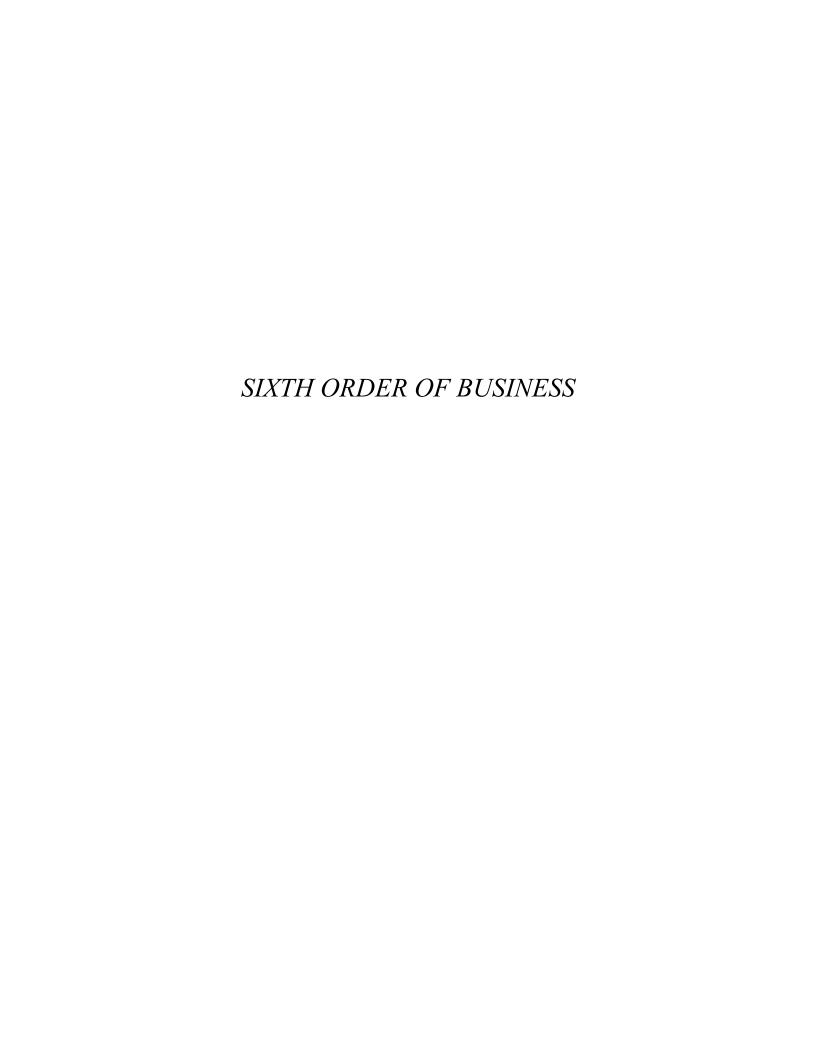
### **Notes to Owner / Client**







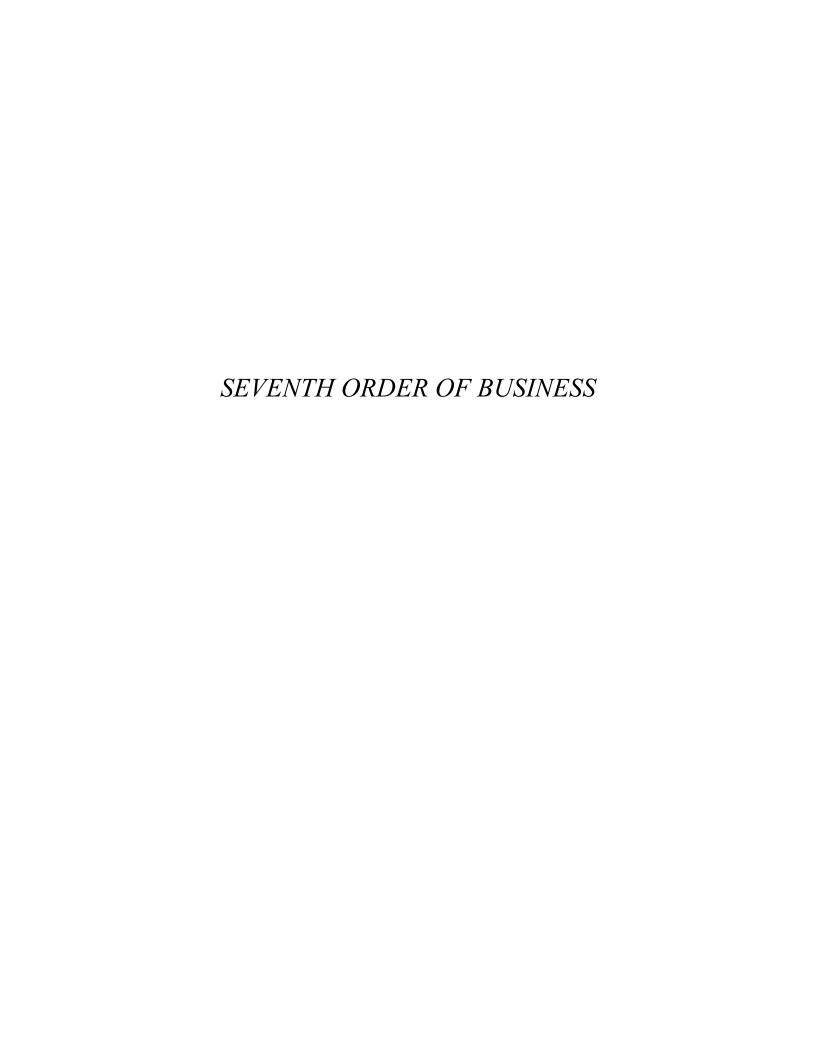
- Our irrigation team continues to perform monthly wet checks and carry out necessary repairs to ensure the system operates efficiently.
- 6 Palm tree pruning is scheduled to be completed within the month of August.
- 7 A proposal to remove specified downed tress and a few Wax Myrtles have been submitted.



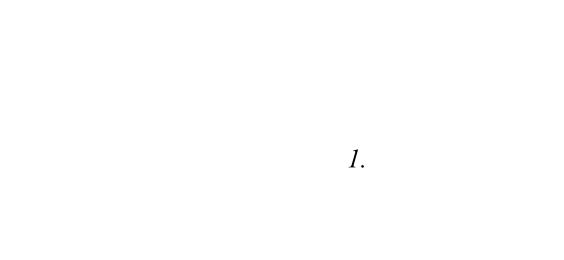
#### Sampson Creek Community Development District Request for Proposal

Landscape & Irrigation Maintenance Serices Evaluation Criteria

		Personnel & Equipment	Experience	Understanding of Scope of Work	Financial Capacity	Price	Reasonableness of ALL numbers
		Skill set and experience of key management and assigned personnel; Geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; inventory of all equipment; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc	Past record and experience of the proposer in similar projects; volume of work, area of coverage, previously awarded to the firm; past performancein any other contracts, etc.	Does the proposal demonstrate an understanding of the District's needs for the services requested?	Has the proposer demonstrated it has the financial resources and stability as a business entity necessary to implement and execute the work?	20 Points awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based on the difference between that Proposer's bid and the low bid. 10 Points are allocated for the reasonableness of unit prices and quantities	Up to 15 points will be awarded as to the reasonableness of ALL numbers, quantities & costs.
	Proposer	20	20	15	5	25	15
1	Bland						
2	Brightview						
3	Duval						
4	Ruppert						
5	United Land Services						
6	VerdeGo						
7	Yellowstone						



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#### NOTICE OF MEETINGS SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sampson Creek Community Development District will hold their meetings for Fiscal Year 2026 at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida at 6:00 p.m. on the third Thursday of each month:

October 16, 2025 November 20, 2025 December 18, 2025 January 15, 2026 February 19, 2026 March 19, 2026 April 16, 2026 May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 .

# Sampson Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

#### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes □ No □

#### 2. Infrastructure and Facilities Maintenance

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes □ No □

#### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes □ No □

#### **Goal 3.2: Financial Reports**

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

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

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

Achieved: Yes □ No □

#### Goal 3.3: Annual Financial Audit

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

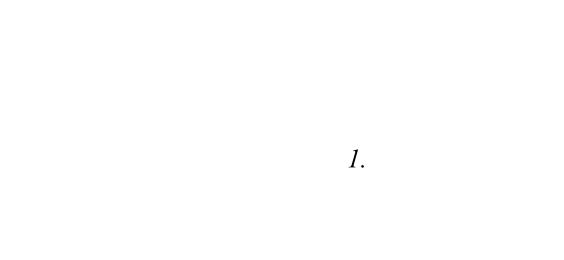
**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

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

**Achieved:** Yes □ No □

Chair/Vice Chair:	Date:
Print Name:	
Sampson Creek Community Development District	
District Manager:	Date:
Print Name:	
Sampson Creek Community Development District	







#### Weekly General Manager's Report

CDD Meeting Date: 08-21-2025 Submitted by: Stephanie Taylor & Jason Davidson

#### **AMENITY REQUESTS/Board Action Required:**

I have two Amenity requests and an Amenity request addendum for this August CDD meeting. One is for Beachside High School swim team to practice throughout the week. I did let them know that there will be time constraints based on the permitted operating hours of the pool. The other is for a resident to offer a program to homeschoolers, focusing on physical education. He would like to use half the field on Friday mornings or the basketball courts if the field is unavailable due to weather or maintenance with a celebratory pool party at the end of the program. Lastly, LPA would like to use half the field on Thursday evenings for an hour to review their game strategies from Wednesday night in addition to their two-day practice sessions. In case of inclement weather on Monday or Tuesday, they would like to use the field for two hours on Thursday as a make-up practice day. Either scenario would have LPA using the field on Thursdays with the number of hours dependent on the weather earlier in the week.

#### SAINT JOHNS GOLF DRIVE EROSION/Board Action Required:

I reviewed the erosion from the storm pipe leading from the intake box being clogged. Please note the unclogging of the pipe has been completed, and the pipe is fixed and functioning correctly. Upon review, the washout/erosion from the water spewing from that pipe area is rather significant. Quite a bit of dirt has washed out under the sod of the resident's yard while the grass is intact, and there has been some erosion under the intake box. With this project being so close to the pond and requiring the dirt to be very compact into the area, HEB Services will submit a proposal. The proposal will be submitted once I have received it for Board reviewal. Our District Engineer is also scheduled to review the area as well prior to the CDD meeting. With Board approval, we can move forward with HEB Services completing the erosion surrounding the intake box.

#### **SUMMER CAMP REVIEW/Board Action Required:**

Summer camp has concluded, and the kids are back to school! A weekly survey was sent out via email to the parents to gauge their experience of camp for that week for the last four weeks of summer camp. There were varying responses on their level of excitement for camp. Based on the survey results and the feedback from parents that were given to the Board, we would like to know which direction the Board would like to go in for next year's summer camp. We are more than happy to continue our partnership with the Y or go back to providing summer camp in-house as we did for the summer of 2024.

#### SIDEWALK REPAIRS/Board Action Required:

Andrew with Precision Sidewalk is finishing the proposal for the sidewalk repairs. He was able to visit each location, mark it, and measure it to provide the most accurate proposal for the Board. There are approximately 70 areas throughout the community that need to be grinded down. In addition to that, there are approximately five sidewalk panels that will need to be completely replaced as they are past the ability to grind down (over 2 inches) without causing major cracking to the sidewalk panels. 2Men Concrete will be coming out on Tuesday to review the sidewalks and provide a proposal; they are completing some school related projects this week. With Board approval, 2Men Concrete can replace the five concrete slabs and Precision Sidewalk can complete the sidewalk grinding list.

#### **SECURITY CAMERAS & GATE LOCKS/Board Action Required:**

Our camera system installation is complete! A proposal is submitted to replace an already established camera

system. Also, the mag locks at tennis court 1 & 2 are not working properly. With Board approval, we would like JSC Systems to replace this camera system and the access control power supply for the mag locks.

#### PLAYGROUND ENHANCEMENT/ Board Action Required:

I am continuing to work with the structural engineer to schedule a survey appointment. The structural engineer is reviewing the information I was able to provide about the wooden playground structure to provide an estimate of the survey. I would appreciate if the Board could appoint a Board member I can work with and a NTE amount for the survey, so we do not have to delay the process until the next CDD meeting.

#### **GYM EQUIPMENT/No Board Action Required:**

I spoke with Techno-Gym to confirm we are still on track for the mid-September installation. We are scheduled for the week of September 15-19<sup>th</sup> for the installation to occur. They are not anticipating any delays with the shipment so by next CDD meeting, we should have our new gym equipment!

#### **PONDS UPDATE/No Board Action Required:**

Please review the submitted report from Lake Doctors for July's treatment schedule and photos. I also included our internal monthly pond log for the Board to review. With another hot month, the algae blooms have been more severe, but Lake Doctors have been treating the ponds as often as possible and have remained in communication with onsite staff throughout the month to keep us up to date on treatments and the current state of the ponds. With more consistent rains for the upcoming month, we are hopeful to see a fall in the algae bloom/plant growth rates.

#### **CONTRACT REVIEW/No Board Action Required:**

The process of 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 continues! This past month, I spent a significant amount of time reviewing the landscaping contract, compiling a report layout together, and completing a community ride through to submit notes to the landscaper. BrightView did send back some updates in regard to the report asking for clarification in some areas or plans of action. We will continue this process with the rest of our major vendors as 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: Completed Central Security: In Progress

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

#### ACCESS CONTROL SYSTEM UPDATE/No Board Action Required:

As a reminder, our current access control system, Symmetry, is outdated and starting to glitch which is an inconvenience to both the front office staff when navigating and utilizing the access control software and the residents who need new access cards or would like to update their account in our access control system. I have scheduled appointments with access control vendors to see what new software is compatible with our current access cards as these tend to be the most expensive purchase for a new access control system. I am looking for software that is compatible with physical access cards and mobile access. I will be presenting options to the Board at our September meeting. We will be transferring over the current information in our Symmetry software to the new software should the Board approve a proposal, but please note that an audit of the neighborhood will be completed during the Winter season to confirm all residency documents are up to date.

#### **EVENTS UPDATE/No Board Action Required:**

The kids are back to school, and we are full steam ahead for Fall event prepping!

August 2nd: Our last summer event, End of Summer Splash, of the year was a blast! The residents enjoyed the inflatable water slide, dunk tank, foam cannon, and a free hot dog and Italian ice. I braved the dunk tank that Saturday afternoon with many residents having impeccable aim. It was safe to say, I stayed cool during the event with the constant plunge into the dunk tank waters! It was great to see everyone out and about; we had just over 100 people at this event!

August 8<sup>th</sup>: All aboard for the Kindergarten Adventure! We had 17 upcoming kindergarteners and their families join us Friday evening to learn more about the school bus rules and create a school themed craft! After our journey on the school bus, we cooled off with some ice cream. Each upcoming kindergartner left with a goody bag, a new friend, and some excitement for the upcoming school year!

August 9th: Our Back to School Bash contained fun for everyone! We had approximately 30 vendors at our vendor village, offering an array of items for the upcoming school year. We offered free face painting and balloon twisting as well as a petting zoo! It was quite the sight to see residents, decked out in their face paint and balloon accessories, learning more about farm animals like rabbits, goats, ducks, and chickens. We prepared 90 goody bags for the kids to enjoy for the start of the school year, and all 90 bags were given out.

August  $19^{th}$ : We are hosting a blood drive here at Sampson Creek. The mobile blood drive bus will be in the parking lot from 10 AM - 6 PM, and all donors will receive a \$25 e-gift card after donating blood!

August 21<sup>st</sup>: We will be hosting the monthly Golden Mornings from 10 AM – 11 AM. Residents can enjoy some hot coffee, tasty snacks, and great company! This event is held every third Thursday morning of the month.

September  $1^{st}$ : In celebration of Labor Day, we are having an ice cream social! From 11 AM - 12:30 PM, residents can stop by the meeting room to grab some Bruster's ice cream and top it off with some scrumptious toppings, while supplies last. It is the last day of the water slide season so don't forget to go down the slide one last time before it closes!

September  $13^{th}$ : It is time for our community yard sale. Residents can sign up to be added to the interactive map sent to the community for this event! The yard sale will be from 7 AM - 1 PM at the participating homes so be sure to stop by for a variety of goodies to purchase!

September 20<sup>th</sup>: Chip, Chip Hooray; it's resident appreciation day! From 11 AM – 12:30 PM, we will be celebrating the best part of our jobs, you! Stop by the front office for your very own goody bag, including some yummy chocolate chip cookies as a reminder of our appreciation.

September 27<sup>th</sup>: Put on your boogie shoes and join us for an evening of fun! Residents, 21 and up, can test their music knowledge by guessing the song that was played and marking it on their bingo card. Those who get bingo will receive a prize!

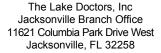
This Fall will have tons of fun events like the Fall Festival, goat yoga, candle making class, and even a themed cocktail class so be sure to be on the lookout!

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



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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	Pond Dye Added	Phoslock/P hoshate Binder	Outfalls and Street Drains	Concerns Received	
SC 1	Entry side of Leo from 210	8.7.25	7.14.25 & 7.29.25	6.13.25 & 6.20.25		х									so 3 0 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
SC 2	Entry side from Leo to St. Johns Golf Dr.	8.7.25	7.11.25 & 7.24.25	6.13.25		х									
SC 3	Hole 18 after tee box on St. Johns Golf Dr.	8.7.25	7.11.25 & 7.24.25	6.13.25		х									SC 5 Och Johns Goff's Country Club
SC 4	runs along Hole 17 to Hole16	8.7.25	7.11.25 & 7.24.25	6.13.25 & 6.30.25 & 7.8.25		х	х				х				SC 6
SC 5	Between Holes 18 and 9	8.7.25	7.11.25 & 7.24.25	6.27.25		х									
SC 6	Between Leo and Hole 9	8.7.25	7.14.25	6.27.25		Х									SC 12A
SC 7	Near Hole 16 tee box	8.7.25	7.11.25	6.13.25		Х	Х								SC 14A
Sc 8	Runs along hole 15	8.7.25	7.25.25	6.13.25		Х					Х				SC 12 1
Sc 9	Intersection of St. Johns Golf Dr. & Eagle Point	8.7.25	7.14.25 & 7.29.25	6.20.25		Х		х							
SC 10	Between Hole 14 and 13	8.7.25	7.25.25	6.27.25		Х		Х							SC 13 SC 15
Sc 11	Behind Hole 13	8.7.25	7.14.25	6.20.25		X									SC 10
Sc 12	Runs along Cross Pointe Way	8.7.25	7.14.25	6.20.25		Х									
SC 12A	On Stonehedge Trail Ln	8.7.25	7.14.25 & 7.29.25	6.20.25		х					х				SC 17 SC 16
SC 13	Backside of Cross Pointe Way	8.7.25	7.14.25 & 7.29.25	6.20.25		х									SC 19 1
Sc 14	On Meadow View Ln	8.7.25	7.14.25 &7.29.25	6.20.25		х									SC 24B) SC 21
SC 14A	Between Meadow View Ln and Leo (by JEA)	8.7.25	7.14.25 &7.29.25	6.20.25		х		×							sc 23
SC 15	Runs along hole 2 and 3	8.7.25	7.14.25	6.20.25		Х									SC 24A
SC 16	Center of Hole 12 along St. Johns Golf Dr.	8.7.25	7.14.25	6.20.25		Х									SC 24 V
SC 17	Behind Hole 7 closest to entry on Meadow Ln View	8.7.25	7.14.25	6.20.25		Х									
SC 19	Center of Hole 7 on Eagle Point	8.7.25	7.11.25 & 7.24.25	6.13.25 & 6.27.25		х					х				SC 25A
SC 20	Behind Hole 12 tea box on Forest Glen Way	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	x								\$ 26
SC 21	By Hole 4 on Eagle Point	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	х	х			х			1 - SHORELINE GRASS	
SC 23	By Hole 6 and Glenfield Crossing	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	×	Х			х				
SC 24	Runs through hole 6 & behind hole 5 between Eagle Point & Glenfield Crossing	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	х	Х			х				
SC 24A	On Left Glenfield Crossing	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	x	х			х				
SC 24B	On right side of Glenfield Crossing and hole 6	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	×	х			Х				
SC 25	Back of Crested Heron Way	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	x	х			х				
SC 25A	Back of Fox Tail Ct.	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	х	х			Х				
SC 26	Back of Hampton Crossing Way	8.7.25	7.9.25 & 7.29.25	6.18.25 & 6.25.25		х	x	х			Х				





#### SAMPSON CREEK CDD SJGCC

8/13/2025

Please see the summary of treatments completed to date from July. 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	July 9th	20,21,23,24,24A,	Algae, Shoreline Emergents
			24B,25,25A,26	
2	Luis Gallant	July 11th	2,3,5,19	Algae
			4,7	Algae, Underwater
			10	Algae, Emergents
3	Garrett Potter	July 14th	1,12,12A,13,14,15,1	Algae
			6	
			9,14A,17	Algae, Emergents
			11	Inspected
	Second Visit			
4	Marc Thigpen	July 29th	20,21,23,24,24B,	Algae, Emergent,
	Ci	3	25,25A,26	(25A underwater weeds treated)
5	Luis Gallant	July 24th	2,3,4,5,19	Algae
6	Kory Kines (Stand-in for Garrett	July 29th	9,12A,14	Algae
	Potter this visit.)		13,14A	Algae, Emergents
	,		1	Pond dye added
	Follow-up Treatments			
	Luis Gallant	July 25 <sup>th</sup>	8,10	Algae, Emergents
		(wrap-up		
		from 24 <sup>th</sup> )		
	Eric Williams	July 8th	4	Nutrient Abatement* (Algae)

<sup>\*</sup>Beneficial bacteria/probiotic applied





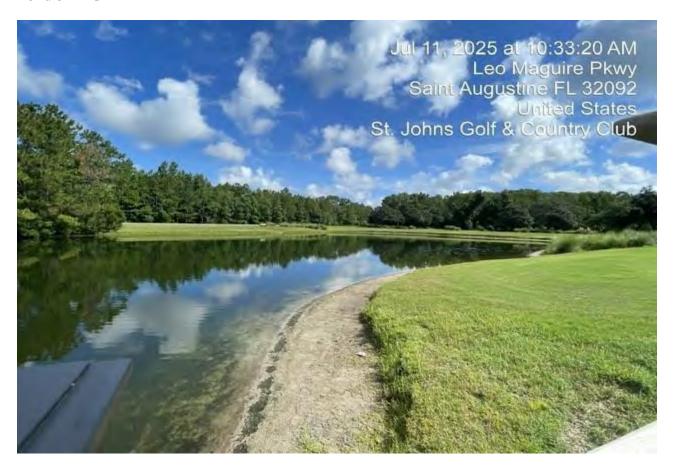




Pond 2 – Tech Luis Gallant (LTG going forward)



#### **Pond 3 LTG**



### Pond 5 LTG





Pond 8 LTG This is the long pond with the "tail" on the end that can get very shallow.



Pond 12 GLP







#### Pond 20 MRT



Pond 25 MRT



Pond 26 MRT Will be looking for the shoreline emergent to get tighter.



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

#### Soccer Field Report

To maintain optimal playing surfaces the soccer field was sprayed bi-weekly with fertilizers and growth regulators. A slow-release granular fertilizer (20-0-10) was spread to encourage growth and dark green color throughout the rest of the summer. A pre-and post-emerge herbicide (Pennant Magnum & Dismiss) were applied during the last week of July to help prevent late summer weeds from emerging and to suppress weeds that have already emerged. Two different insecticides (bifenthrin & imidacloprid) were applied to combat summer insect infestations.

The field was solid tined again this month to promote air movement into the root zone and to alleviate compaction from foot traffic. 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 set at 2 inches. However, the irrigation run times need to be backed down with all the extra rainfall we are receiving as it has become difficult to mow certain areas of the field due to saturation. This may also lead to unwanted disease pressure moving forward if not corrected. The field has received 3.5 inches of rain since August 1st. 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.

## 1.800.515.5613

www.jscsystems.net info@jscsystems.net



August 14, 2025

St. Johns Golf & Country Club

Attn: Julie Tallaksen

Email: jtallaksen@vestapropertyservices.com

#### Re: Camera Replacement

JSC Systems, Inc. is pleased to furnish pricing for the following scope of work on the above referenced project:

- Camera replacement to include:
  - o 1ea. Hanwha PNM-9085RQZ1
  - Associated wiring, Labor, consumables, etc.

#### Price to Install & Test (tax not included)

\$4,815.00

#### Terms and Exclusions:

- System price is based of acceptance within 30 (thirty) days of the proposal date.
- Proposal is based on project specifications and project electrical system sheets, any alterations to quantities and/or functions by the Owner, Architect, Engineer, Local and/or State Fire Marshal's office shall incur a change in the proposed system price.
- JSC Systems, Inc. shall provide a 90 day (ninety) year warranty covering material furnished by our company, excluding Acts of God, fire, theft, vandalism or tampering by unauthorized personnel. All warranty work shall be completed during normal working hours, Monday through Friday. If warranty work is requested after business hours or on holidays, it will be billed at our after hours and holiday service rates.
- This quote assumes existing wiring is in good working order. Any necessary repair or replacement will be subject to additional costs.
- A 25% deposit will be required before work can begin

We appreciate the opportunity to work with your firm on this project.

Sincerely,		
Gary Lowndes		
Service Manager Jacksonville Branch	Accepted By	Date
	Print Name	

SPL - Ponte Vedra 10710 North US 1 Ponte Vedra, FL 32081 904-461-1100

Fax: 904-825-1103

\* QUOTATION \*

Sales Invoice: Invoice Date: 07/18/25 04:06 PM

Ordered by: Roy Terms: COD

Order Number: 10776500 Due Date: 07/18/25

P.O. Number: Roy Ship VIA: PICK UP

> Bill To: 000015 Ship To:

CASH

FL .

SHIP	BKO	DESCRIPTION	BRD FT	UNIT PRICE	EXTENSION
44 12 5 2		2x6x16 SunDeck Plus GC of 2x4x12 DSS GC CA-C 2x4x16 DSS GC CA-C Box #10x3" S/S Torx Screen	96 53	23.57 9.93 13.78 288.91	1,037.08 119.16 68.90 577.82
5		S10300WPB 2x6x16 DSS GC CA-C	80	17.82	89.10

	NAL. NO RETURNS	6.00%	Subtotal Sales Tax	1,892.06 113.52
	are discounted for cash or check	0.50%	Surtax	9.46
Picked by:	Driver:Date:			
Total Brd/Ft:	933 Total Weight: 3,252		Total	2,015.04

	SHEET NO.
	DATE 08/17/2025
OPOSAL SUBMITTED TO:  ADDRESS D /	
	10
Stephanie Taylor  219 St. Johns Golf Dr. DATE OF PLANES	
11 Augusting II	
77-77 V 9 V 9 1 1 1 2 3 2 0 9 2 ARIDISTECT	
to the completion of	
We hereby propose to turnish the materials and perform the labor necessary for the completion of	
* 5 ummary	
	5,860.00
Rorne Bacon Roy Albert Materials	1,315,00
Norve Dacovilla	
4	7,175.00
10ta Maturial Land	
Draw - 1 - # 2,391,00 - Payment Previous to Draw - 2 - # 2,391,00 - Payment End of Draw - 3 - # 2,391,00 - Payment at 100 Draw - 3 - # 2,391,00 - Payment at 100	Atanting
maw- 1- A 2391, 00 - Payment End of	DAY-4
2 29 100 - Dayment at 100	1. Completion
The be prid before painting attent	and the street service service service
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings at All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings at All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings at	and spenifications submittee for active with
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings at completed in a substantial workmanlike manner for the sum of SIVILAT NOVGRAD ONL H.	
completed in a substantial workmanlike manner for the sum of Juvan payments to be made as follows.  Dollars (\$ 7,175,00 ) with payments to be made as follows.	
Any alteration or devention from above specifications involving entra costs and the entertaint only upon written order, and will become an extra charge submitted — Respectfully submitted — Respectfully	acon
accidents, or delays beyond our control.	
Note — Into proposal may be willy	strawn by us if our accepted waters days.
ACCEPTANCE OF PROPOSAL	
ACCEPTANCE OF PROPUSAL  The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to discover prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to discover prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to discover prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to discover prices, specifications, and conditions are satisfactory and are hereby accepted.	to the work as specified. Payments will be made a
The above prices, specifications, and committons are salts and committees are salts and committe	
Signature	

Proposal

PROPOSAL NO.

### **ESTIMATE**

Bill to

**Cronos Construction LLC** 11877 Fayal Dr Jacksonville, FL 32258

Accepted date

admin@cronosconstruction.com +1 (904) 329-6364 Cronosconstruction.com



oy Albert 04)881-1200	
stimate details stimate date: 07/28/2025	
Description Amou	ınt
St Johns Country Club Playground Painting:	
Pressure wash all wooden and metal surfaces to prepare for painting	
Prep and prime all wooden surfaces on playground by applying 1 coat of exterior wood primer	
Prep and prime all orange and green metal surfaces on playground by applying 1 coat of Procryl primer	
Paint all wooden surfaces on playground by applying 2 coats of H&C Acryla-Deck Satin (Color to match existing)	
Paint all orange and green metal surfaces on playground by applying 2 coasts of Pro industrial Water based Alkyd Urethane Semi-Gloss	
Labor & Materials: \$6,879	.31
No plastic surfaces to be painted	
No painting to be done outside of the walls of main playground	
Note to customer Respectfully Submitted, Cronos Construction	31

Accepted by

# HEB Services, Inc.

P.O. Box 8430 Fleming Island, FL 32006 CUC 1225170 DBE/MBE Certified Phone (904) 333-8064 <u>hollybuccí@yahoo.com</u>

August 18, 2025

Sampson Creek c/o Vesta Property Services 219 St. Johns Golf Drive St. Augustine, FL 32092 Attn: Stephanie Taylor

RE: Sampson Creek – 420 St. Johns Golf Dr

- 1. Remove sod around edge of bank as needed to expose the undermining along the pipe.
- 2. Haul in fill and use a Georgia buggy to move dirt from the street to the back.
- 3. Compact fill around pipe and grade new slope on either side of the control structure.
- 4. We will try to push dirt under the tree roots as best we can, but cannot guarantee the life of the tree.
- 5. Resod the slope and bank we filled in with dirt, St. Augustine sod.

**TOTAL PRICE: \$12,250.00** 

#### **Sod ADD Alternate:**

-We will be accessing the site thru 416 St. Johns Golf Drive. With the multiple trips back and forth to get the dirt in the back the sod may need to be replaced. If this happens, we will remove a section of sod approximately 140x7 and replace with new St. Augustine sod. **ADD: \$6,100.00** 

#### **Excludes:**

- -Irrigation repairs/replacement
- -Fence removal/replacement
- -Watering of sod once installed

Thank You, Holly Bucci

ALL MATERIALS IS GUARANTEED TO BE SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

.DATE OF ACCEPTANCE:



## 1.800.515.5613

www.jscsystems.net info@jscsystems.net



August 14, 2025

St. Johns Golf & Country Club

Attn: Julie Tallaksen

Email: jtallaksen@vestapropertyservices.com

#### Re: Power Supply Replacement

JSC Systems, Inc. is pleased to furnish pricing for the following scope of work on the above referenced project:

- Power supply replacement to include:
  - 1ea. Altronix AL600ULACMCB Power Supply
  - Associated wiring, Labor, consumables, etc.

#### Price to Install & Test (tax not included)

\$1,308.00

#### Terms and Exclusions:

- System price is based of acceptance within 30 (thirty) days of the proposal date.
- Proposal is based on project specifications and project electrical system sheets, any alterations to quantities and/or functions by the Owner, Architect, Engineer, Local and/or State Fire Marshal's office shall incur a change in the proposed system price.
- JSC Systems, Inc. shall provide a 90 day (ninety) year warranty covering material furnished by our
  company, excluding Acts of God, fire, theft, vandalism or tampering by unauthorized personnel. All
  warranty work shall be completed during normal working hours, Monday through Friday. If warranty
  work is requested after business hours or on holidays, it will be billed at our after hours and holiday
  service rates.
- This quote assumes existing wiring is in good working order. Any necessary repair or replacement will be subject to additional costs.
- A 25% deposit will be required before work can begin

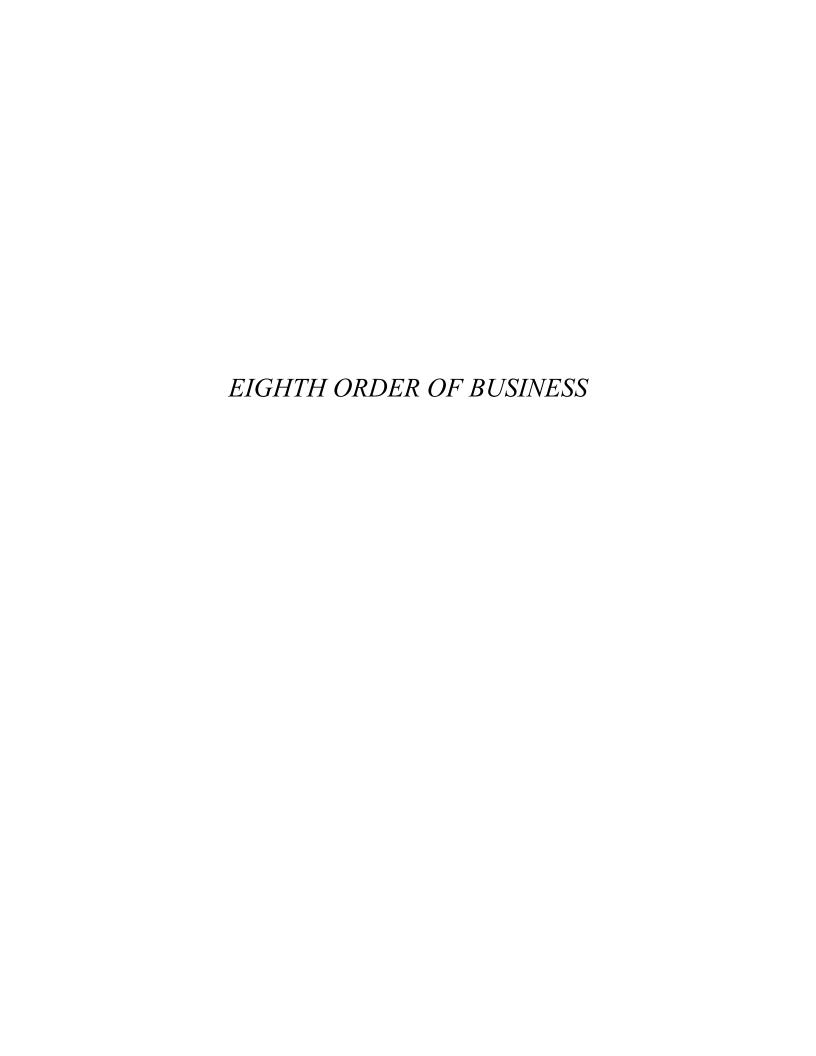
We appreciate the opportunity to work with your firm on this project.

Sincerely,

Gary Lowndes
Service Manager
Jacksonville Branch

Accepted By
Date

Print Name



# 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	<b>License Required</b>	<b>Helmet Required</b>	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 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

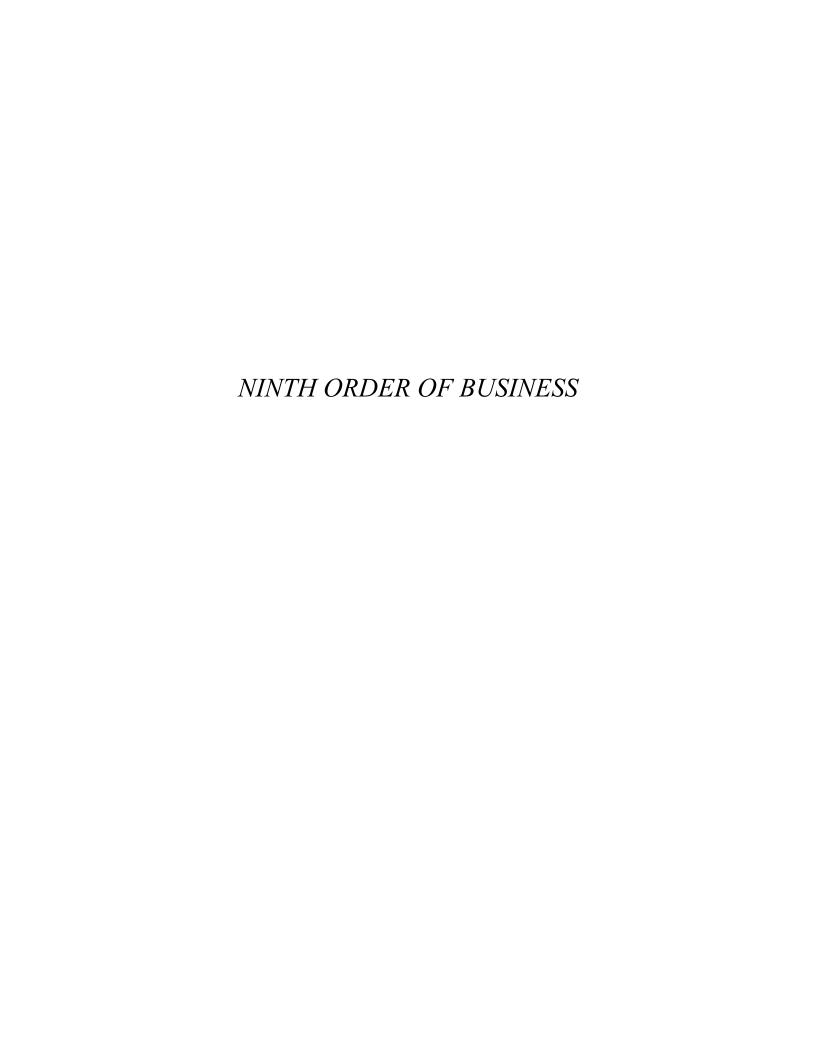
# 4) What areas of the Community are covered by current laws and what areas are covered by the CDD

- 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 multi-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 <b>Speed:</b> 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	



# RESOLUTION 2025-05 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Sampson Creek Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

#### SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Sampson Creek Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

#### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

#### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, Florida Statutes, and remain on the website for at least two (2) years.

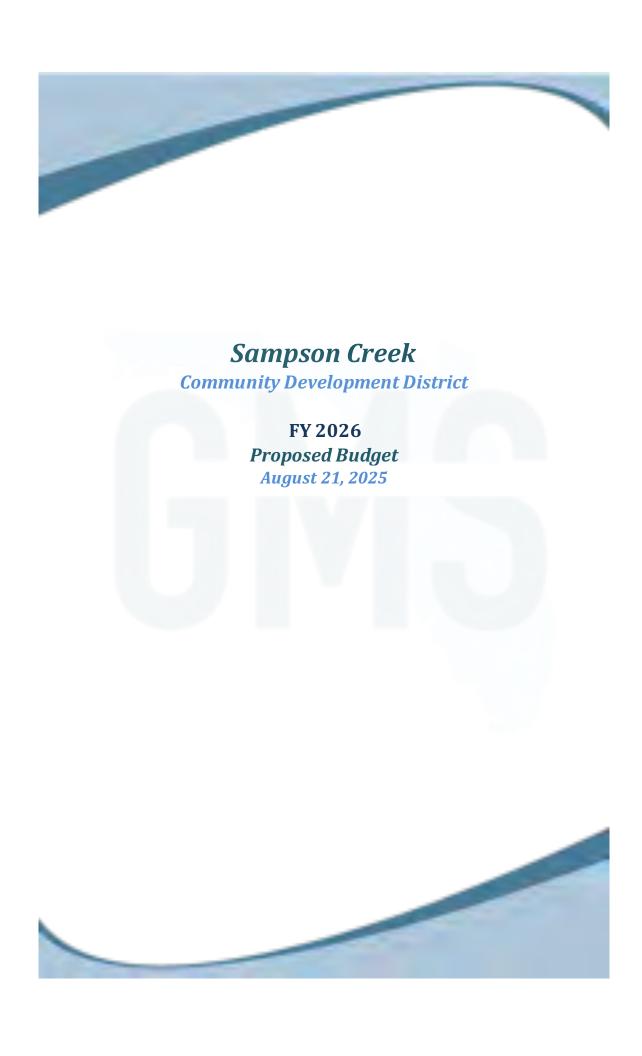
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

SAMPSON CREEK COMMUNITY DEVELOPMENT

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2025.

ATTEST:

		DISTRICT
Secretary / As	ssistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A:	FY 2026 Budget	



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

## Sampson Creek

#### **Community Development District**

Community Development District										
	Adopted	Adopted	Adopted	Actual	Projected	Total	Total	Proposed	Increase/Decrease	Increase/Decreas
	Budget	Budget	Budget	Thru	Next	Projected	Projected	Budget	from	Percent from
Description	FY 2023	FY 2024	FY 2025	7/31/25	2 Months	9/30/25	Variance	FY 2026	Previous Year	Previous Year
Revenues										
Maintenance Assessments	\$965,283	\$1,109,669	\$1,158,783	\$1,170,303	\$0	\$1,170,303	\$11,519	\$1,216,236	\$57,453	5%
Interest Income	\$75	\$75	\$5,000	\$19,102	\$3,820	\$22,923	\$17,923	\$15,000	\$10,000	200%
Youth Programs Income	\$45,000	\$45,000	\$0 \$1,000	\$0 \$3,105	\$0 \$500	\$0 \$3.60F	\$0	\$0	\$0 \$0	0% 0%
Clubhouse Income Insurance Proceeds	\$250 \$0	\$250 \$0	\$1,000 \$0	\$3,105	\$500 \$0	\$3,605 \$0	\$2,605 \$0	\$1,000 \$0	\$0 \$0	0%
Carryforward Surplus	\$101,609	\$163,315	\$125,091	\$125,091	\$0	\$125,091	\$0	\$54,124	(\$70,967)	-57%
TOTAL REVENUES	\$1,112,217	\$1,318,310	\$1,289,874	\$1,317,601	\$4,320	\$1,321,921	\$3,612	\$1,286,360	(\$31,950)	-2%
Expenditures										
<u>Administrative</u>										
Supervisor Fees	\$12,000	\$12,000	\$12,000	\$8,400	\$2,400	\$10,800	(\$1,200)	\$12,000	\$0	0%
FICA Expense	\$918	\$918	\$918	\$643	\$184	\$826	(\$92)	\$918	\$0	0%
Engineering	\$15,000	\$15,000	\$15,000	\$31,306	\$6,261	\$37,567	\$22,567	\$15,000	\$0	0%
Dissemination	\$2,000	\$2,120	\$2,226	\$1,855	\$371	\$2,226	(\$0)	\$2,337	\$111	5%
Arbitrage	\$1,200	\$1,200	\$1,200	\$600	\$600	\$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	\$9,397	\$3,132	\$12,530	(\$11,433)	\$23,963	\$0	0%
nnual Audit	\$3,615	\$3,715	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0	0%
rustee 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	\$54,775	\$10,955	\$65,730	(\$0)	\$67,702	\$1,972	3%
nformation Technology	\$1,000	\$1,060	\$1,113	\$928	\$186	\$1,113	\$0	\$1,169	\$56	5%
`elephone	\$300	\$400	\$400	\$613	\$123	\$736	\$336	\$400	\$0	0%
Postage	\$1,000	\$500	\$600	\$891	\$178	\$1,069	\$469	\$600	\$0	0%
Printing & Binding	\$1,500	\$500	\$400	\$724	\$145	\$869	\$469	\$400	\$0	0%
nsurance	\$8,751	\$10,200	\$11,037	\$11,037	\$0	\$11,037	\$0	\$12,053	\$1,016	9%
egal Advertising	\$1,350	\$1,350	\$1,350	\$425	\$1,137	\$1,562	\$212	\$1,350	\$0	0%
Other Current Charges	\$1,350	\$1,500	\$1,000	\$792	\$158	\$950	(\$50)	\$1,000	\$0	0%
Office Supplies	\$500	\$100	\$100	\$258	\$52	\$310	\$210	\$100	\$0	0% 0%
Oues, Licenses & Subscriptions	\$175	\$175	\$175	\$175	\$0	\$175	\$0	\$175	\$0	0%
TOTAL ADMINISTRATIVE	\$151,695	\$157,138	\$155,277	\$136,787	\$29,882	\$166,669	\$11,392	\$159,079	\$3,802	2%
<u>Field</u>	400.000	*****	**	**	**	*0	40		**	00/
ield Operations Manager*	\$78,750	\$47,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0% 5%
eneral Manager*	\$0	\$0	\$183,369	\$154,808	\$30,962	\$185,769	\$2,400	\$193,091	\$9,722	0%
andscape Maintenance (Brightview Landscape)*	\$102,552	\$158,472	\$166,398	\$138,004	\$27,601	\$165,605	(\$793)	\$166,398	\$0	-47%
andscape Maintenance (St Johns Golf)	\$65,000	\$65,000	\$57,000	\$43,454	\$21,727	\$65,181	\$8,181	\$30,000	(\$27,000)	-47% 0%
andscape Maintenance Contingency	\$52,000 \$26,460	\$52,000 \$30,000	\$52,000 \$30,000	\$42,012 \$23,850	\$8,402 \$4,770	\$50,415 \$28,620	(\$1,585)	\$52,000 \$30,000	\$0 \$0	0%
ake Maintenance menities and Recreation Management*	\$26,460 \$76,387	\$30,000 \$76,387	\$30,000 \$0	\$23,850 \$0	\$4,770 \$0	\$28,620 \$0	(\$1,380) \$0	\$30,000	\$0 \$0	0%
menities and Recreation Management-Assistant*	\$16,206	\$16,206	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0 \$0	0%
menties and Recreation Management-Assistant	\$16,206 \$59,854	\$16,206 \$73,514	\$0 \$79,888	\$62,337	\$0 \$20,779	\$83,116	\$3,228	\$83,500	\$0 \$3,612	5%
-	\$59,654 \$0	\$75,514	\$79,888	\$62,337 \$0	\$20,779	\$03,116	\$3,228	\$27,000	\$27,000	100%
		\$46,434	\$46,434	\$24,716	\$21,718	\$46,434	\$0	\$46,434	\$27,000 \$0	0%
			\$40,434			\$42,036	\$7,036	\$35,000	\$0 \$0	0%
ifeguards/Pool Monitors	\$40,892 \$35,000		\$35,000	\$35,030						
ifeguards/Pool Monitors Pool Maintenance	\$35,000	\$35,000	\$35,000 \$6,000	\$35,030 \$5,000	\$7,006 \$1,000					
ifeguards/Pool Monitors Pool Maintenance plash Pad Maintenance/Chemicals	\$35,000 \$6,000	\$35,000 \$6,000	\$6,000	\$5,000	\$1,000	\$6,000	\$0	\$6,000	\$0	0%
afeguards/Pool Monitors Pool Maintenance iplash Pad Maintenance/Chemicals anitorial Maintenance	\$35,000 \$6,000 \$22,500	\$35,000 \$6,000 \$22,500	\$6,000 \$22,500	\$5,000 \$17,110	\$1,000 \$3,422	\$6,000 \$20,532	\$0 (\$1,968)	\$6,000 \$22,500	\$0 \$0	0% 0%
Gym Equipment Lease Lifeguards/Pool Monitors Pool Maintenance Splash Pad Maintenance/Chemicals Ianitorial Maintenance Electric Water	\$35,000 \$6,000	\$35,000 \$6,000	\$6,000	\$5,000	\$1,000	\$6,000	\$0	\$6,000	\$0	0%

Sampson Creek
General Fund

#### **Community Development District**

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Total Projected Variance	Proposed Budget FY 2026	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<u> Field - continued</u>									\$0	0%
Permits	\$2,000	\$2,000	\$2,000	\$575	\$0	\$575	(\$1,425)	\$2,000	\$0	0%
Repairs & Maintenance	\$20,000	\$45,000	\$32,849	\$8,220	\$1,644	\$9,863	(\$22,986)	\$32,849	\$0	0%
Street & Tennis Court Lighting Maintenance	\$11,000	\$11,000	\$8,281	\$1,013	\$203	\$1,216	(\$7,065)	\$5,000	(\$3,281)	-40%
Repairs & Replacements-Amenity Center	\$20,000	\$20,000	\$20,000	\$19,922	\$2,500	\$22,422	\$2,422	\$20,000	\$0	0%
Tennis Court Maintenance	\$7,500	\$7,500	\$3,897	\$757	\$151	\$908	(\$2,989)	\$2,500	(\$1,397)	-36%
Supplies	\$12,500	\$20,000	\$16,563	\$11,129	\$1,226	\$12,355	(\$4,208)	\$12,500	(\$4,063)	-25%
Special Events	\$25,000	\$25,000	\$25,000	\$20,333	\$4,419	\$24,752	(\$248)	\$25,000	\$0	0%
Holiday Decorations	\$20,000	\$15,000	\$15,000	\$12,043	\$0	\$12,043	(\$2,957)	\$15,000	\$0	0%
Workers Compensation Insurance	\$2,000	\$2,000	\$2,000	\$0	\$0	\$0	(\$2,000)	\$0	(\$2,000)	-100%
Property Insurance*	\$24,902	\$41,298	\$45,947	\$40,983	\$0	\$40,983	(\$4,964)	\$45,091	(\$856)	-2%
Telephone/Internet/Cable TV	\$12,500	\$12,500	\$7,000	\$10,978	\$2,196	\$13,174	\$6,174	\$14,000	\$7,000	100%
Website Maintenance	\$5,040	\$5,040	\$1,000	\$803	\$161	\$964	(\$36)	\$1,056	\$56	6%
Office Supplies	\$500	\$700	\$700	\$516	\$103	\$619	(\$81)	\$700	\$0	0%
Contingencies	\$3,000	\$11,004	\$0	\$3,727	\$0	\$3,727	\$3,727	\$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	\$759,020	\$176,829	\$935,849	(\$21,978)	\$976,619	\$18,792	2%
TOTAL EXPENDITURES	\$1,028,738	\$1,142,394	\$1,113,103	\$895,807	\$206,710	\$1,102,518	(\$10,585)	\$1,135,698	\$22,595	2%
								Total Expenture Ir		\$22,594.75
Other Sources/(Uses)									icrease	
, , ,		(\$200,000)	(\$200.000)	(\$200,000)	\$0	(\$200.000)	\$0		•	-13%
Capital Reserve Transfer		(\$200,000) \$24,084	(\$200,000) \$23,229	(\$200,000) \$34,720	\$0 \$0	(\$200,000) \$34,720	\$0 \$11,492	(\$175,000) \$24,338	\$25,000.00 (\$1,109)	-13% -3%
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues								(\$175,000)	\$25,000.00	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues		\$24,084	\$23,229	\$34,720	\$0	\$34,720	\$11,492	(\$175,000) \$24,338	\$25,000.00 (\$1,109)	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues		\$24,084 (\$175,916)	\$23,229 (\$176,771)	\$34,720 (\$165,280)	\$0 <b>\$0</b>	\$34,720 (\$165,280)	\$11,492 <b>\$11,492</b>	(\$175,000) \$24,338 (\$150,662)	\$25,000.00 (\$1,109) \$23,891	
Capital Reserve Transfer interfund Transfer-Excess/Shortage DS Revenues		\$24,084 (\$175,916) \$0	\$23,229 (\$176,771) \$0 FY 2021 \$965,414.03	\$34,720 (\$165,280) \$256,514 FY 2022 \$965,283.04	\$0 \$0 (\$202,390) FY 2028 \$965,283.04	\$34,720 (\$165,280) \$54,124 FY 2024 \$1,108,803.61	\$11,492 \$11,492 \$25,689 FY 2025 \$1,158,783.40	(\$175,000) \$24,338 (\$150,662) \$0 EY 2026 \$1,216,236.15	\$25,000.00 (\$1,109) \$23,891	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues  OTAL OTHER SOURCES AND USES		\$24,084 (\$175,916) \$0 Net Assessment Net Golf Course	\$23,229 (\$176,771) \$0 EV-2021 \$965,414.03 \$13,256.58	\$34,720 (\$165,280) \$256,514 FY2022 \$965,283.04 \$13,256.58	\$0 \$0 (\$202,390) EY 2028 \$965,283.04 \$13,256.58	\$34,720 (\$165,280) \$54,124 FY 2024 \$1,108,803.61 \$13,705.90	\$11,492 \$11,492 \$25,689 FY2025 \$1,158,783.40 \$14,323.65	(\$175,000) \$24,338 (\$150,662) \$0 FY 2026 \$1,216,236.15 \$15,033.82	\$25,000.00 (\$1,109) \$23,891	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues  TOTAL OTHER SOURCES AND USES		\$24,084  (\$175,916)  \$0  Net Assessment Net Golf Course Net to Residential	\$23,229 (\$176,771) \$0 FY2021 \$965,414.03 \$13,256.58 \$952,157.45	\$34,720 (\$165,280) \$256,514 FY 2022 \$965,283.04 \$13,256.58 \$952,026.46	\$0 \$0 (\$202,390) FY2028 \$965,283.04 \$13,256.58 \$952,026.46	\$34,720 (\$165,280) \$54,124 FY 2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71	\$11,492 \$11,492 \$25,689 \$1,158,783.40 \$14,223.65 \$1,144,459.75	(\$175,000) \$24,338 (\$150,662) \$0 EY 2026 \$1,216,236.15 \$15,033.82 \$1,201,202.32	\$25,000.00 (\$1,109) \$23,891	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues  OTAL OTHER SOURCES AND USES	No. of	\$24,084  (\$175,916)  \$0  Net Assessment Net Golf Course Net to Residential Residential Units	\$23,229 (\$176,771) \$0 EY2021 \$965,414.03 \$13,256.58 \$952,157.45 799	\$34,720 (\$165,280) \$256,514 EY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799	\$0 \$0 (\$202,390) EY 2073 \$965,283.04 \$13,256.58 \$952,026.46 799	\$34,720 (\$165,280) \$54,124 EY2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799	\$11,492 \$11,492 \$25,689 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799	(\$175,000) \$24,338 (\$150,662) \$0 FY 2026 \$1,216,236.15 \$15,033.82 \$1,201,202.32 799	\$25,000.00 (\$1,109) \$23,891	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues  OTAL OTHER SOURCES AND USES	No. of Net Residential	\$24,084  (\$175,916)  \$0  Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment	\$23,229 (\$176,771) \$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45 799 \$1,191.69	\$34,720 (\$165,280) \$256,514 EY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$0 \$0 (\$202,390) FY 2023 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$34,720 (\$165,280) \$54,124 FY2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799 \$1,370.59	\$11,492 \$11,492 \$25,689 FY 2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799 \$1,432.37	(\$175,000) \$24,338 (\$150,662) \$0 <u>FY 2026</u> \$1,216,236.15 \$15,033.82 \$1,201,202.32 799 \$1,503.38	\$25,000.00 (\$1,109) \$23,891	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues  TOTAL OTHER SOURCES AND USES	No. of Net Residential Gross Residential U	\$24,084  (\$175,916)  \$0  Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment Juit Assessment	\$23,229 (\$176,771) \$0 EY.2021 \$965,414.03 \$13,256.58 \$952,157.45 799 \$1,191.69 \$1,267.75	\$34,720 (\$165,280) \$256,514 EY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52 \$1,267.75	\$0 \$0 (\$202,390) FY.2023 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52 \$1,267.75	\$34,720 (\$165,280) \$54,124 EY.2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799 \$1,370.59 \$1,458.07	\$11,492 \$11,492 \$25,689 EY 2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799 \$1,432.37 \$1,523.79	(\$175,000) \$24,338 (\$150,662) \$0 \$1,216,236.15 \$15,033.82 \$1,201,202.32 799 \$1,503.38 \$1,599.34	\$25,000.00 (\$1,109) \$23,891	
Capital Reserve Transfer Interfund Transfer-Excess/Shortage DS Revenues  TOTAL OTHER SOURCES AND USES  EXCESS REVENUES (EXPENDITURES)	No. of Net Residential Gross Residential U	\$24,084  (\$175,916)  \$0  Net Assessment Net Golf Course Net to Residential Residential Units Unit Assessment Juit Assessment Unit Assessment	\$23,229 (\$176,771) \$0 FY 2021 \$965,414.03 \$13,256.58 \$952,157.45 799 \$1,191.69	\$34,720 (\$165,280) \$256,514 EY 2022 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$0 \$0 (\$202,390) FY 2023 \$965,283.04 \$13,256.58 \$952,026.46 799 \$1,191.52	\$34,720 (\$165,280) \$54,124 FY2024 \$1,108,803.61 \$13,705.90 \$1,095,097.71 799 \$1,370.59	\$11,492 \$11,492 \$25,689 FY 2025 \$1,158,783.40 \$14,323.65 \$1,144,459.75 799 \$1,432.37	(\$175,000) \$24,338 (\$150,662) \$0 <u>FY 2026</u> \$1,216,236.15 \$15,033.82 \$1,201,202.32 799 \$1,503.38	\$25,000.00 (\$1,109) \$23,891	

<sup>\*</sup> 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

# SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

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.

# SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

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.

# SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

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.

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

#### Lake Maintenance

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

<b>Description</b>	<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.

# SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

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.

# SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2026

### **Repairs and Replacements-Amenity Center**

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

#### **Tennis Court Maintenance**

Represents costs associated with repairs of the tennis courts.

### **Lighting Repairs and Maintenance**

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

### **Supplies**

Miscellaneous supplies needed for the Clubhouse.

#### **Special Events**

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

### **Property Insurance**

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

### **Telephone/Internet/Cable Television**

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

#### **Website Maintenance**

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

### **Office Supplies**

Miscellaneous office supplies.

#### **Contingencies**

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

### **Capital Outlay**

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

#### Capital Reserve

Money set aside for future replacements of capital related items.

### **Youth Programs**

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

# Sampson Creek Community Development District

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Interest Income	\$500	\$7,673	\$1,535	\$9,207	\$5,000
Miscellaneous Income	\$0	\$3,000	\$0	\$3,000	\$0
Carry Forward Surplus	\$162,963	\$154,684	\$0	\$154,684	\$232,934
TOTAL REVENUES	\$163,463	\$165,357	\$1,535	\$166,892	\$237,934
Expenditures  Repairs and Replacements	\$63,797	\$133,958	\$0	\$133,958	\$63,797
TOTAL EXPENDITURES	\$63,797	\$133,958	\$0	\$133,958	\$63,797
Other Sources/(Uses)  Capital Reserve Transfer	\$200,000	\$200.000	\$0	\$200,000	\$175.000
Capital Reserve Transfer	\$200,000	\$200,000	ΦU	\$200,000	φ1/5,000
TOTAL OTHER	\$200,000	\$200,000	\$0	\$200,000	\$175,000
EXCESS REVENUES	\$299,666	\$231,399	\$1,535	\$232,934	\$349,137

### Community Development District Debt Service Fund

Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues				-,,	
Special Assessments - Levy (1)	\$552,515	\$556,238	\$0	\$556,238	\$552,515
Interest Income	\$2,500	\$14,584	\$2,917	\$17,500	\$2,500
Carry Forward Surplus (2)	\$95,119	\$101,362	\$0	\$101,362	\$86,325
TOTAL REVENUES	\$650,134	\$672,184	\$2,917	\$675,100	\$641,340
Expenditures					
Series 2016					
Interest - 11/01	\$67,028	\$67,028	\$0	\$67,028	\$61,988
Interest - 05/01	\$67,028	\$67,028	\$0	\$67,028	\$61,988
Principal - 05/01	\$420,000	\$420,000	\$0	\$420,000	\$430,000
TOTAL EXPENDITURES	\$554,055	\$554,055	\$0	\$554,055	\$553,975
Other Sources/(Uses)					
Interfund Transfer In / (Out)-GF <sup>(3)</sup>	(\$23,229)	(\$34,720)	\$0	(\$34,720)	(\$24,338)
TOTAL OTHER	(\$23,229)	(\$34,720)	\$0	(\$34,720)	(\$24,338)
EXCESS REVENUES	\$72,850	\$83,409	\$2,917	\$86,325	\$63,027

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

 $<sup>^{(1)}</sup>$  Net Amount Assessed.

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

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

### **Community Development District**

Series 2016 Capital Improvement Revenue and Refunding Bonds

### **AMORTIZATION SCHEDULE**

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

### Community Development District Debt Service Fund

### **Series 2020 Capital Improvement Revenue Bonds**

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
Description	FY 2025	7/31/25	2 Months	9/30/25	FY 2023
Revenues					
Special Assessments - Levy (1)	\$73,780	\$74,279	\$0	\$74,279	\$73,780
Interest Income	\$750	\$5,733	\$1,147	\$6,879	\$750
Carry Forward Surplus <sup>(2)</sup>	\$51,436	\$53,056	\$0	\$53,056	\$61,026
TOTAL REVENUES	\$125,966	\$133,067	\$1,147	\$134,214	\$135,557
Expenditures					
<u>Series 2020</u>					
Interest - 11/01	\$31,594	\$31,594	\$0	\$31,594	\$31,475
Interest - 05/01	\$31,594	\$31,594	\$0	\$31,594	\$31,475
Principal - 05/01	\$10,000	\$10,000	\$0	\$10,000	\$10,000
TOTAL EXPENDITURES	\$73,188	\$73,188	\$0	\$73,188	\$72,950
EXCESS REVENUES	\$52,778	\$59,880	\$1,147	\$61,026	\$62,607

11/26 Interest Expense

\$31,356

Assessments per unit for FY 2024-2025:

		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

<sup>(1)</sup> Net Amount Assessed.

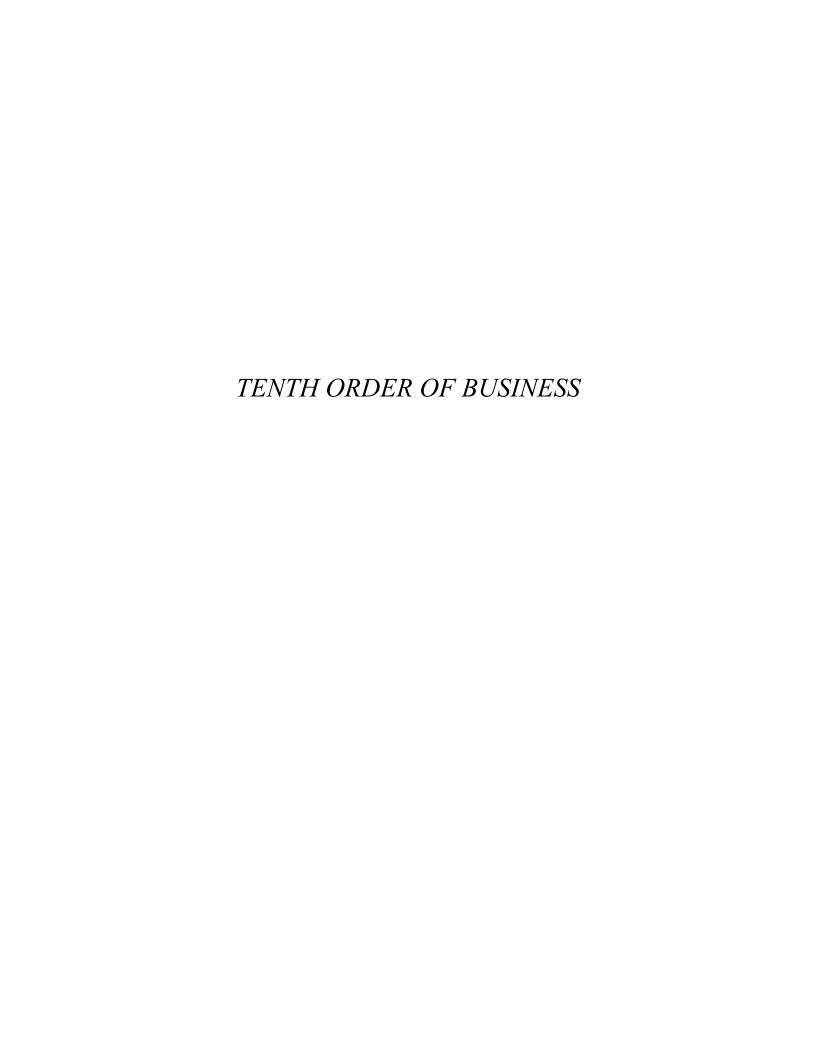
 $<sup>^{\</sup>left(2\right)}$  Carry forward surplus is net of the reserve requirement.

### 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



# RESOLUTION 2025-06 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Sampson Creek Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("County"); and

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

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

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS,** in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

#### 2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
  - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

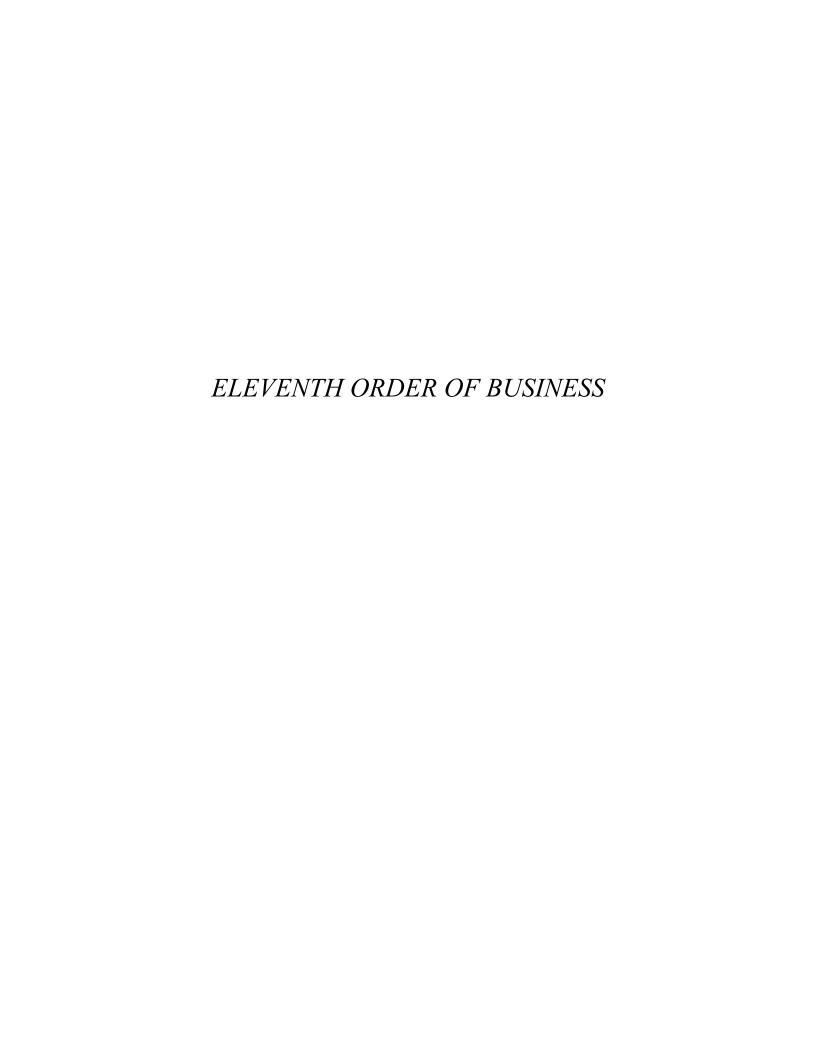
7.	<b>EFFECTIVE DATE.</b>	This Resolution shall take effect upon the passage and adoption of this
Resolution by	the Board.	

PASSED AND ADOPTED this 21st day of August, 2025.

ATTEST:	SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	By:
E 1994 Body	

Exhibit A:

Budget Assessment Roll Exhibit B:



## WILLOW CREEK II CDD

HOME ACCESSIBILITY

**DISTRICT INFORMATION** 

**DISTRICT DOCUMENTS** 



### **CDD Information**

The Willow Creek II Community Development District is a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes as amended, and created by ordinance of the City of Titusville, Florida as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities. A CDD provides the "solution" to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. Community Development Districts represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows a developer to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities.

**DISTRICT INFORMATION** 

**DISTRICT DOCUMENTS** 

For more Information regarding the CDD, please contact Governmental Management Services Central Florida LLC:

<u>District Manager</u> Jeremy LeBrun

219 E. Livingston Street Orlando, FL 32801 Tel: (407) 841-5524 x142 Fax: (407) 839-1526

jlebrun@gmscfl.com

**Public Records Notice:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

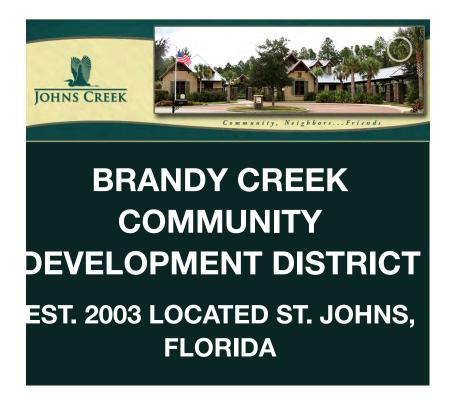




ACCESSIBILITY PRIVACY POLICY

Copyright 2025 © Willow Creek II Community Development District

Designed by ReAlign Web Design



### **WELCOME**

To Brandy Creek Community Development District!

Brandy Creek is a deed-restricted, community of 583 homes located in the growing northwest area of beautiful Saint Johns County, Florida. We are about 15 miles from the Atlantic Ocean and midway between the historic town of Saint Augustine and the grand city of Jacksonville.

Located on a beautiful 350 acre site, Brandy Creek features an abundance of conservation areas and 9 lakes. Our winding streets and sidewalks enhance our feeling of community. Our two Amenity Center facilities include indoor and outdoor recreational buildings, 3 pools, 3 children's playgrounds, a fitness center, tennis court facility, 2 basketball courts and 2 multipurpose fields.

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Brandy Creek is about community. We are neighbors and friends. We invite you to join us and share our gracious lifestyle.

We are very proud of our community and have established this website as a means of communicating to our current and future residents. Please look through our site and learn more about the Brandy Creek CDD Development. If you have questions that require further assistance please see the contact information below.

### **Community Development District Overview**

The Brandy Creek Community Development District is a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes as amended, and created by Rule as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities. A CDD provides the "solution" to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. Community Development Districts represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows a developer to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities.

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### **CDD Organization**

The Brandy Creek Community Development District is organized similar to other local governments in Florida, in that the legislative body is composed of a five-member board known as the Board of Supervisors. The Board establishes the policy of the District in accordance with Florida law. The Board, by law, must hire a District Administrator and District Counsel. Staff members operate utilizing the same formalities as a County Administrator and County Attorney. The Board, through review of advertised Requests for Qualifications, ranks and selects a District Engineer to perform the engineering needs of the District. District Administration staff and the District Attorney administer the operations of the District and implement the Board's policies and contracts.

### **District Administration**

The District Manager's responsibilities include:

- 1. Preparation and submittal of a proposed operations and maintenance budgets for Board review and action
- 2. Coordination with operations and maintenance consultant (MSKP Volusia Partners, LLC) for preparation of contract specifications for District operations, including community appearance, waterway management, and facilities maintenance
- 3. File all required forms and documents with state and local agencies
- 4. Attend all Board of Supervisor meetings implement the policies of the Board
- 5. Additional duties as directed by the Board

The District Engineer's responsibilities include:

- 1. Preparation and supervision of construction projects within the CDD
- 2. Inspection and reporting on the District facilities
- 3. Assist in the preparation of the annual maintenance budget.
- 4. Attend Board of Supervisor meetings when requested implement the policies of the Board
- 5. Additional duties as directed by the Board

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### The District Counsel's responsibilities include:

- 1. Preparation and review of agreements and other CDD documents
- 2. Ensuring all provisions of the Florida Statutes are followed
- 3. Attend all Board of Supervisor meetings implement the policies of the Board
- 4. Additional duties as directed by the Board

### The Operations and Maintenance responsibilities include:

- 1. Maintenance and oversight of:
  - 1. Security of District Facilities
  - 2. Landscaping Maintenance & Irrigation
  - 3. Lake and Stormwater System
  - 4. Monuments & Signage
- 2. Assist in preparing and submitting budget numbers for maintenance items
- 3. Approve and submit invoices
- 4. Attend all Board of Supervisor meetings implement the policies of the Board
- 5. Additional duties as directed by the Board

QUICK LINKS

• Florida Department of Financial Services
• CLICK HERE FOR LINK TO CHAPTER 190, F.S.

NOTE:

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Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

### **CDD CONTACT INFORMATION**

### **CDD District Manager**

Governmental Management Services

Jim Oliver

joliver@gmsnf.com

904.940.5850

475 W. Town Place

Suite 114

St. Augustine, Florida 32092

### **CDD Facilities & Common Area Maintenance**

Jim Masters

jmasters@vestapropertyservices.com

904-230-4208

### **POA PROPERTY MANAGER**

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### Phase 1

Vesta Property Services

Alexandra Cutshaw, LCAM

904.747.0181

Email: acutshaw@vestapropertyservices.com

### Phase 2

Vesta Property Services
Alexandra Cutshaw, LCAM

904.747.0181

Email: acutshaw@vestapropertyservices.com

## **PUBLIC RECORDS**

AGENDA ----

FISCAL YEAR 2025

- August 20, 2025 Agenda Package
- July 9, 2025 Agenda Package
- May 7, 2025 Agenda Package
- March 12, 2025 Agenda Package (updated 3/7/25)

- January 8, 2025 Agenda Packet
- November 13. 2024 Agenda Package

### FISCAL YEAR 2024

- September 11, 2024 Agenda Packet (revised 9/10/24)
- July 10, 2024 Agenda Packet
- May 8, 2024 Agenda Packet
- March 6, 2024 Meeting Agenda Packet
- January 10, 2024 Meeting Agenda Packet (revised 1/8/24)
- November 8, 2023 Agenda Packet (revised 11/7/23)

### FISCAL YEAR 2023

- September 13, 2023 Agenda Packet
- July 12, 2023 Meeting Agenda
- May 10, 2023 Meeting Agenda Packet
- March 1, 2023 Agenda Packet (update 02-24-23)
- January 11, 2023 Agenda Package
- January 11, 2023 Agenda
- December 6, 2022 Meeting Agenda Package
- December 6, 2022 Meeting Agenda
- November 9, 2022 Agenda Packet
- November 9, 2022 Meeting Agenda

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### **FISCAL YEAR 2022**

- September 21, 2022 Agenda Package
- September 21, 2022 Agenda
- July 13, 2022 Agenda Package
- May 11, 2022 Agenda Package
- March 2, 2022 Agenda Package
- January 12, 2022 Agenda Package
- January 12, 2022 Agenda
- November 10, 2021 Agenda Package
- November 10, 2021 Agenda

### **BUDGETS**

- FY 2026 Adopted Budget
- FY 2025 Adopted Budget (revised 8/24)
- FY 2024 Budget
- FY 2023 Adopted Budget
- FY 2022 Amended Budget
- FY 2022 Budget
- FY 2021 Budget
- FY 2020 Budget
- FY 2019 Budget
- FY 2018 Budget
- FY 2017 Budget

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### **MINUTES**

### **FISCAL YEAR 2025**

- May 7, 2025 Minutes
- March 12, 2025 Minutes
- January 8, 2025 Minutes
- November 13, 2024 Minutes

### **FISCAL YEAR 2024**

- July 10, 2024 Minutes
- May 8, 2024 Minutes
- March 6, 2024 Minutes
- November 8, 2023 Minutes

### **FISCAL YEAR 2023**

- September 13, 2023 Meeting Minutes
- July 17. 2023 Meeting Minutes
- March 1. 2023 Meeting Minutes
- January 11, 2023 Meeting Minutes
- December 6, 2023 Meeting Minutes

**FISCAL YEAR 2022** 

- September 21, 2022 Minutes
- May 11, 2022 Minutes (revised)
- March 2, 2022 Minutes
- January 22, 2022 Minutes
- November 10, 2021 Minutes

### **AUDITED FINANCIAL STATEMENTS**

- 2024 Financial Report
- 2023 Financial Report
- 2022 Financial Report
- 2021 Financial Report
- 2020 Financial Report
- 2019 Financial Report
- 2018 Financial Report
- FY 2017 Financial Report

### **ADDITIONAL DISTRICT DOCUMENTS**

- Capital Reserve Study 2020
- FY21 Capital Reserve Study
- Disclosure of Public Financing
- Facilities Report May 29 2020

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Map Brandy Creek CDD

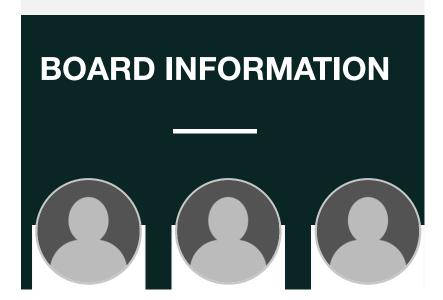
Rules of Procedure rev. October 2008

Storm Water Policies Revised 1/29/21

Tree Trimming Policy 2023

### NOTICE OF PUBLIC RECORD REQUEST

THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT IS GOVERNMENTAL MANAGEMENT SERVICES- NORTH FLORIDA, LLC. TO REQUEST PUBLIC RECORDS FROM THE DISTRICT YOU MAY CONTACT THE CUSTODIAN AT: 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850 FAX: 904-940-5899



https://brandycreekcdd.com/

# MEREDI **PAYNE** CHAIRPERSON 475 West Town Place, Suite 114 St. Augustine, FL 32092 email: merc ey10 65@ gmail .com Term Expires 2026

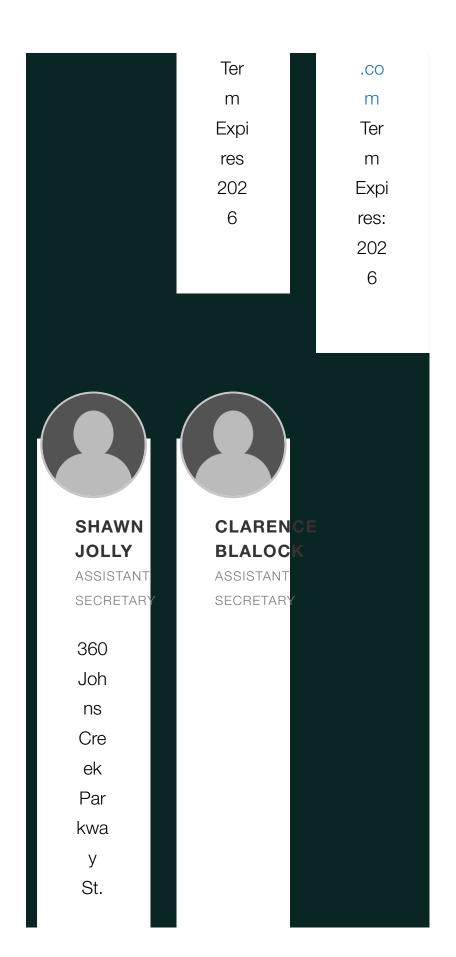
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# BOARD OF SUPERVISORS MEETING DATES

The Board of Supervisors of the Brandy Creek Community Development District will hold their regularly scheduled public meetings at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092 on the second Wednesday of each month listed below (or otherwise noted)

September 11, 2024
November 13, 2024
January 8, 2025
March 12, 2025
May 7, 2025 (first Wednesday)
July 9, 2025
September 10, 2025

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The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

### **MANAGEMENT SERVICES**

# iOVERNMENTAL MANAGEMENT ERVICES – NORTH FLORIDA LC

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overnmental Management Services (GMS) is a mily of limited liability companies that was stablished on November 26, 2004 for the irpose of providing special district management rvices to Community Development Districts DD). GMS currently has offices in Orlando, St. oud, Ft. Lauderdale, Tallahassee, Port St. Lucie, . Augustine, and Jacksonville, Florida, and noxville, Tennessee. GMS currently manages over 75 Community Development Districts across the ate of Florida.

overnmental Management Services LLC 75 West Town Place, Suite 114 . Augustine, Florida 32092 04) 940-5850 ix: (904) 940-5899

ww.govmgtsvc.com

### **CONTACT INFO**

### **BRANDY CREEK CDD**

https://brandycreekcdd.com/ 8/14/25, 4:51 PM 475 West Town Place, Suite 114 St. Augustine, Florida 32092 (904) 940-5850

Fax: (904) 940-5899 joliver@gmsnf.com

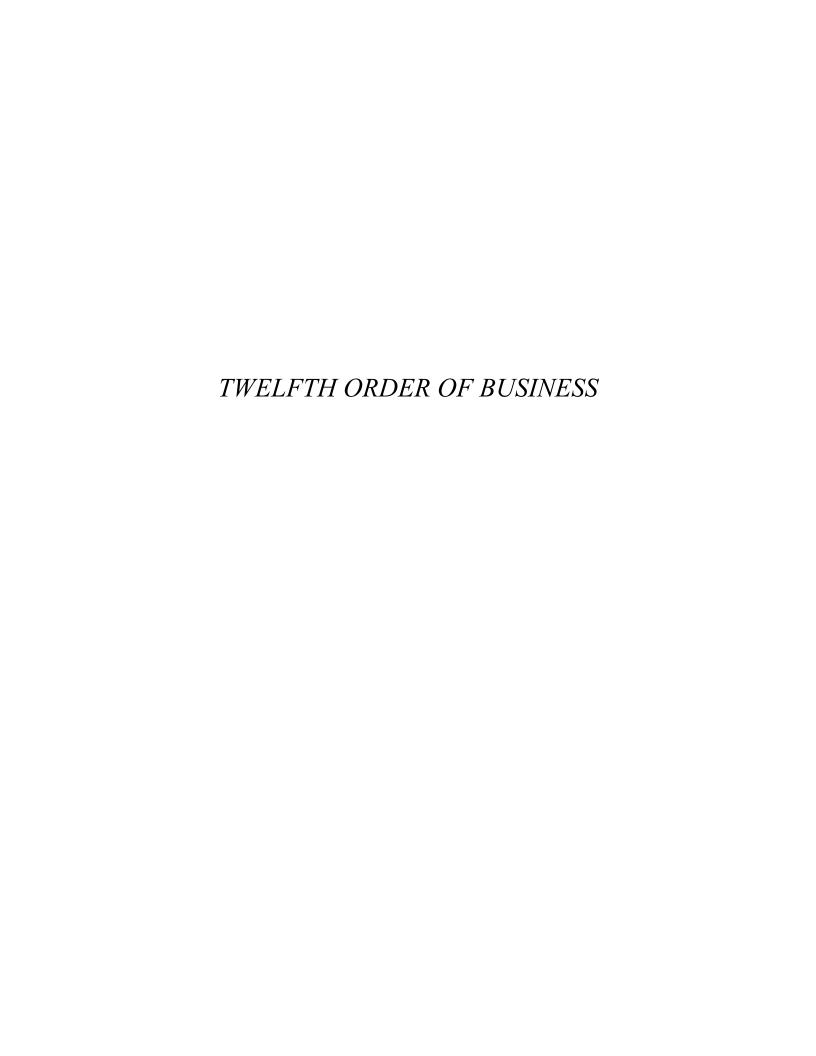
brandycreekcdd.com

# **CONTACT US**

Jim Oliver, District Manager joliver@gmsnf.com Email the District Manager

Florida Public Records Notice: Emails to and from Community Development District's are public record according to Section 119 Florida Statutes. For more information, please see http://www.myflsunshine.com/.

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A.

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

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

# T.N. Lee Services LLC

# **PROPOSAL**

1/21/25

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

#### Mr. Westcott:

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

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

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

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

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

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

Sincerely,

Nick Lee

Owner/Project Manager



# ST JOHNS GOLF AND COUNTRY CLUB ST AUGUSTINE, FLORIDA 32092

**Sales:** James Merritt

|St Johns Golf and Country Club | Design-Build

St Augustine, Florida 32092

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

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

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

Concrete - Ramp \$13,333.33

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

#### **TERMS**

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

#### Landscape Renovation

#### SPECIAL CONDITIONS

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

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

#### SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

#### SUPPLEMENTAL CONDITIONS

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

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

#### WARRANTY OF CONTRACT

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

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

#### **Construction Warranty:**

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

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

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

#### **After Care Tips**

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

#### Softscape:

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

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

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

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

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

#### Sod and seed:

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

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

#### Hardscape:

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

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

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

#### Liahtina:

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

#### Mulching:

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

#### Fertilization:

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

growth and plant health.

#### **Pruning:**

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

#### Irrigation:

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

Contractor:		Client:	
-	James Merritt	<del>-</del>	
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. <b>Delivery</b>		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	
<b>Product Sales:Mulch:Mulch</b> Mulch, per cu yd	15	72.50	1,087.50T	
Product Sales:Sod Sod, St. Augustine 'Floratam', per sq ft	3,600	0.65	2,340.00T	
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T	
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00	
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T	
Installation:Landscape Installation:Landscape Installation Landscape Installation-To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	16,800.00	16,800.00	
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00	

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

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

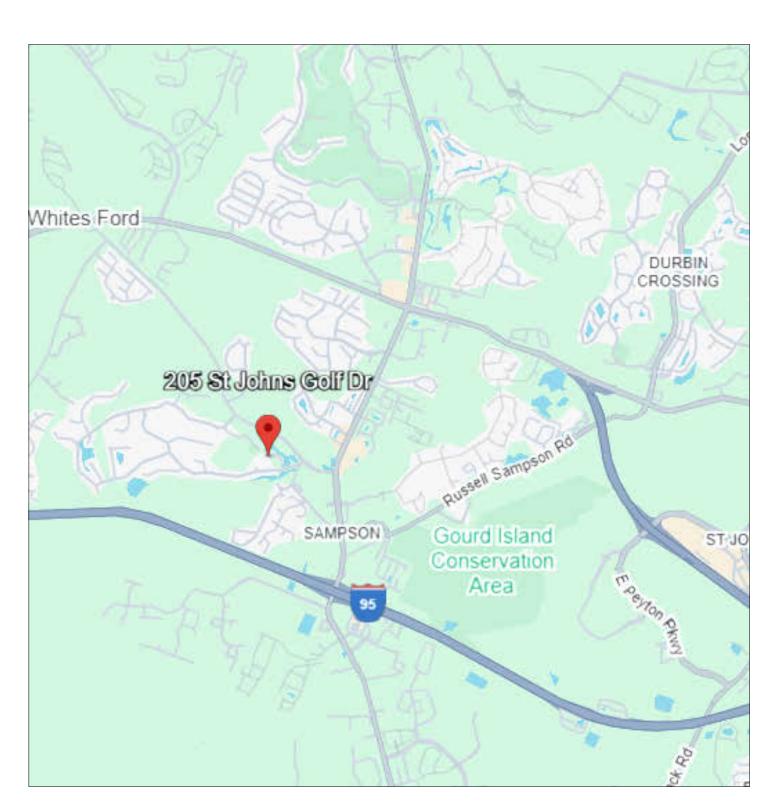
ACTIVITY		QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building material	als on to construction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

Accepted By Accepted Date

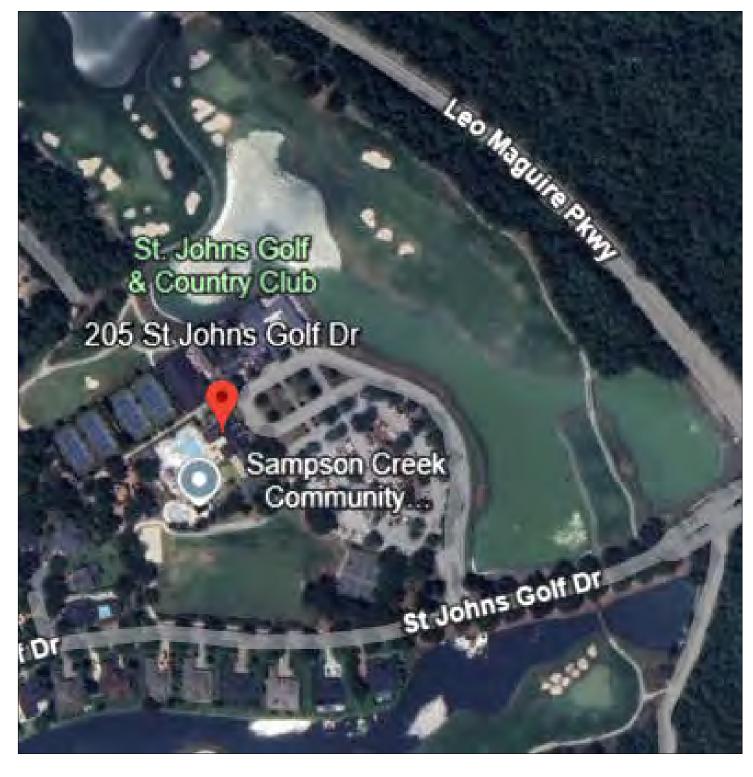


# ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION

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







OVERALL SITE MAP

			ISSUE	CURRENT	CURRENT	RE
SHT NO	SHEET NAME	60% ISSUE	DATE	REV	REV DATE	ISS
GENERAL						
G000	COVER		06/12/2025			
G001	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS		06/12/2025			
G002	TYP MOUNTING HEIGHTS		06/12/2025			
AD01	FLOOR PLAN - FIRST FLOOR DEMOLITION		06/12/2025			
			00:12:2020		L	
ARCHITECTUI A100		,	06/12/2025			
ARCHITECTU	RE					
ARCHITECTUI A100	RE FLOOR PLAN & R.C.P.		06/12/2025			
ARCHITECTUI A100 A101	RE FLOOR PLAN & R.C.P. EXTERIOR ELEVATION & ROOF PLAN		06/12/2025 06/12/2025			
ARCHITECTUI A100 A101 A102	FLOOR PLAN & R.C.P.  EXTERIOR ELEVATION & ROOF PLAN  EXTERIOR ELEVATIONS		06/12/2025 06/12/2025 06/12/2025			
ARCHITECTUI A100 A101 A102 A103	FLOOR PLAN & R.C.P. EXTERIOR ELEVATION & ROOF PLAN EXTERIOR ELEVATIONS SECTIONS		06/12/2025 06/12/2025 06/12/2025 06/12/2025			
ARCHITECTUI A100 A101 A102 A103 A110	FLOOR PLAN & R.C.P.  EXTERIOR ELEVATION & ROOF PLAN  EXTERIOR ELEVATIONS  SECTIONS  PLAN & INTERIOR ELEVATIONS		06/12/2025 06/12/2025 06/12/2025 06/12/2025 06/12/2025			
ARCHITECTUI A100 A101 A102 A103 A110 A111	FLOOR PLAN & R.C.P.  EXTERIOR ELEVATION & ROOF PLAN  EXTERIOR ELEVATIONS  SECTIONS  PLAN & INTERIOR ELEVATIONS  INTERIOR ELEVATIONS		06/12/2025 06/12/2025 06/12/2025 06/12/2025 06/12/2025 06/12/2025			
ARCHITECTUI A100 A101 A102 A103 A110 A111 A120	FLOOR PLAN & R.C.P.  EXTERIOR ELEVATION & ROOF PLAN  EXTERIOR ELEVATIONS  SECTIONS  PLAN & INTERIOR ELEVATIONS  INTERIOR ELEVATIONS  DOOR SCHEDULE & DETAILS		06/12/2025 06/12/2025 06/12/2025 06/12/2025 06/12/2025 06/12/2025 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:

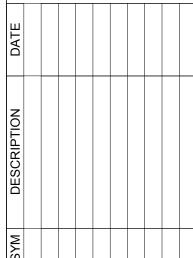
ARCHITECT

BHIDE & HALL ARCHITECTS, P.A. 1329 KINGSLEY AVENUE, SUITE C, ORANGE PARK, FLORIDA 32073

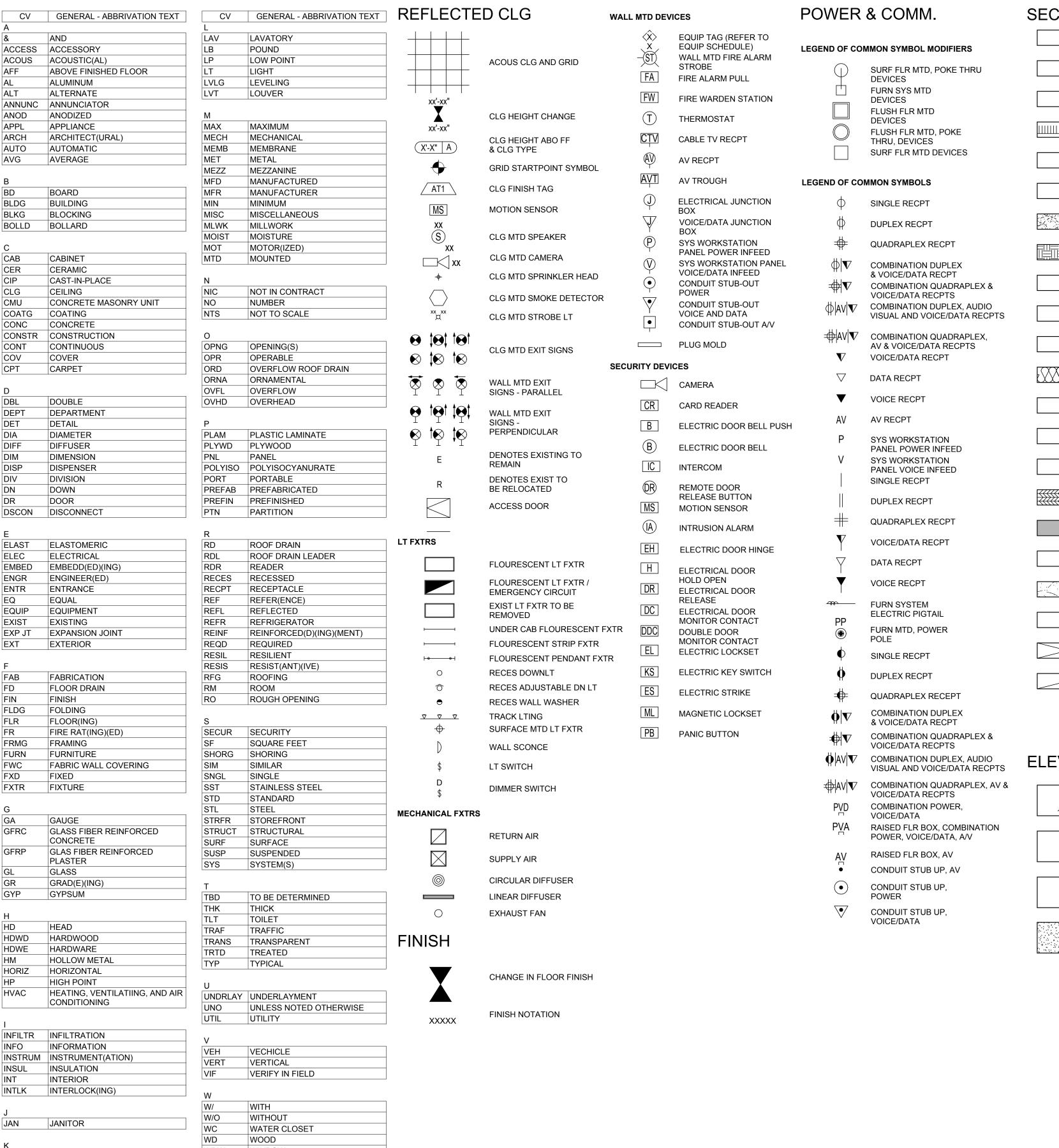
ELECTRONIC SEAL THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION COVER 60% CONSTRUCTION DOC.

ARCHITECT LICENSE NO

PRELIMINARY



**G000** 



SECTION MAT. INDICATIONS CONSTRUCTION ACOUSTICAL CEILING TILE COLUMN GRID REFERENCE NUMBER ALUMINUM - COLUMN GRID LINES AND REFERENCE NUMBER **EXISTING CONSTRUCTION TO BRICK EXISTING CONSTRUCTION TO BE CARPET 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 EARTH DETAIL NUMBER - SHEET NUMBER GLASS ─ DESCRIPTION OF SIMILAR OR OPPOSITE HAND **GRAVEL** 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 **METAL** NUMBER - REVISION CLOUD PLASTIC **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 MATCH LINE SEE MATCH LINE SYMBOL XX/XX ALIGN ALIGN WITH **ELEVATION INDICATION** ESTABLISHED / ADJACENT SURFACES INDICATES PLAN NORTH GLASS SYMBOL INDICATES TRUE NORTH MASONRY COURSING

WOOD VENEER

STUCCO

 $8 | extsf{VERIFY}$  DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION AND "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE. FLOOR ELEVATION TRANSITION

FLOOR PLAN LEGEND

INFORMATION.

EXISTING WALL

DEMOLISHED WALL

NEW FRAMED WALL. REF: WALL TYPES SHEET FOR ADDITIONAL

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.

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

2 FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTO UNLESS OTHERWISE NOTED.

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

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

GENERAL ATTACHMENT NOTE

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

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

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

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

### **GENERAL PROJECT NOTES**

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

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

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

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

GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF

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

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

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

LEAVING ALL IN WORKING ORDER WHEN COMPLETED.

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

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

GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.

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

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

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

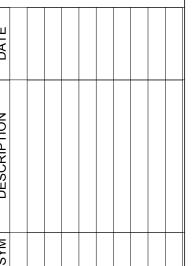
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GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

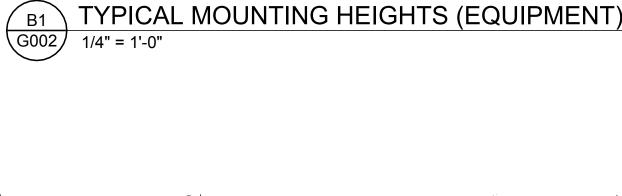
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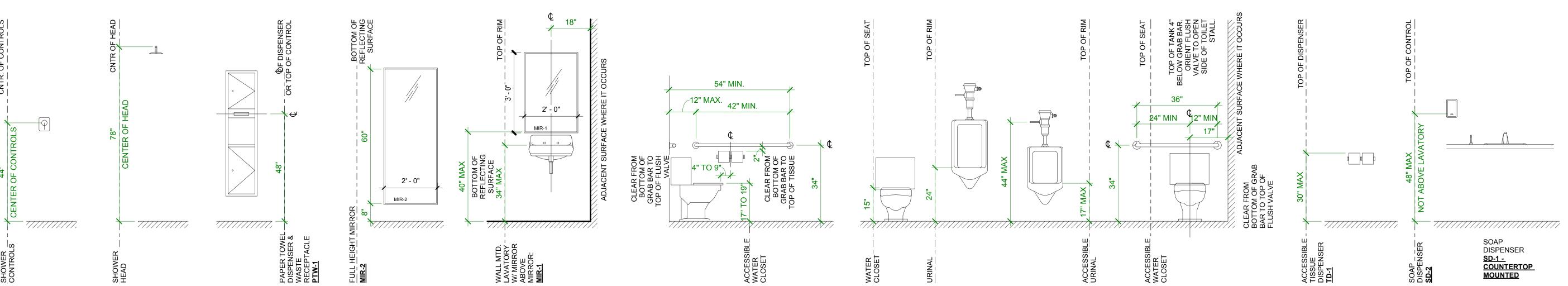
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WINDOW KITCHEN WEIGHT

WTRPRF WATERPROOFING







TYP MOUNTING HEIGHTS

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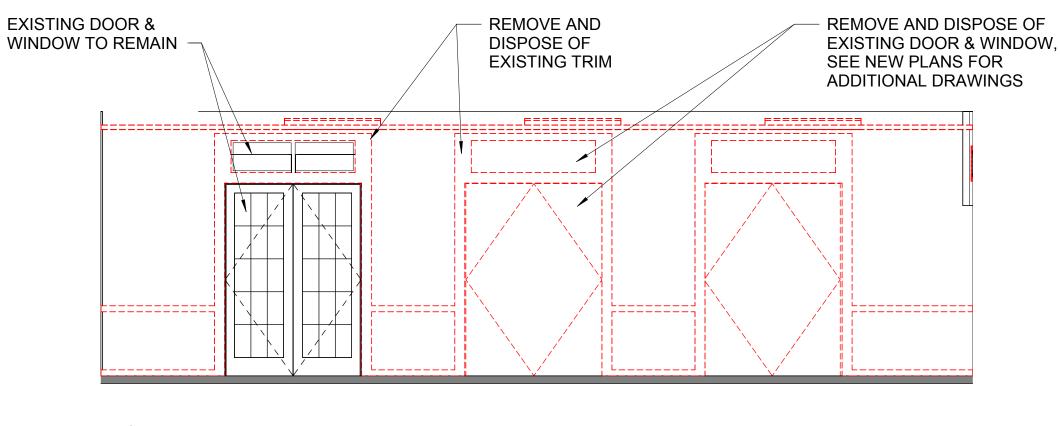
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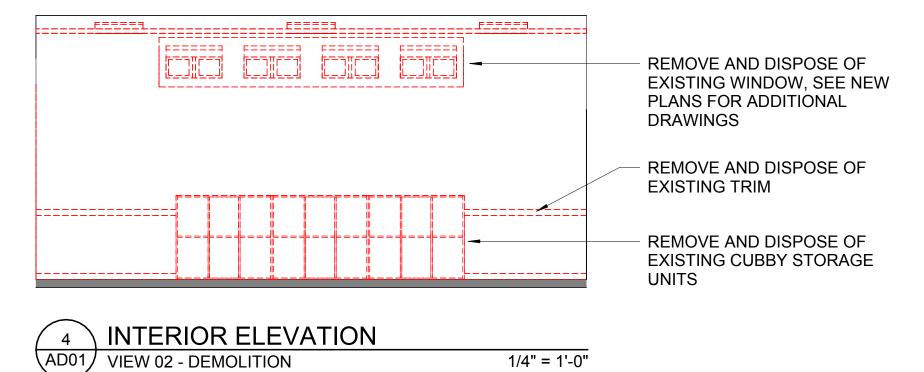


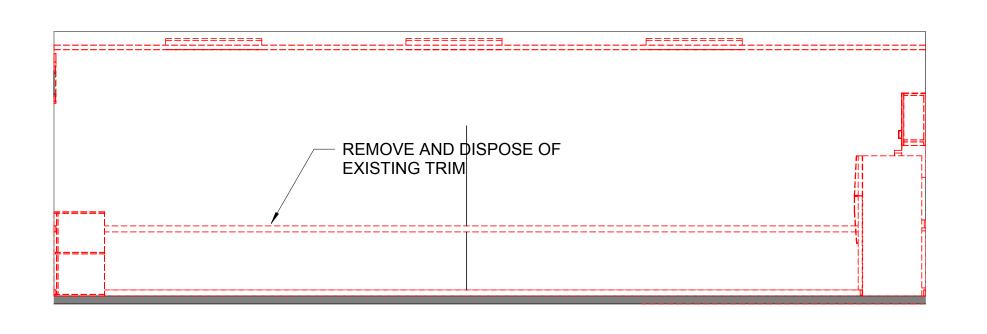
1/4" = 1'-0"



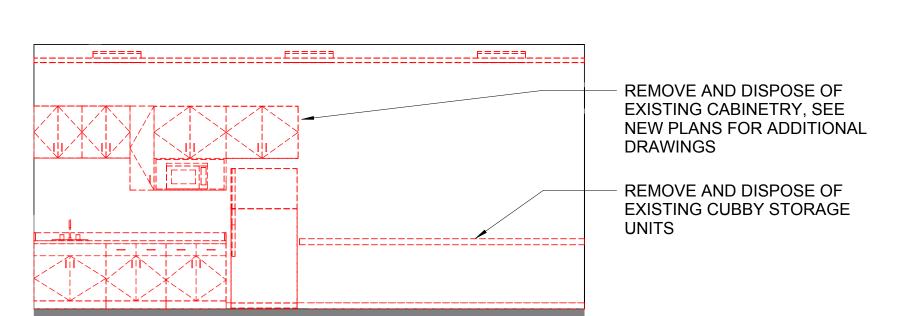
5 \ INTERIOR ELEVATION

(AD01) VIEW 03 - DEMOLITION

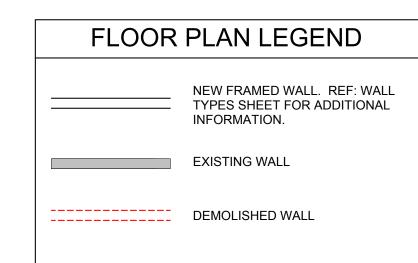




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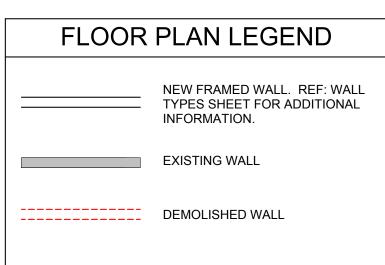




### GENERAL DEMOLITION NOTES

(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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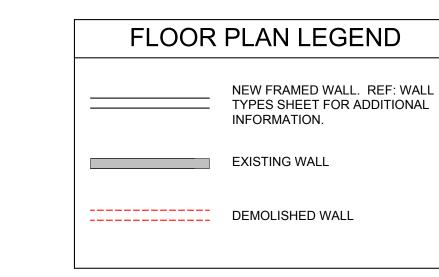
PERMIT OR CONSTRUCTION.

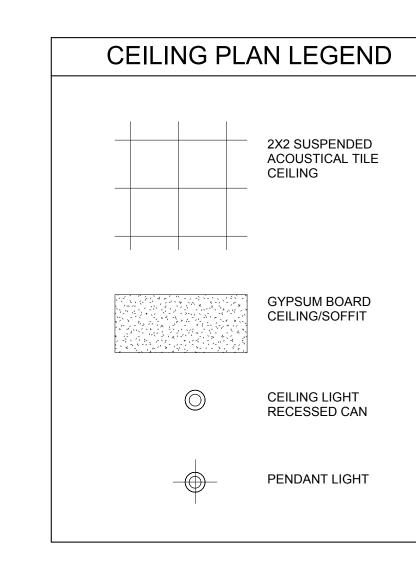
FLOOR PLAN - FIRST FLOOR DEMOLITION

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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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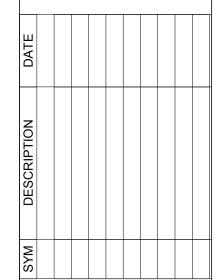
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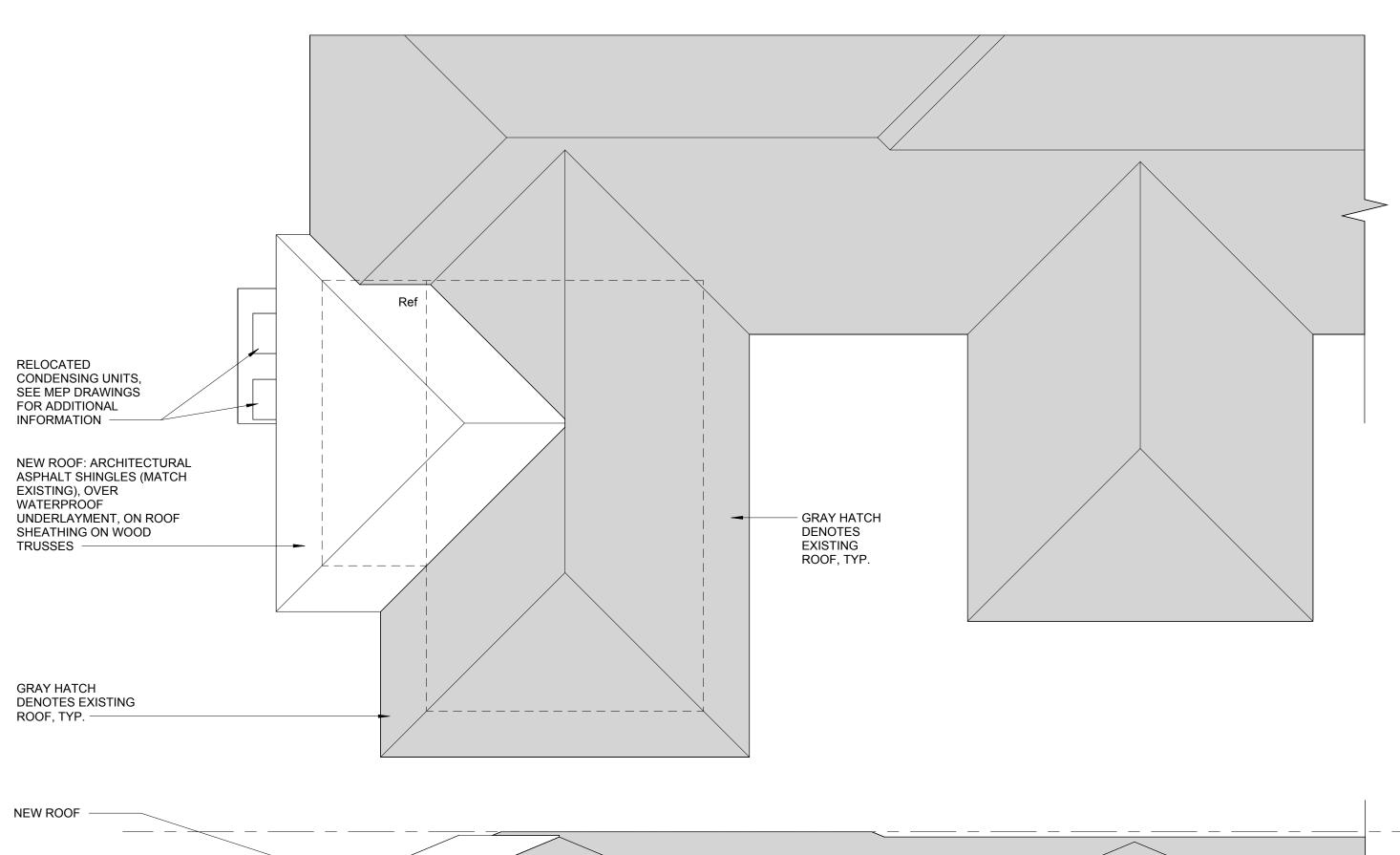


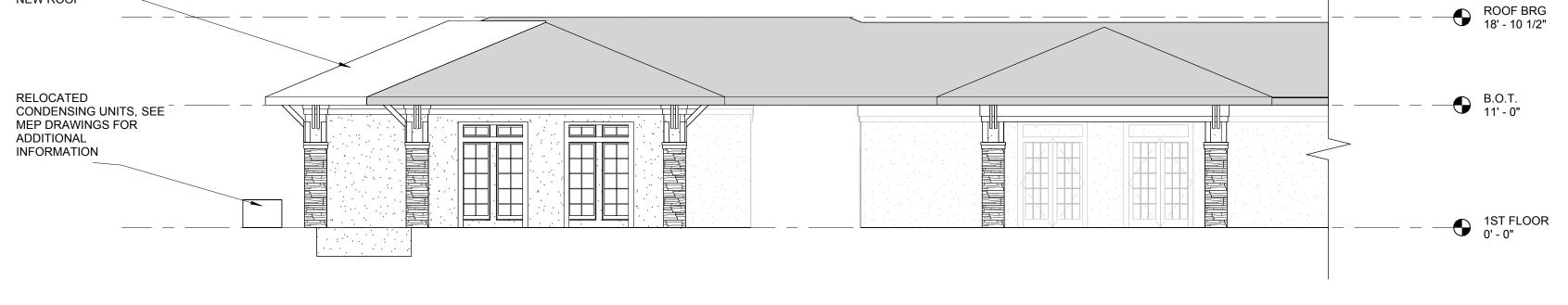
FLOOR PLAN & R.C.P.

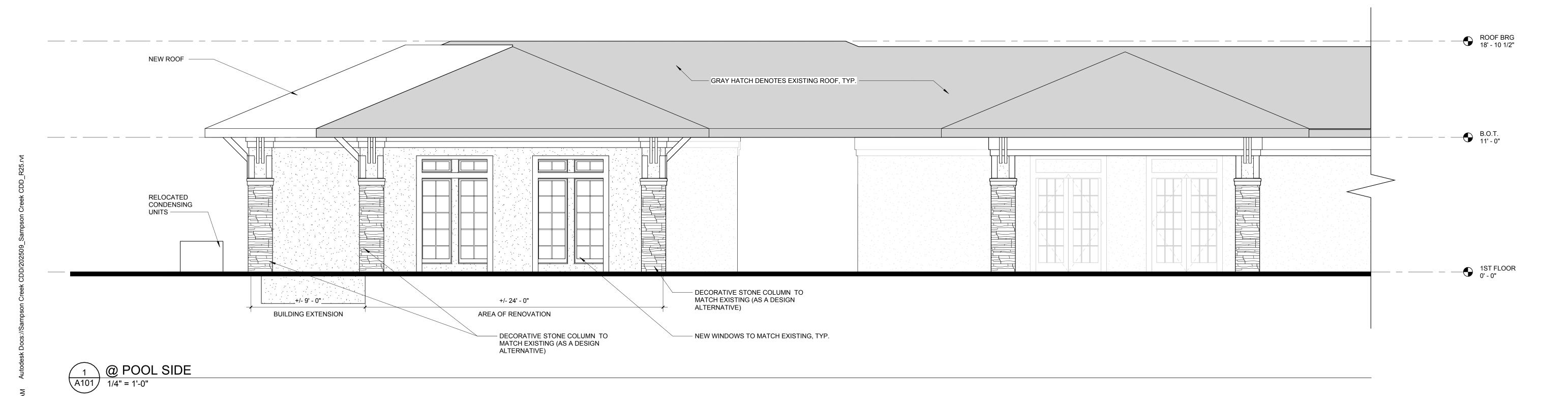
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FLOOR PLAN

(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

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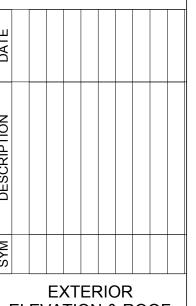
THE APPLICABLE MINIMUM BUILDING CODE



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

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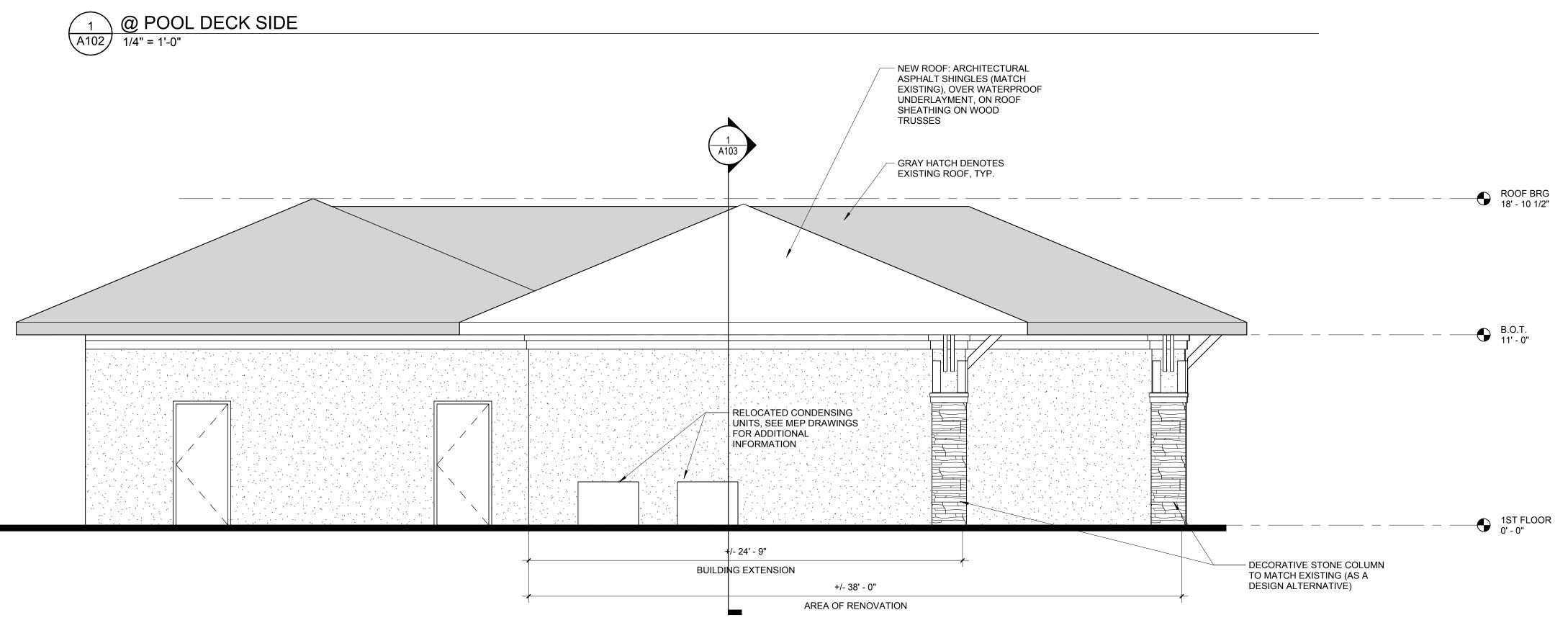
EXTERIOR ELEVATION & ROOF PLAN

60% CONSTRUCTION DOC.

DATE: 06/12/202

D.B.: Author

C.B.: Checke



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WLEDGE THE PLANS AND SPECIFICATION COMPLY WITH
DES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS
WAS CORDANCE WITH ERC 110, 84,4 AND CHARTER 63

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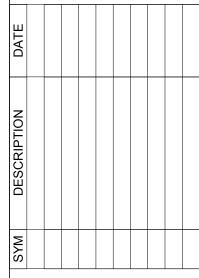
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& TENNIS BUILDING ADDITION

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EXTERIOR ELEVATIONS

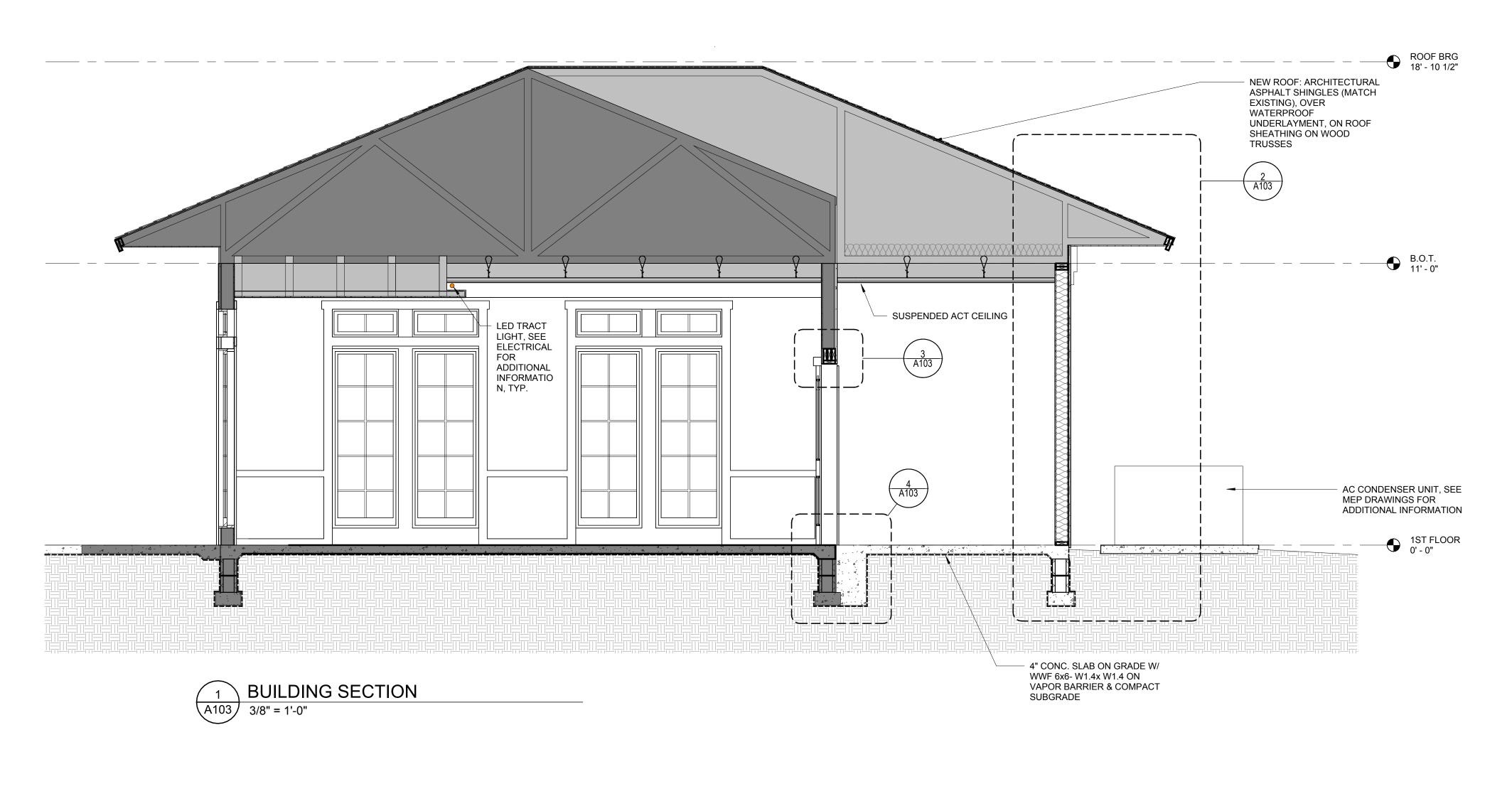
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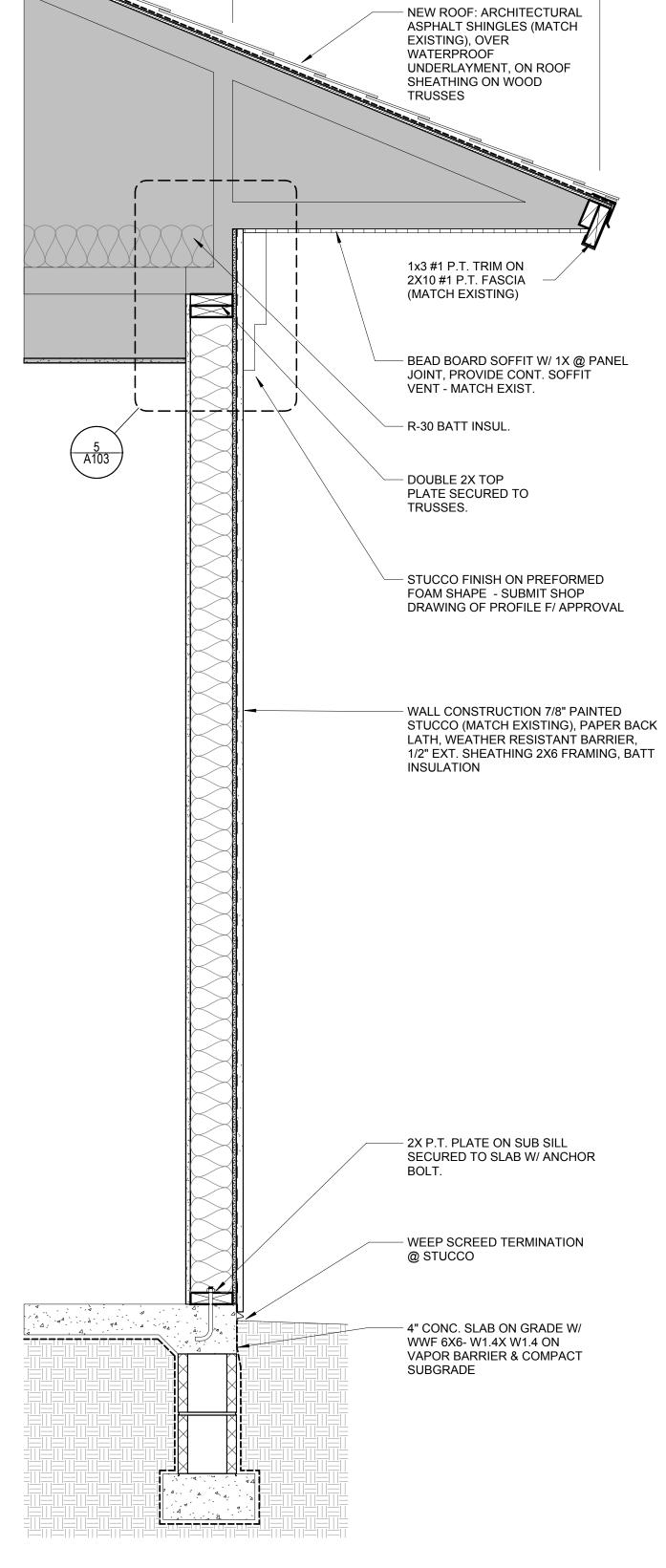
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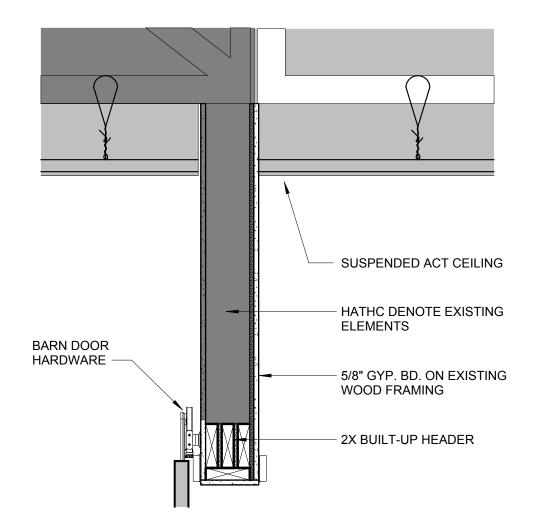
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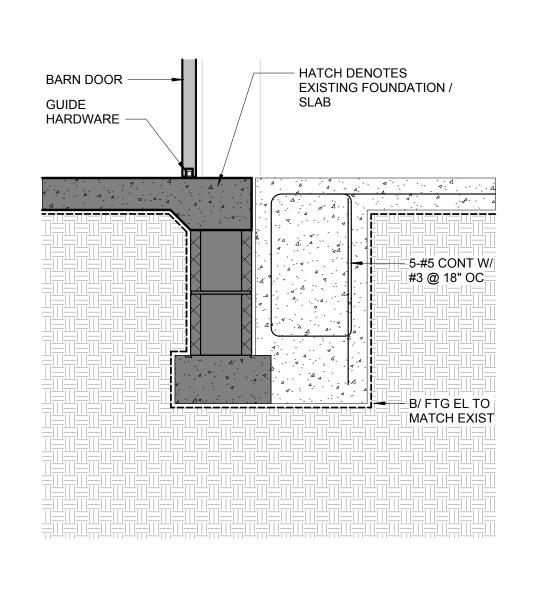


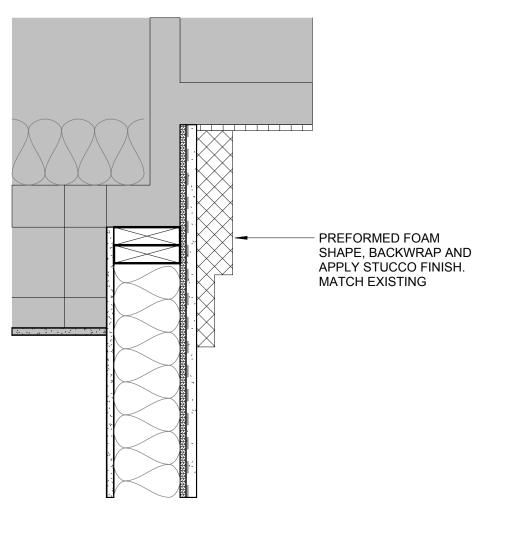
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**OPENING DETAIL** 

3 OPENI A103 1" = 1'-0"







FOUNDATION DETAIL

1" = 1'-0"

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

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F & COUNTRY CLUB BUILDING ADDITION

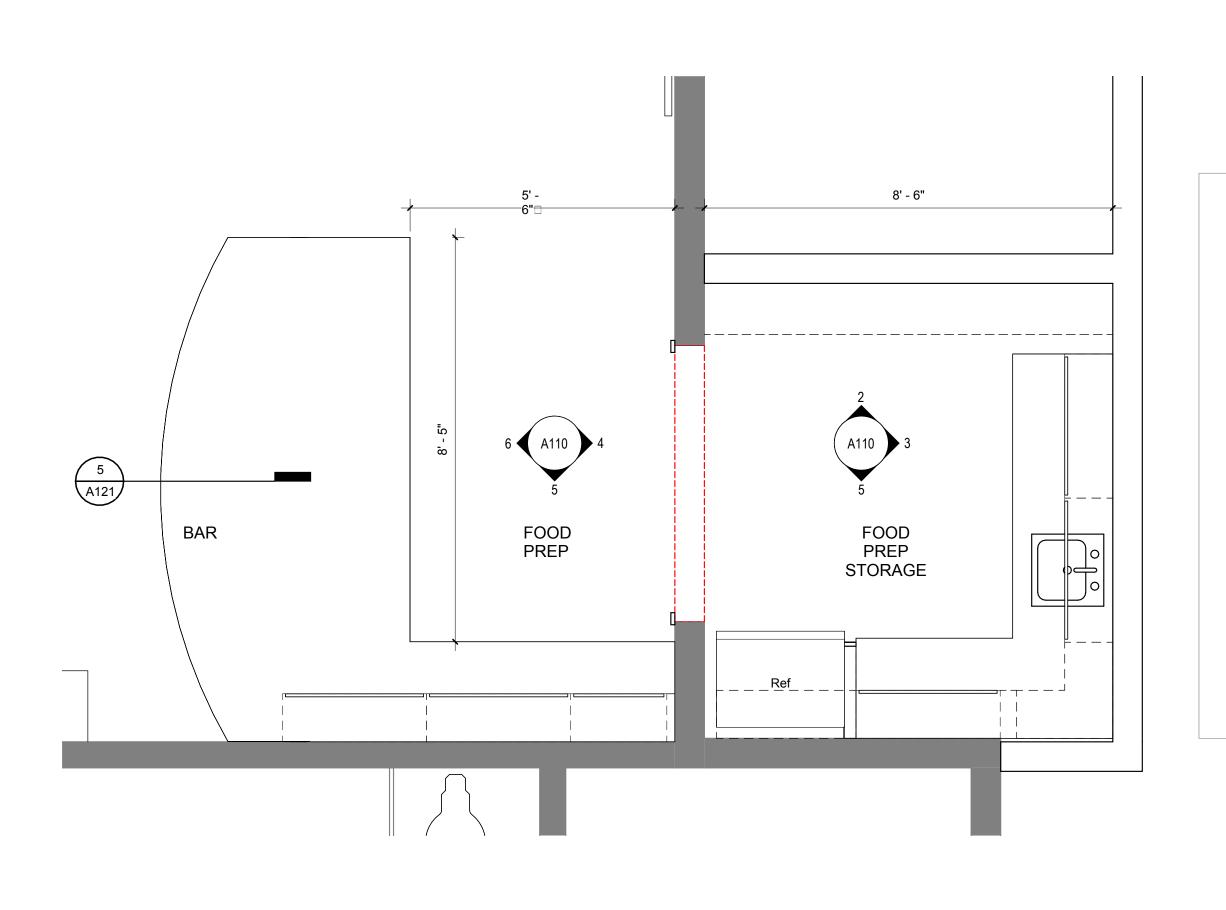
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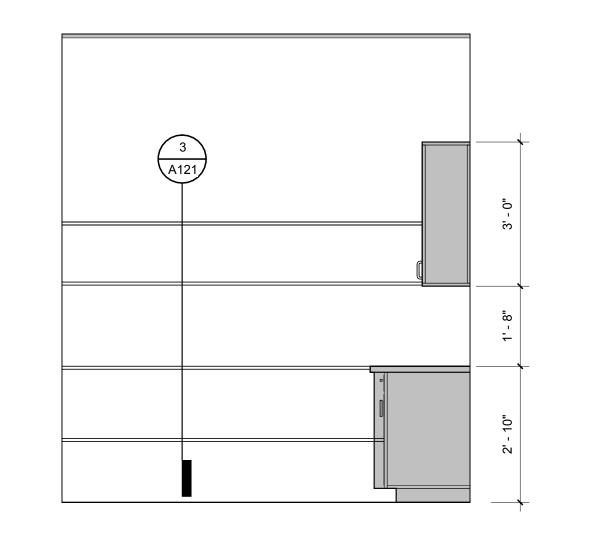
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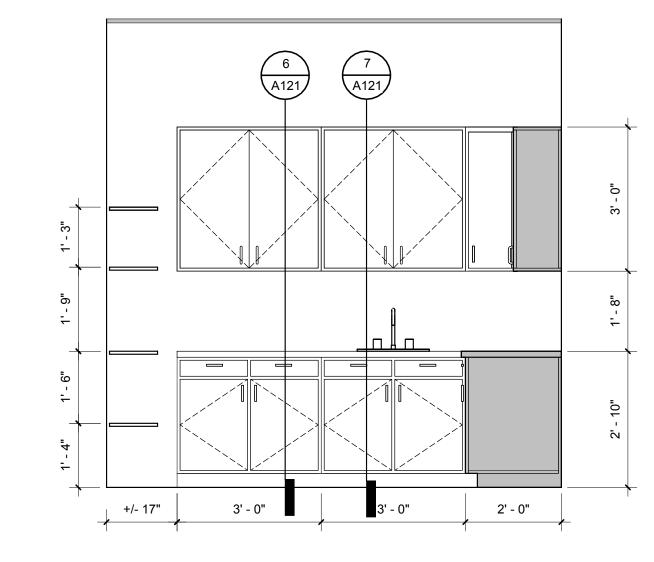
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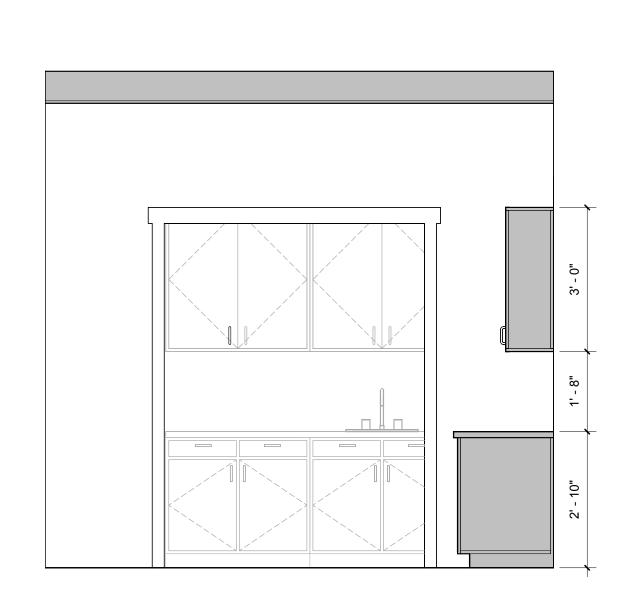


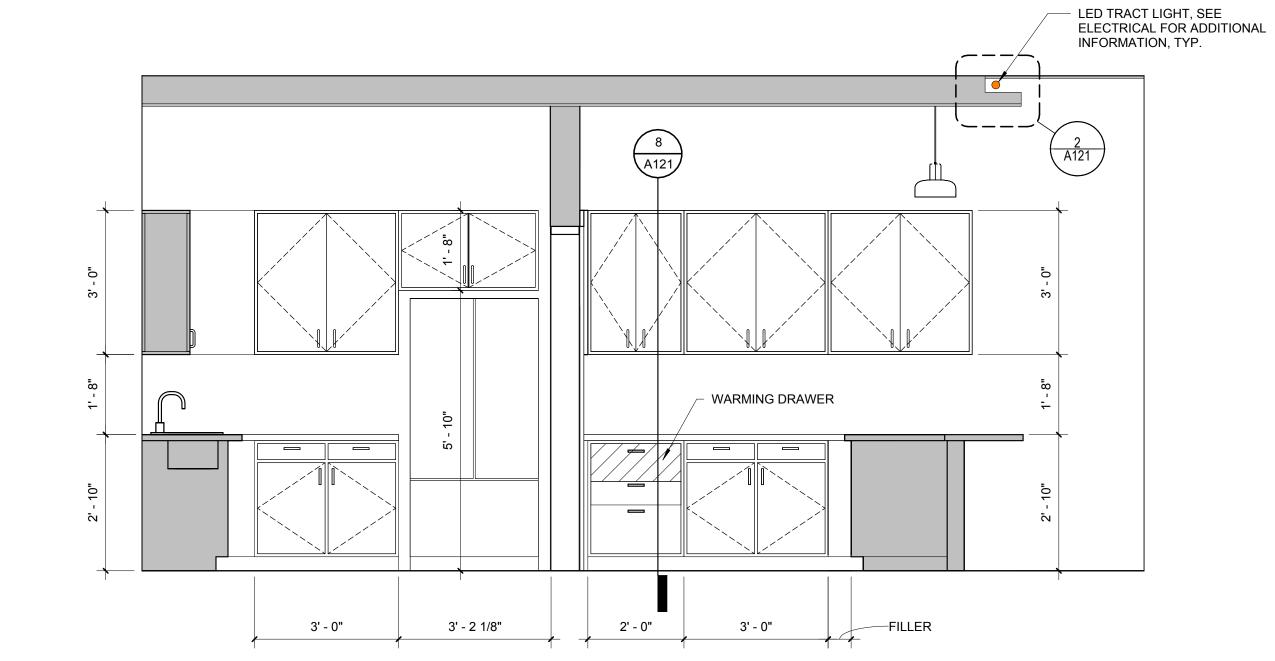


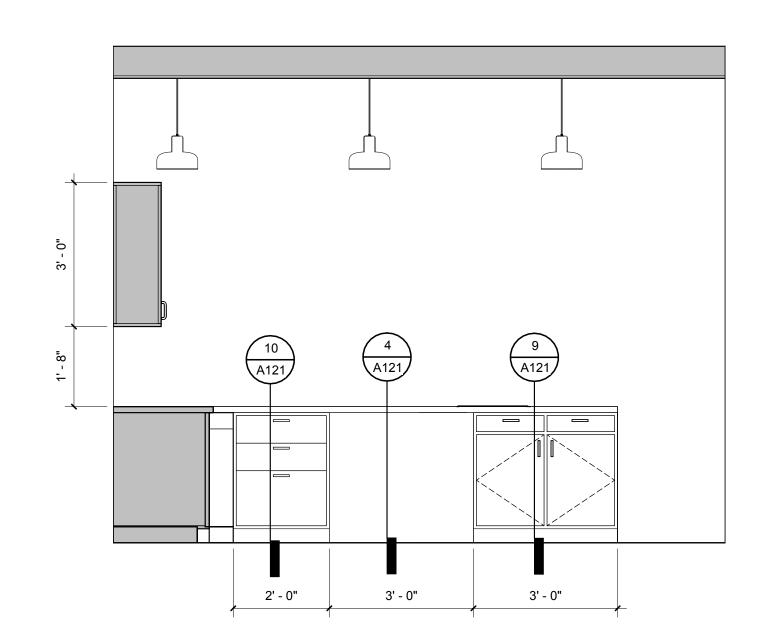


1 ENLARGE FOOD PREP AREA
A110 1/2" = 1'-0"

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.

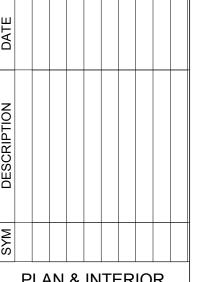
EHIDE 1329 KINGSLEY AVE

F & COUNTRY CLUB SWIM BUILDING ADDITION

ELECTRONIC SEAL

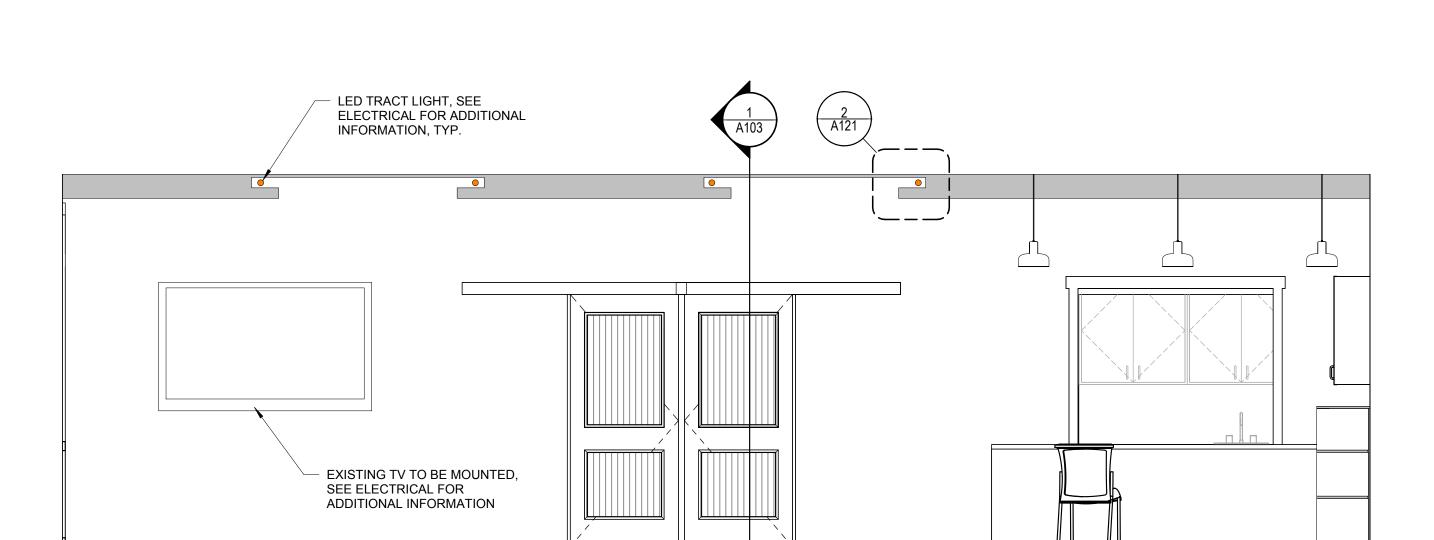
ARCHITECT LICENSE NO.

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



PLAN & INTERIOR ELEVATIONS

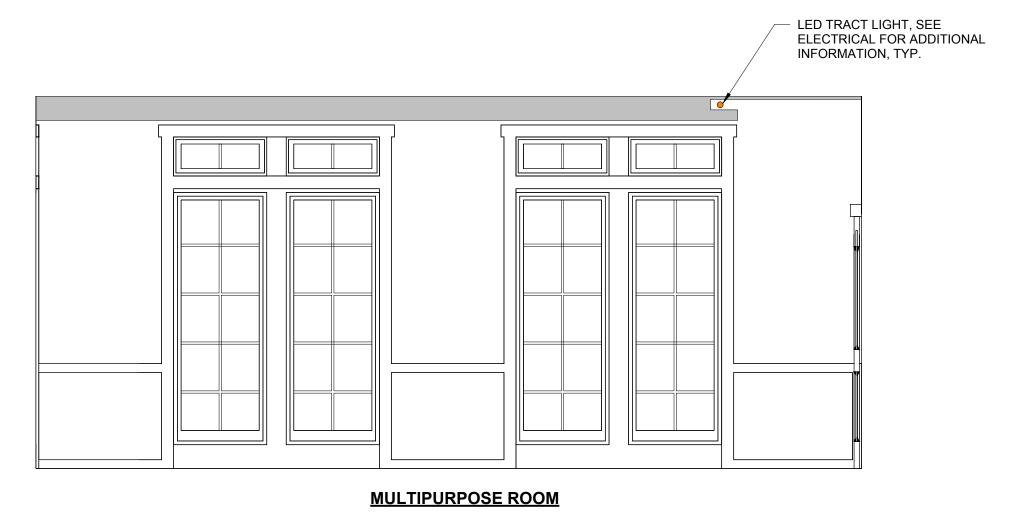
60% CONSTRUCTION DOC.



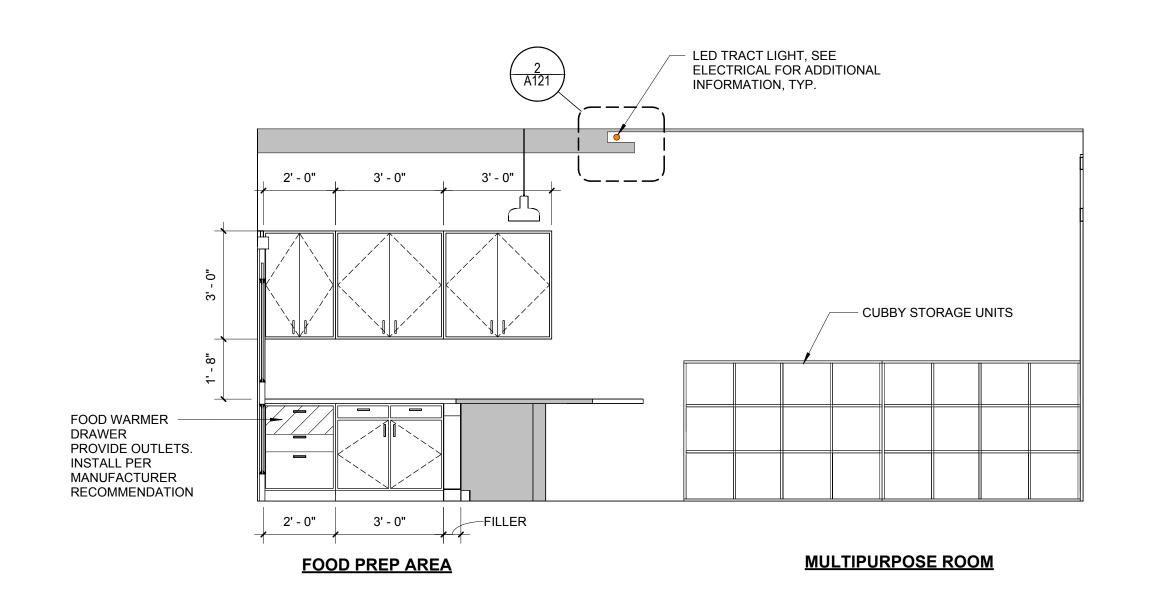
FOOD PREP AREA



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

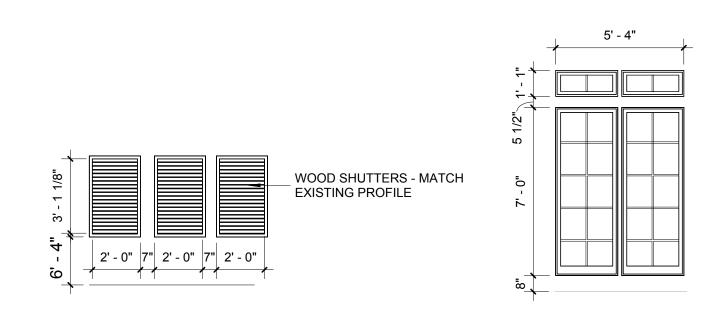
60% CONSTRUCTION DOC.

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

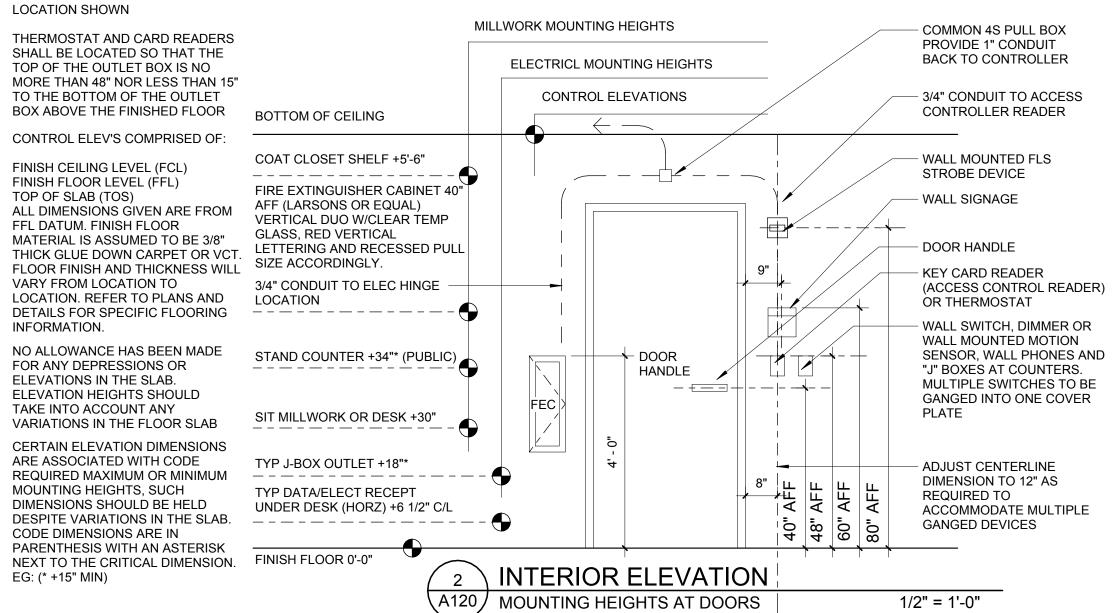
CONTROL ELEV'S COMPRISED OF:

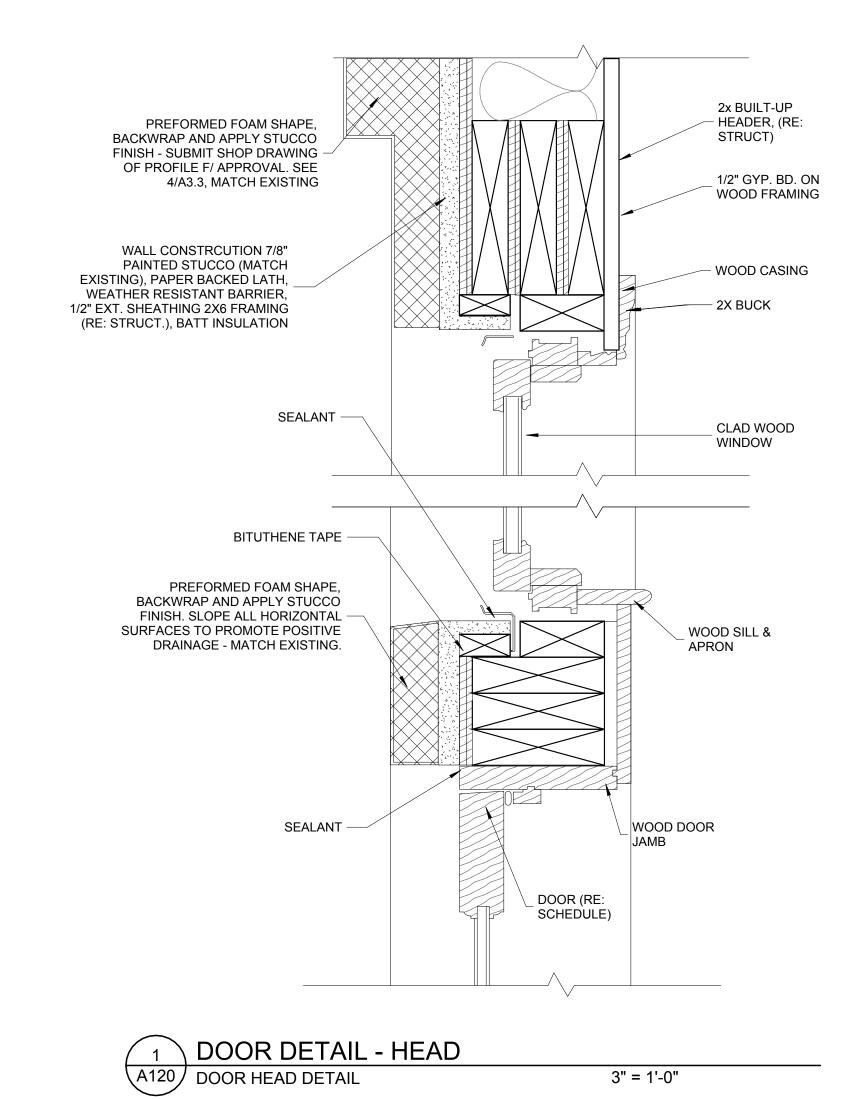
FINISH CEILING LEVEL (FCL) FINISH FLOOR LEVEL (FFL) TOP OF SLAB (TOS)

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,

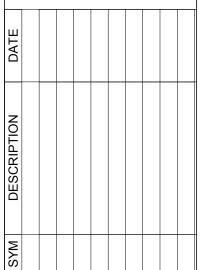
F & COUNTRY CLUB BUILDING ADDITION OHNS GOLF & TENNIS 205 8 ST. A

S ELECTRONIC SEAL

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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.

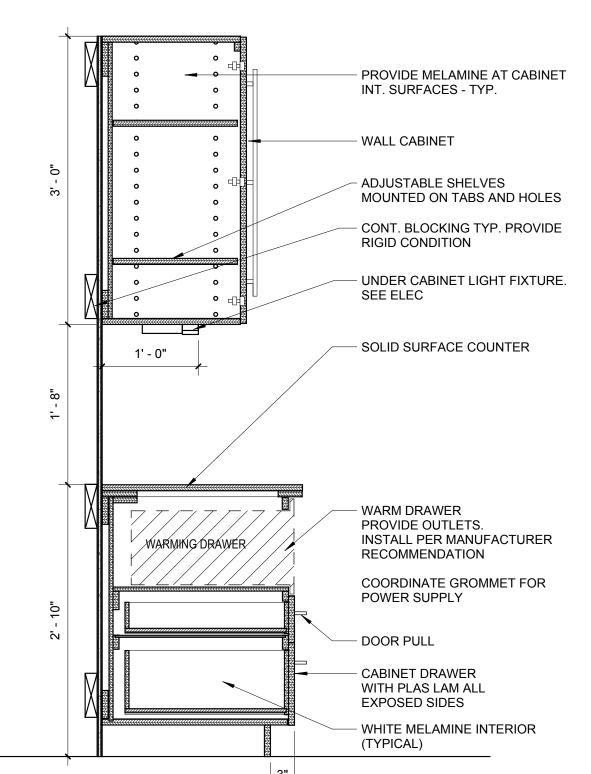
SURFACES - TYP.

SOLID SURFACE COUNTER

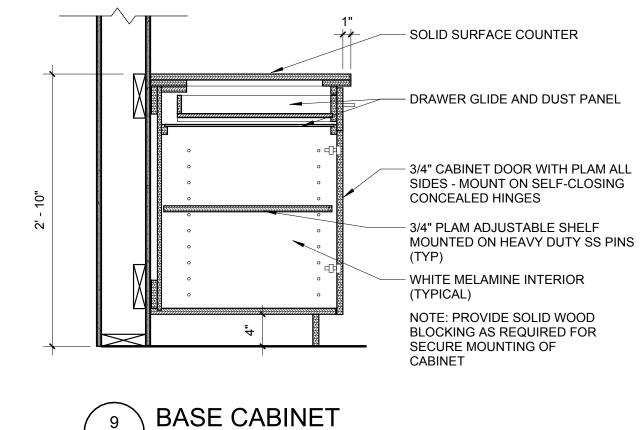
**SECTION DETAIL** (A121) CABINET 8 1" = 1'-0" MILLWORK ELEV (SIM) COUNTER TOP - DESK HEIGHT 1" = 1'-0"

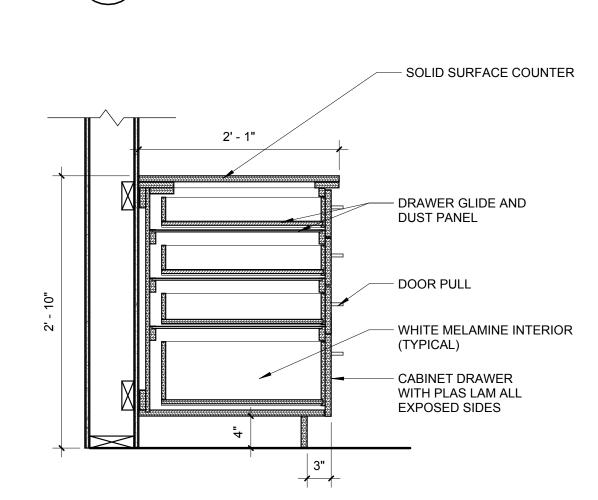
WALL CABINET ADJUSTABLE SHELVES MOUNTED ON TABS AND HOLES CONT. BLOCKING TYP. PROVIDE RIGID CONDITION UNDER CABINET LIGHT FIXTURE, SEE PLUMBING FIXTURE. SEE PLUMB SOLID SURFACE INTEGRAL BOWL SINK. 1' - 0" SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION SOLID SURFACE COUNTER BASE CABINET 1/4" PLYWOOD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

SINK BASE CABINET

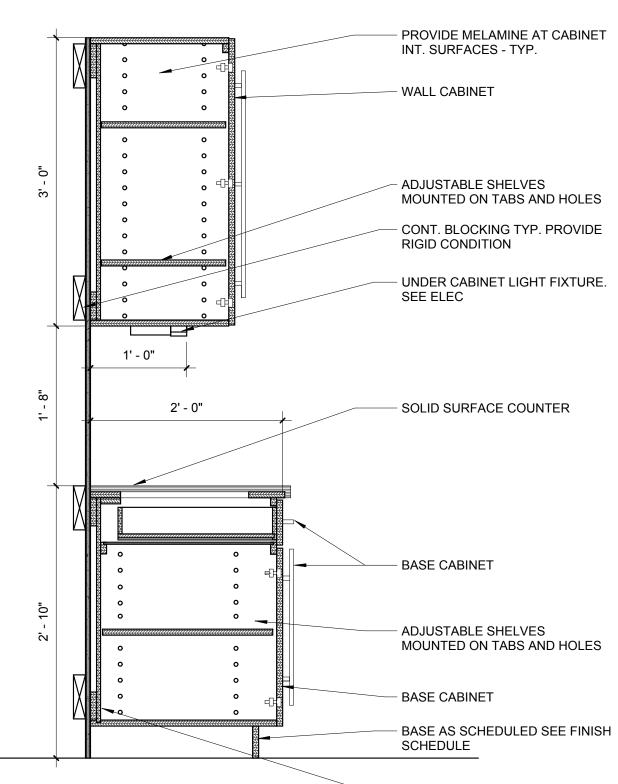


WARMING DRAWER





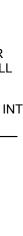
BASE CABINET WITH DRAWERS A121 1" = 1'-0"



1/4" PLYWOOD MELAMINE ON

ALL INTERIOR EXPOSED SURFACES AS SCHEDULED





1" = 1'-0"

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL,

PERMIT OR CONSTRUCTION.

DETAILS

JOB NO:

FRICATION COM-SAFETY STAND .8.4.4 AND CHAF

M

SWIM

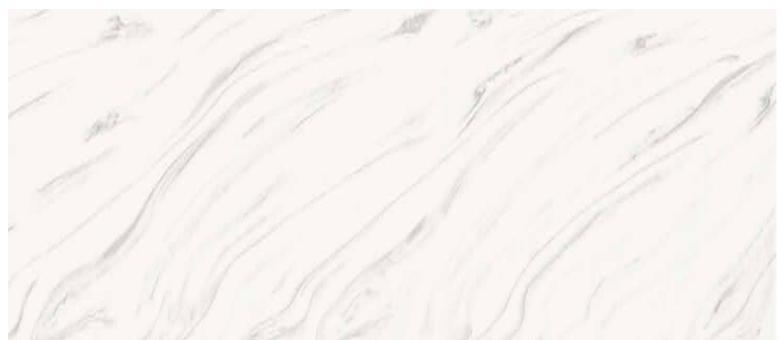
F & COUNTRY CLUB BUILDING ADDITION

60% CONSTRUCTION DOC.

# 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** 

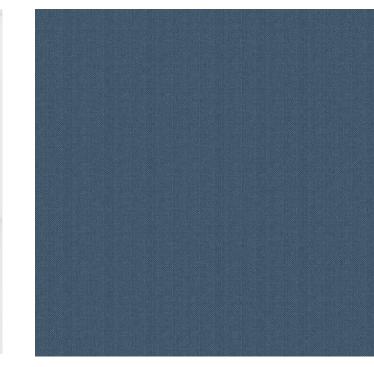
**SW 7603 POOL** HOUSE

**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

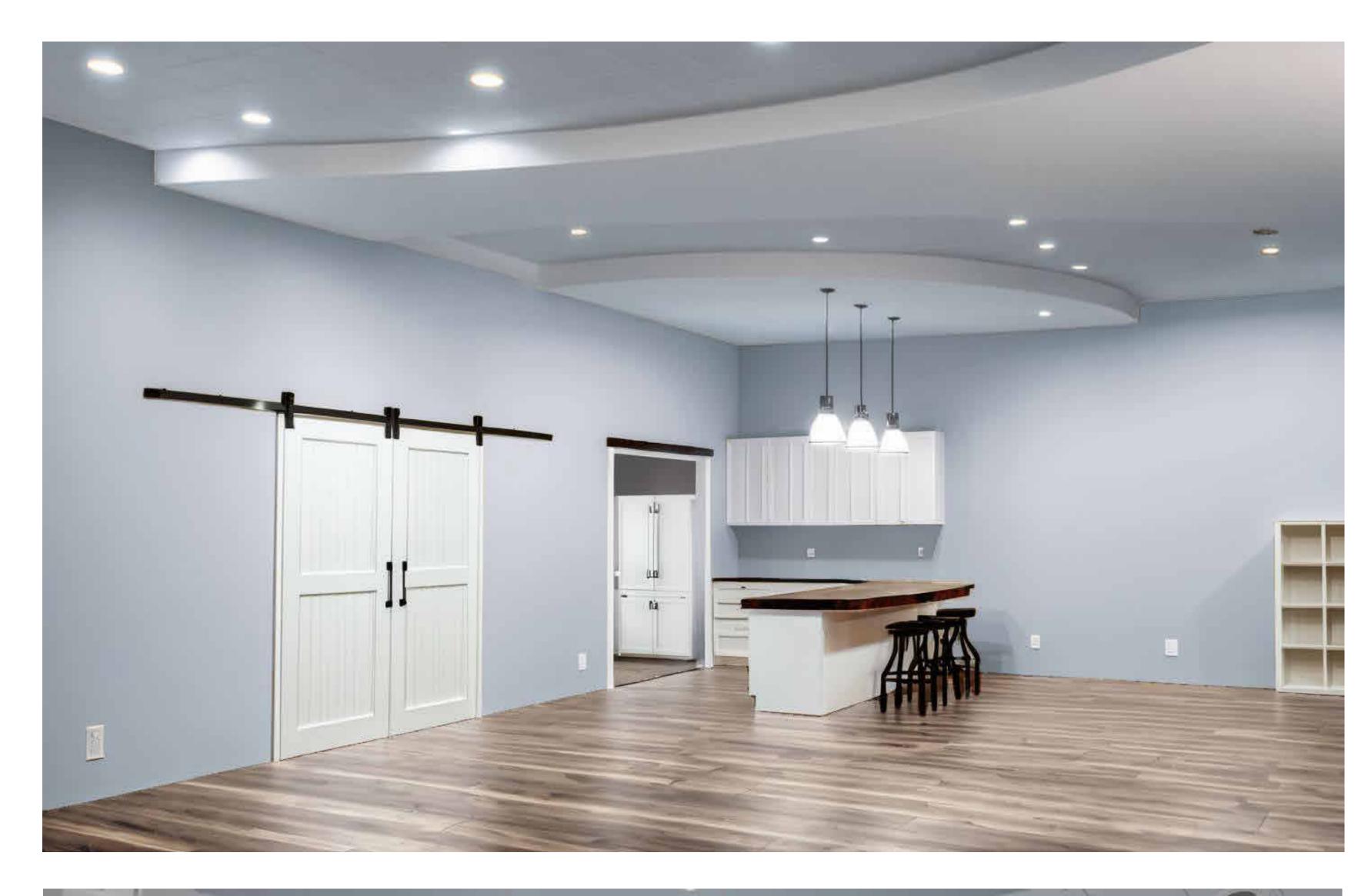
F & COUNTRY CLUB SWIM BUILDING ADDITION

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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FURNITURE, FIXTURES, AND EQUIPMENT 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



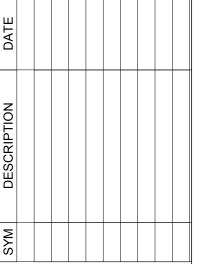
F & COUNTRY CLUB SWIM BUILDING ADDITION

ELECTRONIC SEAL

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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

<sup>\*</sup> Will on the 100% drawings set. By contractor, contractor installs





August 11, 2025

Chris Boggess Architect Bhide & Hall Architects 904.932.9820 cboggess@bhide-hall.com

Re: St. John's Golf & Country Club Addition (Sampsons Creek)

Chris,

Marand Builders, Inc. is pleased to submit a budget for the above-referenced project in the lump sum amount of \$651,127.00 (Six Hundred Fifty-One Thousand, One Hundred Twenty Seven Dollars). This price is based on drawing set titled **St. John's Golf & Country Club Addition** dated 6/12/2025 by Bhide & Hall Architects.

#### **Assumptions and Clarifications:**

#### 1. General Conditions:

- 1. Price is good for 30 days from submission. All cost escalations received prior to receipt of executed PO/Contract will be submitted as a change order. Currently, some manufacturers will not guarantee costs until the date the product is shipped, which may result in a change order. Marand will diligently work to have all subcontractors order materials immediately upon submittal approval to help reduce the risk of cost increases. Marand reserves the right to invoice for stored material with proper proof of receipt and storage in an insured warehouse.
- 2. Work to be completed during property business hours.
- 3. It is assumed that clear access to the site will be made available to us during work hours stipulated above.
- 4. No costs included for environmental remediation for Asbestos Containing Material, lead, contaminated soils, etc.
- 5. Provisions for LEED design, certification or commissioning are not included.
- 6. All design fees, including architectural and engineering design fees, are excluded.
- 7. Our proposal is based on a preliminary schedule with a duration of 16 weeks, with an expected start date dependent on material availability. We have included for a 5-day work week.
- 8. Construction commencement to be no sooner than 4 weeks from receipt of building permit and executed contract or PO.
- 9. Delays for abnormal weather are not included and will be reimbursed via change order for costs and time. See rate sheet below if not stipulated in an MSA.
- 10. Change Orders to be inclusive of direct costs, time, insurance, bonds, and a fee of 10%.
- 11. Project to be managed through Procore Project management software and scheduled through MS Project. There are no costs required for Owner, Architect or Engineer. Online training will be provided, if needed.



12. 1 set of redlined, .pdf as-builts to be provided at closeout.

#### 2. Scope of Work Clarifications:

- 1. Division 1 General Conditions
  - 16 weeks of Project Management and Supervision time

Division 1 – General Requirements

- Safety/OSHA, dumpsters, cleaning, misc. tools, temp facilities
- 2. Division 2 Existing Conditions
  - Demo per plans
- 3. Division 3 Concrete
  - New 225 SF of slab for added storage and food prep areas
  - Foundations for extension
  - Equipment pads
- 4. Division 4 Masonry
  - See add alt below
- 5. Division 6 Wood & Plastics
  - Plam millwork upper and lower cabinets
  - Plam shelving
  - Solid surface countertop and bar
- 6. Division 7 Thermal & Moisture Protection
  - New asphalt shingle roof system for expansion
  - Waterproofing
  - Misc caulking & Sealants
- 7. Division 8 Openings
  - Sliding barn doors
  - Windows to match existing as closely as possible
- 8. Division 9 Finishes
  - Metal framing and sheathing for expansion exterior walls
  - Interior drywall & framing for walls, ceilings, and soffits
  - Wall finishing
  - 2'X2' ACT
  - LVT flooring with vinyl base
  - Paint walls & ceilings
  - Stucco finish for exterior extension and column wraps
- 9. Division 12 Furnishings
  - Manual 1" slat window coverings
  - Furniture removal, receiving, handling, uncrating, debris removal, etc. are not included.
  - FF&E by owner including signage.
- 10. Division 22 Plumbing
  - Install salvaged sink in same location
- 11. Division 23 HVAC
  - Demo existing ductwork
  - Install new ductwork and lineal slot diffusers
- 12. Division 26 Electrical
  - New light fixture package (18 new can lights, 3 new 2'X2' lights, 75LF of cove lighting for clouds



- Install of new outlets
- 13. Division 27 Low Voltage
  - New data outlets per drawings
  - Costs to remove existing cabling, or to make code compliant, not included
  - Low Voltage for data/comm, security, audio/visual, sound masking, BAS/BMS, is not included.
- 14. Division 50 Allowance
  - Contractor's Contingency at 5%
  - Third party plan review
  - Building permit fees

#### 3. Allowances:

#### Included in base bid.

- 1. \$32,556.35 included as contractor's Contingency
- 2. \$5,000.00 Included for third party plan review
- 3. \$30,000.00 included for Building permit

#### 4. Alternates:

#### Not included in base bid

- 1. \$15,600.00 ADD for stone veneer at column wrap
- 2. \$5,000.00 DEDUCT for full ACT ceilings in lieu of drywall clouds

#### 5. Rate Schedule for Change Orders:

Employees	Total Hourly Cost	Total Weekly Cost
General Superintendent	\$125.00	\$5,000.00
Lead Superintendent	\$110.00	\$4,400.00
Superintendent	\$95.00	\$3,800.00
Assistant Superintendent	\$65.00	\$2,600.00
Senior Project Manager	\$125.00	\$5,000.00
Project Manager	\$110.00	\$4,400.00
Assistant Project Manager	\$75.00	\$3,000.00
Project Coordinator	\$65.00	\$2,600.00
Estimator	\$110.00	\$4,400.00
Assistant Estimator	\$85.00	\$3,400.00

Thank you for the opportunity to be of service to you and St. John's Country Club. Please call with any questions.

Sincerely,

Savannah Zemanovic
Estimator
904.776.9935
Szemanovic@marandbuilders.com

# MARAND

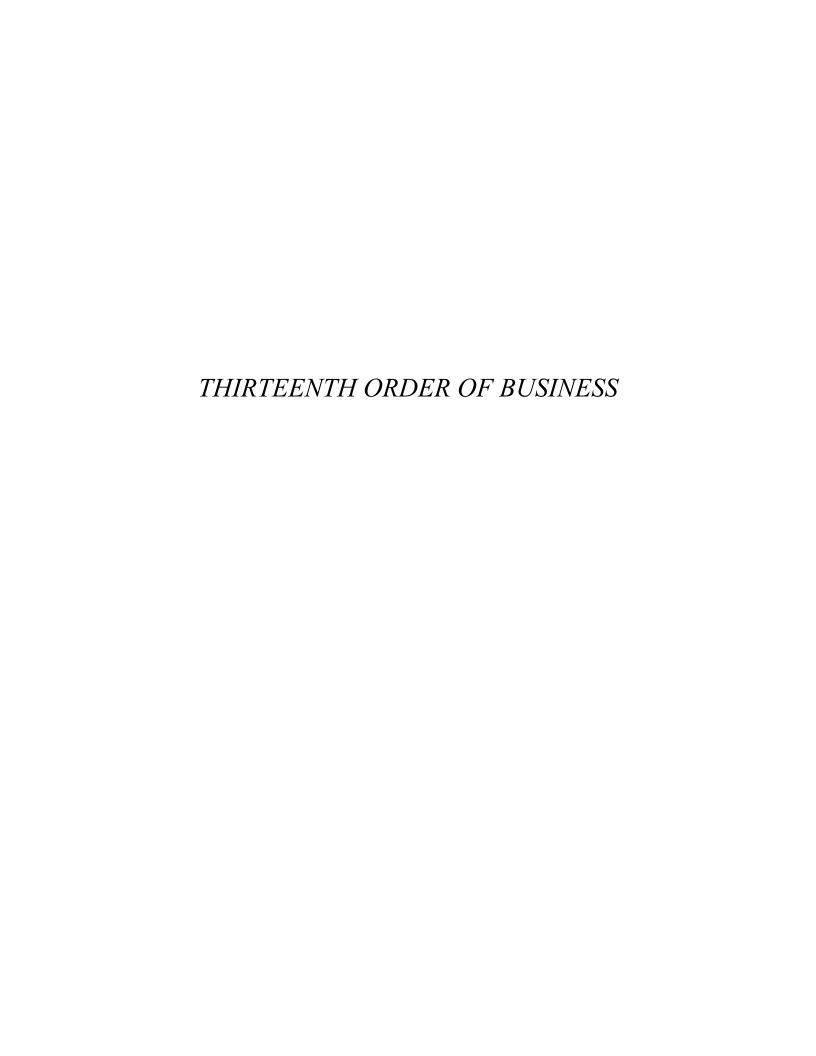
MARAND BUILDERS, INC.

**Construction Budget** 

PROJECT NAME: Samson Creek Refresh PROJECT LOCATION: St. Augustine, FL DATE: 08/11/2025

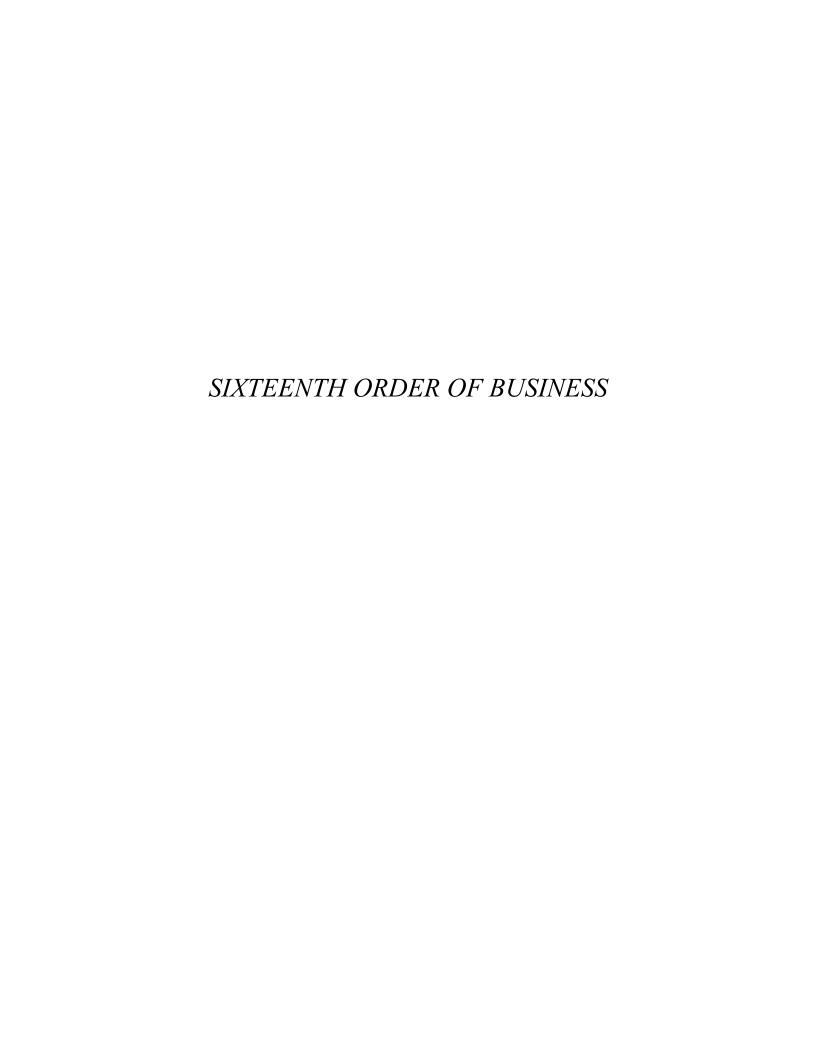
Fetimator:	Savannah	Zemanovic

CSI Division / Description	Qty.	Unit	Total Cost	Division Sum	Comments
DIVISION: 01 GENERAL REQUIREME	NTS				
TOTAL			\$ 39,117.97	\$ 39,117.97	Direct Cost items including cleaning, dumpsters, temp. facilities, tools, safety, etc.
DIVISION: 01 GENERAL CONDITIONS	S				
TOTAL			\$ 88,260.08	\$ 88,260.08	Project Supervision and Management, Truck, Fuel, Per Diems, etc.
DIVISION: 02 EXISTING CONDITIONS	5				
Demolition	832	SF	\$ 22,230.00		
TOTAL			\$ 22,230.00	\$ 22,230.00	
DIVISION: 03 CONCRETE	022	C.F.	ć 11.0C2.00		
Concrete Package TOTAL	832	SF	\$ 11,863.80 \$ 11,863.80		
DIVISION: 04 MASONRY			ψ 11,000.00	11,000.00	
Masonry Package	1	LS	\$ -		
TOTAL			\$ -	\$ -	
DIVISION: 06 WOOD & PLASTICS					
Framing & Blocking	832	SF	\$ 25,506.00		Includes framing for roof
Millwork Package	832	SF	\$ 23,868.00		Includes bar top
Finish Carpentry TOTAL	1	LS	\$ 14,040.00 \$ 63,414.00		Includes window trim
DIVISION: 07 THERMAL & MOISTUR	E PROI	TOTA		y 03,414.00	
Roofing Package	832	SF	\$ 17,550.00		install of asphalt roof
Waterproofing	1	SF	\$ 8,775.00		
Caulking & Sealants	1	SF	\$ 2,925.00		
TOTAL			\$ 29,250.00	\$ 29,250.00	
DIVISION: 08 OPENINGS					
Windows Package	832	SF	\$ 21,996.00		4 new pairs of windows to match existing
Doors/Frames/Hardware Package TOTAL	832	SF	\$ 6,435.00 \$ 28,431.00	\$ 28,431.00	1 pair of sliding barn door & install
DIVISION: 09 FINISHES			3 28,431.00	28,431.00	
Drywall & Framing Package	832	SF	\$ 30,771.00	l	New exterior walls & Sheathing, New interior wall, Drywall ceilings & Cloud
Acoustical Ceiling Package	832	SF	\$ 14,040.00		The westerner wants a streaming, their interior want, by your ceimings a cross
Flooring Package	832	SF	\$ 23,751.00		New LVT, wood base, minor floor prep
Painting	832	SF	\$ 21,177.00		Paint walls, Ceilings, and wood trim
Stucco TOTAL	1	LS	\$ 36,972.00 \$ 126,711.00	\$ 126,711.00	New stucco and EIFS detailing at columns
DIVISION: 12 FURNISHINGS			\$ 120,711.00	7 120,711.00	
Window Coverings	1	LS	\$ 9,945.00	1	Manual roller window shades
TOTAL			\$ 9,945.00		
DIVISION: 22 PLUMBING					
Plumbing	832	SF	\$ 6,435.00		Install of sink
TOTAL			\$ 6,435.00	\$ 6,435.00	
DIVISION: 23 HVAC		•			
HVAC TOTAL	832	SF	\$ 38,844.00 \$ 38,844.00		Includes new ductwork & diffusers, relocation of Cus
DIVISION: 25 AUTOMATED CONTRO	ni S		\$ 38,844.00	\$ 38,844.00	
DIVISION: 26 ELECTRICAL					
	832	Ç.E	\$ 67.275.00	l	Includes Light fixtures, outlets
Electrical Package TOTAL	832	SF	\$ 67,275.00 \$ 67,275.00		Includes Light fixtures, outlets,
DIVISION: 27-28 LOW VOLTAGE			3.,2.3.00		
Tele/Comm	1	LS	\$ 9,945.00		
TOTAL			\$ 9,945.00	\$ 9,945.00	
DIVISION: 31-33 SITE & EXTERIOR IMPROVEMENTS					
DIVISION: 50 ALLOWANCES					
Contractor's Contingency	5.00%	PCT	\$ 32,556.35		
3rd Party Plan Review	1	LS	\$ 5,000.00		
Building Permit TOTAL	1	LS	\$ 30,000.00 \$ 32,556.35		
TOTAL			32,330.35 ب		
				TOTAL COST	
SUBTOTALS			4.600	\$ 613,373.20	
Construction Ins. Builders Risk			1.10% 0.00%	\$ 6,747.11 \$ -	
P&P Bonds			0.00%	\$ -	
SUBTOTAL				\$ 620,120.31	]
FEE			5.00%	\$ 31,006.69	]
TOTAL CONSTRUCTION COST				\$ 651,127.00	



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		

<sup>\*</sup>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, **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.

Present and constituting a quorum were:

Mike YuroChairmanGraham LearyVice ChairmanMike DavisAssistant SecretaryLori WeitzelAssistant SecretaryKyle GearyAssistant Secretary

Also present were:

Daniel Laughlin GMS

Wes Haber *by phone* Kutak Rock, LLP

Branden Marcinell Matthews
Mike Silverstein Matthews

Jason DavidsonVesta Property ServicesStephanie TaylorVesta Property Services

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

## FIRST ORDER OF BUSINESS Roll Call

Mr. Laughlin called the meeting to order at 6:00 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)* 

There being no comments, the next item followed.

### FOURTH ORDER OF BUSINESS

## **Amenities Booking Request**

Mr. Laughlin presented two requests that were received today: one for a mixed doubles league for tennis and a request from Liberty Pines Academy (LPA) for use of the soccer field. Ms. Weitzel recalled that there was also a request from the Boy Scouts. Mr. Yuro asked if the Boy Scouts were meeting once a week or once a month. Mr. Laughlin would find out. In the meantime, Ms. Weitzel recalled the request from a resident for a mixed double tennis league, was approved by the Board before. Mr. Yuro had no problem with it, as it was approved in the past and there were no complaints.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the request from a resident to have a mixed double tennis league from September 1, 2025 to November 30, 2025 and from January 1, 2026 to April 30, 2026 was approved.

Mr. Laughlin presented a request from the Liberty Pines Academy (LPA) football team, which would start at the end of July through the end of October, from 5:30 p.m. to 7:30 p.m., which was the same as their prior request. Mr. Yuro asked if there were issues with them in the Spring. Mr. Laughlin replied affirmatively and at one point, they stopped coming. Ms. Weitzel understood this would just be for the varsity team, versus in the Spring, when they had the JV and varsity and kids spilling onto the other half of the field. Ms. Taylor confirmed that there were 70 kids in the Spring and this time it was just the varsity team, which had 35 participants and five coaches. Mr. Yuro did not want it to become the local school football field, without LPA trying to hold their practices elsewhere. Mr. Davis noted that it was a community sports league, with 40% of the kids living in Sampson Creek and his biggest concern was with the large number of people on the field at one time and they were continual requests to use the field. Ms. Weitzel was aware of the large amount of people, as it was one large group and now it was being presented separately. Mr. Yuro was irritated that a month after the Board approved this request, LPA took over the entire field and did not follow the rules. Mr. Geary pointed out that they were supposed to use half of the field, were spilling over to the other half, they were warned and did it again.

Mr. Yuro did not hear any complaints about any turf damage. Mr. Leary noted there was not much rain the first time around, but they needed to be careful this time, as they were now in

the rainy season. Mr. Yuro pointed out if they approved this request, the Board needed to be strict with them only using half of the field and not using the field when it was wet. Mr. Leary requested that Ms. Taylor work with Mr. Spicer, to have a clear understanding, if there were downpours and saturations, they could not use the field. Ms. Taylor would provide an addendum for Mr. Spicer to sign with these stipulations, so it was documented and was amenable to being onsite for the majority of their practice times, to ensure that they were adhering to the regulations. Mr. Leary suggested that the LPA split their time with St. Johns Forest. Mr. Yuro recalled that St. Johns Forest changed their access, so non-residents could not get to the Amenity Center without going through the gate. Ms. Weitzel assumed that they had another location, if they were only asking for two days per week, as they practice three or four days per week and requested that if they violate the rules, they only receive one warning and then they were done. If it was manageable, Mr. Yuro was in favor of it, as most of the kids were from this community. Ms. Taylor offered to change her schedule from 10:00 a.m. to 6:00 p.m. to 11:00 a.m. to 7:00 p.m.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the amenity booking request for the Liberty Pines Academy middle school football team to use half of the athletic field starting at the end of July through the end of October from 5:30 p.m. to 7:30 p.m. was approved, subject to using only half of the field at a time, not playing in wet conditions and the General Manager monitoring it closely.

Mr. Laughlin presented the request for the Boy Scouts to use the amenity meeting room from 6:30 p.m. to 7:30 p.m., starting on August 5, 2025 to May 12, 2026, which was the same as prior years. The person who made the request, did not know how many members were residents; however, there were only 10 kids. There would be two to three meetings per month, mostly on Tuesdays. Mr. Yuro was in favor of it, due to their use of the room in the past and no one else requesting the use of the amenity meeting room during those dates and times. Ms. Weitzel asked if they paid to use the room. Mr. Davis recalled that they wanted it to be waived, which was the reason for this request. Ms. Taylor confirmed that typically, the room was available.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the amenity booking request for the Boy Scouts to hold their meetings in the amenity meeting room beginning on August 5, 2025 and ending on May 12, 2026 was approved.

## FIFTH ORDER OF BUSINESS

Consideration of Request for Partial Easement Release (2009 Glenfield Crossing)

Mr. Laughlin presented a request for a partial easement release at 808 Eagle Point Drive, which was included in the agenda package. This was similar to the request that the Board discussed last month. It would be a permanent structure, as they were building a pool and therefore, it would be a release of the easement, as opposed to an encroachment. Mr. Davis recalled that the last request had a pipe underground in the easement and this one did not. Mr. Laughlin confirmed that the purpose of this easement, was for access to the pond. Mr. Davis asked if there was any concern from the engineering side. Mr. Marcinell did not see an issue with it, as according to the survey, the space between the top of bank and the outside of the easement, was enough to allow a good size vehicle to go through and maintain it. Mr. Leary asked if the CDD wanted the easement or the property owner. Mr. Marcinell confirmed that the property owner wanted a release of the easement. Mr. Yuro pointed out that the easement was typically at the top of bank, but they were showing a top of bank closer to the water, but did not see an issue with it, because there was plenty of room to get through there. Mr. Marcinell agreed.

On MOTION by Mr. Yuro seconded by Mr. Davis with all in favor the request for partial easement release for 2009 Glenfield Crossing was approved, subject to an agreement.

Mr. Laughlin would inform the homeowners tomorrow and have an agreement drafted.

## SIXTH ORDER OF BUSINESS

## **BrightView Landscape Update**

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

Mr. Laughlin stated that an annual calendar of tasks was included in the agenda package, along with BrightView's Quality Site Assessment (QSA). Mr. Davidson was informed yesterday evening, that Mr. Bauman had a medical emergency and could not attend this meeting. Mr. Yuro

recalled that BrightView was going to do some enhancements or top dressing to some of the grass areas along Leo Maguire Parkway, as there were many were bare. In one area, there was a blowout of an irrigation line, halfway on Leo Maguire Parkway, which they dug up and fixed, but BrightView left a giant dirt path. Mr. Davidson did not disagree and would reach out to Mr. Bauman about cleaning up this area, as the dirt would wash into the roadway and continue to erode it. Mr. Leary completed a ride through with BrightView and Vesta, looking at many areas in the community that needed to be resod and asked Vesta to document those areas in a table along with photos and priority level. Mr. Davidson would create one and provide it to the Board.

## C. Discussion of Bermuda Issues by Basketball Court

Mr. Leary recalled discussion at the last meeting regarding the declining new Bermuda sod adjacent to the basketball court, that was installed. There had been no action in this area since the last meeting and he continued to question BrightView about it. Mr. Davidson met with Mr. Bauman to discuss this area, as he wanted a detailed explanation specific to Mr. Leary's request on what happened to the Bermuda, what they were going to do and what the action plan was moving forward, but had not heard anything back from Mr. Bauman, but upon his return, would follow up. Where it was brown, the soil was rock hard, from all of Oaks that were pulling the nutrients. Mr. Leary recalled that this area was perfect in April and May, but something changed. However, the report mentioned overwatering, which did not surprise him, as when the sod was installed, there was watering three days per week, but in the last several weeks, watering occurred seven days per week, plus there was rain. All of these things should have been addressed before the sod was installed. Mr. Yuro voiced frustration with BrightView, as well as the prior landscaper, if the CDD was paying them to install and maintain the sod, as keeping it healthy, was their responsibility and if not, they should warrantee it and redo it.

Mr. Leary included photos for an area adjacent to it, along the soccer field, which was beautiful in April and May, but has now declined. Nothing was being said about it. Mr. Laughlin pointed out that some of these areas were in the same sunlight conditions as the brown area. What was problematic for Mr. Leary, was that BrightView was not paying attention, as it was being mowed every week and was now full of weeds. Mr. Yuro agreed and felt that BrightView were only moving and edging, as this was the reason they went out for Request for Proposals (RFP). Mr. Davis agreed, recalling that their contract was up for renewal, as there were multiple

spaces, just before the stop sign at Forest Glen on Eagle Point Drive, where a section of turf was getting worse and worse. The same was occurring in the park bench area around Pond 25. Mr. Yuro did not want to point fingers and asked staff to reach out to BrightView, if they see something starting to decline, before the Board started to make comments about it. Mr. Davidson pointed out that he had conversations with BrightView in regards to it and relayed his concerns to them, which were the same concerns that the Board was now sharing, but unfortunately, they were seeing the same results. In Mr. Yuro's opinion, the next step was to look at the contract and withhold payment. Mr. Laughlin suggested that the Board send BrightView a letter of deficiency, withholding a month's payment or amount determined by the Board, until these deficiencies were corrected. Mr. Haber advised that the Board had the right to do so, but they had to justify the amount being withheld and withholding the payment until the issue was resolved.

Mr. Leary proposed giving BrightView one more meeting to bring back solutions and repair these areas. Mr. Yuro agreed. Ms. Weitzel agreed, as the front entrance needed to be spruced up, compared to Southampton's new entrance and St. Johns Forest. Mr. Davidson wanted to speak to BrightView about the entrance, but he could not even get them to keep the turf where it was and would speak to the person above the Account Manager, so they could understand the Board's needs and expectations and that they were not being met. Mr. Yuro asked if they figured out who was turning off their irrigation valve. Ms. Taylor checked it for two weeks and only found that it was turned off once, during the Fourth of July, but asked both landscaping teams to let her know every time they turned it off. Mr. Yuro questioned where the valve was located. Ms. Taylor indicated that it was located at Leo Maguire Park and Eagle Point Drive. Mr. Davis questioned why it was available for anyone to turn off. Ms. Taylor pointed out that it was in the ground with a cover on top and the only thing that she could do, was to put a screw in it. Mr. Yuro questioned whether they could put a padlock on it, by drilling a hole through the lid and through the side. Mr. Davidson indicated that there were different locking mechanisms that they could try, like a lid lock that used a special tool, versus a key. In the RFP, Mr. Davis requested that the landscaping map be included in each report. Ms. Taylor pointed out that she was working on a monthly landscaping log, like with the ponds, as well as a picture that Matthews provided, which she will be sending out in her weekly report.

SEVENTH ORDER OF BUSINESS

**Staff Reports** 

## A. Attorney

There being no comments, the next item followed.

## B. Engineer

Mr. Marcinell introduced himself, as he was attending the meeting on behalf of Mr. Tyler Smith. He was instructed to provide a proposal for the drainage pipe at 420 St. John's Golf Drive. The bulkhead at 1929 St. Johns Golf Drive was marked as, "Removed From List," as it has been completed. There was an outstanding invoice from the contractor that had not been addressed for Hole #7. They were seeking a response from their lawyer on scheduling a meeting with the contractor, Matthews and Board Members, for an adjustment on the invoice amount that they were owed. Mr. Yuro confirmed that one invoice was received, which included a day's worth of work that was never authorized and questioned whether it was revised. It was not revised to Mr. Marcinell's knowledge. Mr. Davis recalled that Mr. Mike Silverstein was supposed to talk to the contractor. Mr. Marcinell stated there was back and forth with people above Mr. Silverstein, as they were unhappy with the way that he handled the situation, but they had records showing that Mr. Silverstein had good communication and intent of the project. Mr. Laughlin recalled that the Board approved the initial proposal, which was \$12,000 for the digging and exploration, but once they got into the pipe, it was completely full with dirt. They notified him that they needed to use a vac truck that would cost between \$4,000 and \$5,000, which was approved, as they needed to proceed, since the hole was open. However, a couple of days into the project, they received an email at the end of the day from Armstrong, stating that it would take five to six days to complete project, at a cost of \$14,000 per day.

Mr. Yuro clarified that the day that the vac truck arrived and Armstrong cut a hole in the pipe and found that it was full of dirt. The vac truck was pumping all day and removed X amount of material, but by the size and length of the pipe, they calculated a certain amount of material left in it, which would need to be sucked out and would take five days. The cost of \$14,000 was for a tractor to be out there every day and three employees for 10 hours per day. Mr. Yuro immediately called them to say that there was no way that the CDD was paying this amount, because most of the dirt that was in there, was due to their mistake, because when they came out a month earlier, they did not plug the pipe like they were supposed to, which saturated the entire area, causing the muddy, silty dirt to go back into the pipe. They also charged \$4,000 for the vac truck and another amount for the hose, as well as for the plugs and their employees, which the

CDD already paid for. On the first day, Armstrong opened it up and said that they needed a vac truck, which they quickly approved and came out the next day, but at 3:30 p.m. they informed him what they needed for the rest of the week, which was \$100,000 and Mr. Yuro informed them to patch and close the hole back up. They stayed out there until 8:00 p.m. and finished the job, but they still provided an invoice for \$12,000 plus another \$14,000, versus \$12,000 plus \$4,000, which included items that the CDD paid for in the original estimate.

In his opinion, Mr. Yuro felt that Armstrong did the work that the Board approved at the initial amount, which was to open up the pipe to make the repair and plug the pipe and should get paid \$4,000 for the vac truck, but not to pay the additional \$14,000. Mr. Davis pointed out that the hole in the pipe was now patched and the turf above it, was repaired by the golf course, which everyone was happy with. The pipe was open on both ends and water was flowing freely through it but asked if there was any way to evaluate if water was actually moving. Mr. Yuro was sure that there was dirt in the pipe, but it was just an equalizer pipe, not a pressure pipe that was turned on and water flowing through it. Over time, the dirt would dissipate, as it was not unusual to have silt in a pipe, but it was not causing any harm. Mr. Yuro did not like the way the contractor was treating them, which was why he wanted them to finish the work and leave. Mr. Davis felt if everything was completed per the specifications, the CDD should pay for everything that was approved and nothing else but asked if Matthews could speak to them. Mr. Davidson stated that Matthews seemed headstrong to pay the contractor the full amount that they were seeking, without any communication. Mr. Yuro was happy to be involved but felt that the point of contact should be District Counsel.

Mr. Haber recommended sending an official letter to the contractor, as the CDD was obligated to pay what they owe and stating that the payment was for services rendered and allowing the contractor to make the next move. Mr. Davis agreed, as the contractor did not have any leverage to ask for more money, but if they believed that they deserved something else, they should send a separate invoice. Mr. Yuro agreed to pay them the original amount of \$12,000, plus \$4,000 for the vac truck, with a note stating that it was the amount that was approved and thanking them for their service. Mr. Davis agreed. Mr. Laughlin would coordinate with Mr. Haber, have a check cut for the amount discussed and send the letter. As far as the roof issues, Mr. Marcinell had a note for the District Manager to complete their walk through and once they received the punchlist, staff could work with them to finalize it. For the speed tables, examples

were provided. Mr. Laughlin pointed out that the CDD was past that, as a location was found for a speed sign.

## C. District Manager

Mr. Laughlin received an email at 4:30 today from the Architect, Bhide & Hall for the amenity meeting room upgrade. They wanted to get to the 100% completion point, which was discussed at the last meeting, but 60% was sufficient to bid it out. They had not completed the documents to 100% sign and seal, because they were not approved to do so and would request a price estimate on the documents. If it was not where the Board wanted to be at, the Board could decide to move to the next phase, completing sign and sealed documents for a hard bid. For hard bid process. Bhide & Hall would set a bid bond on the project, which was required of anything over \$150,000, requiring a performance and payment bond, to ensure that the contractor pays his subcontractors properly and if he walked, the bonding company would cover it. It would also include a public entity's crime statement, which must be notarized by the contractor when he submits the bid, W9 and ID forms, trench safety affidavit, bonding capacity certification letter and warranty requirements. The District had a right to keep 5% retainage on the project to ensure it was completed, which was the maximum allowed by the state. Mr. Laughlin believed by this email, they were discouraged by not having the 100% completed. Mr. Leary pointed out when he checked with them several days ago, they were going to start the hard bid process and provide proposals at the August meeting.

Mr. Leary questioned the normal process with the bids and if it would be handled by the CDD engineering firm or the architect. Mr. Yuro felt that the architect was better suited to handle the bidding for the plans, because they understood1 it better than an engineer would. Mr. Laughlin recalled that they were willing to manage it, but there would be a small administrative fee. Mr. Davis questioned the work that was completed between 60% and 100%. Mr. Laughlin indicated that Bhide & Hall would get bids and prices. Mr. Yuro asked if there was a reason why they did not want to go to 100%, as the Board Members were in agreement on where the plans were at 60%. They should complete the plans and be done, as the Board signed the contract and allocated the funds. Mr. Laughlin reported that 60% was to design the development documents, plans and outline specifications. Mr. Leary questioned the cost for 60%. Mr. Laughlin recalled that the District paid for 30%, which was \$3,600 and 60% was \$6,300. 90% for the pre-final

construction documents was \$6,300 and 100% for the final design permit was \$1,800. There was also a \$2,000 administrative service fee. Ms. Weitzel believed that the Board did not approve 100% because they did not decide to proceed with the project and were only trying to get the costs, based on their vision, but they could not do this without going further. Mr. Leary recalled that the Board want to see if the project was financially feasible. Mr. Laughlin would inform Bhide & Hall, that the Board was seeking pricing at this time.

## D. General Manager

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

Ms. Taylor presented the Amenities and Operations and Lake Doctors Reports, which were included in the agenda package. At the last meeting, a few residents talked about the conditions of the ponds, so there was now a table in their monthly report, showing when each pond was treated, as well as some pictures of ponds that were being monitored closely, due to algae blooms and ponds that looked great. Mr. Yuro appreciated the pictures. Ms. Taylor indicated that Lake Doctors was phenomenal, as they provided a great deal of information. The Board requested manual removal of algae, but Lake Doctors typically used a spray treatment and grass carp. When she performed a pond review, she noticed that the ponds looked better, but some needed help, which they were monitoring, but their treatments were phenomenal, although they had to follow EPA regulations. The reports from Lake Doctors were fairly detailed, which she appreciated.

## b. Proposal for Fee Increase

## c. Proposal for Grass Carp

Ms. Taylor presented a proposal from Lake Doctors for 200 grass carp in the amount of \$2,000, which was included in the agenda package. It would be for the entire community and the amount for each pond was based on pond conditions, depth and length of the pond. However, they would not be able to stock the ponds until October or November. Mr. Yuro was in favor of it, as it was beneficial.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal from Lake Doctors to stock the ponds in the community with grass carp in the amount of \$2,000 was approved.

Ms. Taylor presented a proposal from Lake Doctors for a fee increase from \$2,360 to \$2,430 per month or \$29,000 per year for Fiscal Year 2026, which was included in the agenda package. There was another proposal for grass carp stocking for Fiscal Year 2026, which they need to file for a permit. Mr. Davis asked if Lake Doctors would look at the vegetation on the retaining walls, as it got out of control last year on Pond 25. Mr. Laughlin recalled discussion with Lake Doctors multiple times about Pond 25A, but they claimed there was no access point, which staff showed to them. Mr. Davis had not heard any complaints. Ms. Taylor received one complaint at the last meeting, which she provided to Lake Doctors, for a pond that they took out a john boat and sprayed, but it needed significant grass carp. Mr. Davis noticed vegetation that was appearing at the beginning of Pond 24. Ms. Taylor noticed a great deal of algae blooms around it during the pond inspection, especially in the perimeter, which she requested a treatment for. She would keep this in mind during the next pond inspection.

Ms. Taylor emailed photos to the Board of the current state of the playground, to better understand the wear and tear that was occurring. There were many cracks in the structure. They would like to hang up a bulletin board in the Gym, as residents claimed that they did not know about events or updates, because the only amenity that they used was the Gym. There used to be one years ago, but it was removed and they were looking at putting one on the wall where the treadmills and cardio machines were. Discussion ensued and there was Board consensus for Ms. Taylor to install one. Regarding the playground, the wooden beams were starting to chip and there were stress crass on the structural pieces, which was concerning. Southern Recreation was the vendor that re-vamped it and came out to look at the playground. Their professional opinion was that it could not be repaired and needed to be replaced. Mr. Davidson indicated that Kompan provided the same result and price. Southern Recreation refurbished the playground 15 years ago and it was their opinion, that it was past the point of refurbishment. Mr. Davis asked if they discussed replacing it with another wooden structure. Ms. Weitzel had spoken with some mothers whose kids use it frequently and they would like to have a wooden structure, but if they did what they have now, questioned whether they would be having the same conversation in 20 years. She and Mr. Davidson looked at the playground in Rivertown, which had a newer type of playground that looked and felt like wood, but was sturdier and durable. However, it was more expensive.

Mr. Davis questioned the cost to replace the one that they had now. Mr. Davidson confirmed that it would be around \$500,000 but would do further research to compare the costs. Southern Recreation did not have an issue with the other structures, as it was in a shaded area. Ms. Weitzel was not in favor of Option 2, as Option 1 was \$141,000 and included a bridge, but she wanted to see a climbing structure. Mr. Yuro did not like the feel of Option 2, as he wanted to keep it as a wood structure. Therefore, he was in favor of Option 1, but with climbing elements that appeal to the 8- to 12-year-old age group and asked if the cost included demolition. Ms. Taylor confirmed that it included demolition and mulch. Mr. Leary felt that the playground was substantial, interesting and unique, but it was underwhelming and would like to see more evidence about why it could not be repaired. He felt that it would be a disservice to the community if they put in something that did not have the Wow factor. Mr. Yuro would be disappointed if they replaced it and it was less than what they had. Mr. Laughlin proposed doing a phased approach, by adding pieces of it at a time until it was large again. Mr. Geary suggested that a structural engineer take a look at it. Mr. Laughlin recalled using a structural engineer a few years ago, on the slide and would find his contact information. Mr. Davidson was appreciative of the feedback and in the interim, would work with Southern Recreation and Kompan and other vendors that specialize in playground structures, to provide a proposal for a phased approach.

Regarding the access control system, Ms. Taylor had a discussion with the front office staff and there was consensus that it was outdated. They reached out to the vendor to ask if there was a software update, which would help with the issues that they were having, as it was harder to issue cards and not provide the full functions that they needed. However, they said there were no additional updates, as this was the most up to date one, but unfortunately it was not working in their favor. It Therefore, she would like to have approval from the Board to reach out to vendors for prices for more up to date software, allowing for the transfer of their current resident information, because it would be more expensive to do a completely new system with new cards. It was not expensive to switch over to new software, especially if they could use the existing card readers, as the price per card was \$3 to \$5 and they had over 2,000 cards. Ms. Weitzel suggested looking into a digital card. Ms. Taylor was also looking into this, as it was Bluetooth enabled by use of a phone and would perform an audit of the households in the community. Mr. Davis was

in favor of it. Discussion ensued and there was Board consensus for Ms. Taylor to look into vendors for a software update.

Ms. Taylor reported that an emergency exit sign was placed on the emergency gate at the splash pad and the alarm was activated. Residents were informed about it. The golf course performed aeration on the soccer field on July 2<sup>nd</sup> and would be adding their monthly report into the CDD agenda package. She reached out to the YMCA about their camp itinerary, games that were played and locations that could be used. It was a productive conversation and she had seen some changes. A survey was sent to residents last Friday and there were some mixed reviews, some positive and some not so positive, but preferred to get a few more, to get a feel of the overall expectation of the community. The results would be provided to the Board in the upcoming weeks. Ms. Weizel requested that Ms. Taylor provide an overall report of how many campers attended each week, how many cancelled, etc. Mr. Davis was more interested in knowing whether residents that sent their kids to the camp, were happy with it, as he got the impression that the YMCA were not making good use of the pool, slide, splash pad, soccer field and playground and questioned whether it improved. Ms. Taylor indicated that they were still not using the playground, which was according to YMCA protocol; however, they were using the splash pad, pool, slide and soccer field on a regular basis. Mr. Geary heard from other people, that YMCA staff were yelling at the kids and to discipline them, they had to stay in a little box with the blinds shut for half a day. His seven-year-old was miserable because he got yelled at. Regarding contract reviews, Ms. Taylor reported that BrightView was slightly stronger and more in-depth. She would continue monitoring their vendors that they normally use, so she had documentation of what was expected of them.

## 3. Soccer field Report

## 4. Sidewalk Repair Update

Mr. Taylor reported that she did not have time to go through the sidewalks again; however, she had a walk through scheduled for next week and there would be an updated list in the weekly report. She planned to have community ride throughs monthly for landscaping, ponds, drainage, and sidewalks and would provide monthly reports. She met with the lifeguards and asked that they provide a visual awareness training, so they could better scan the pool, to prevent a drowning or potential emergency situation. A communication was sent to residents, so they were confused about why lifeguards were jumping in to save a dodgeball. Mr. Yuro thought

this was great idea, to keep the lifeguards on their toes. Ms. Weitzel felt that this was proactive and appreciated it. Ms. Taylor reported that there were quite a few events taking place in August. There was an end of Summer bash on August 2<sup>nd</sup> and back to school bash on August 9<sup>th</sup>. Mr. Davis recalled that there was supposed to be a bus tour for the kindergarteners, which was a much-loved tradition. Ms. Taylor would schedule one.

## **EIGHTH ORDER OF BUSINESS**

Consideration of Request for Proposals for Landscape and Irrigation Maintenance Services

Mr. Laughlin finalized the Request for Proposals (RFP) for landscape and irrigation maintenance services and had dates set for this process, including the map that Matthews prepared. He requested direction from the Board about whether to go through the formal or informal approach. The formal threshold was if a bid was over \$195,000. Currently, the budgeted amount was \$166,000. In this RFP, the mulch was proposed to be a separate bill. Mr. Laughlin did not anticipate receiving bids over \$195,000 and with the informal process, he would be able to send the RFP out to all vendors tomorrow. Mr. Haber explained that the biggest difference between the formal and informal bid, was with the formal bid, they had an obligation to offer protest rights. It was rare to get a protest, but to the extent that they did, it had the ability to delay the process and cost money with attorney's fees. However, there was no benefit to doing a formal bid, as the likelihood of receiving a bid that exceeded \$195,000, was small, but if they were concerned about a bid exceeding \$195,000, they should choose the formal bid. Mr. Yuro preferred going through the informal bid. Mr. Leary agreed. Mr. Davis concurred. There was Board consensus. Mr. Laughlin would send it out to all of the companies tomorrow. The pre-bid meeting was on July 31st, proposals would be due on August 14th and the Board would evaluate the proposals at the August 21st meeting. Mr. Leary wanted to ensure that the RFP have some reasonable warranty on sod replacement such as 12 months and to understand the various vendors experience in managing Bermuda grass. Mr. Laughlin suggested having them list their experience with Bermuda maintenance; however, there were specifications on how each area was to be treated. Mr. Leary hoped that BrightView submitted a proposal. Mr. Laughlin would remove the score criteria, set the dates and include the statement about their experience on maintaining Bermuda.

### NINTH ORDER OF BUSINESS

## Discussion of Policy Change to Prohibit E-Bikes, E-Scooters and Motorized Bikes

Mr. Laughlin made the policy change regarding e-bikes, e-scooters and motorized bikes and did some research as requested by Mr. Leary. Mr. Leary recalled that his concern was about pedestrian safety with gas-powered motorcycles on amenity paths and fields and wanted to know the laws that were in place and what policies they had and whether there should be any changes, to help their security team manage situations. He proposed prohibiting gas-powered motorcycles on any amenity paths, playground, tennis courts and soccer field, prohibiting anything not allowed on sidewalks and including language about maintaining reasonable speed. Mr. Laughlin would include language about not being reckless or operating in a safe manner, noting that according to his research, scooters and mopeds were interchangeable. Electric bikes could go up to 20 miles-per-hour (mph), throttle and petal assisted, versus electric scooters, which could go about 15 to 20 mph, although they do make high performance scooters, which were higher wattage and can go above 50 mph. Electric mopeds under 2 horsepower, which was similar to a 50cc motor, could go to a top speed of 28 mph. An electric motorcycle had typical output exceeding 750 watts and could go 40 mph. A gas-powered moped had an engine size up to 50cc, with the top speed being between 30 and 40 mph, but an electric scooter, could go up to 70 mph. A gas-powered motorcycle was street legal and could go 60 to 70 mph.

As far as laws, Mr. Laughlin reported that the State of Florida was enacting a law, which goes into effect on July 1<sup>st</sup>, giving local governments the authority to set minimum ages, requiring government issued IDs and mandating operator training. St. Johns County was looking at banning riders under 14 years from operating in the county, requiring riders under 18 to wear a helmet, imposing a 10-mph speed limit on sidewalks and multi-use paths and imposing a potential ban on sidewalks and speeds above 10 mph. However, they dropped the restrictions, because of enforcement concerns and moved to a non-binding resolution encouraging safe riding and focusing on education. Ms. Weitzel witnessed a dad riding a golf cart last night and his kid riding an e-motorcycle on the soccer field. Mr. Yuro pointed out that the CDD had no enforcement ability. Mr. Laughlin clarified that according to the CDD policy, vehicles on the soccer field was prohibited. Mr. Leary noted that it was a security matter. Mr. Davis confirmed that the CDD had no police powers but could ask someone to stop and then call the police for enforcement. If they could identify a perpetrator that was breaking a policy, they could remove

their amenity access. Ms. Weitzel was in favor of the policies but did not know how they could enforce them.

Mr. Davidson suggested having the St. Johns Sheriff's Office make presentations on the rules and regulations specific to e-bikes and golf carts, as there was a high uptake with e-bikes and had a contact at the St. Johns County Sheriff's Office that could set up a seminar, to further educate the community. Mr. Geary felt that the best that they could do was to restrict someone's use of the Amenity Center and kick out non-residents when they were stopped by a Security Guard, which he was willing to do. Ms. Weitzel felt that was their best bet. Mr. Haber advised that the District had the right to adopt a policy on property that it owned that was not otherwise authorized to be used by bicycles for transportation, for example the roadways, which were governed by the traffic laws. The CDD did not have the right to suspend someone for speeding, but the CDD did have the right to put policies in place with respect to enforcement on their fields and other recreation facilities. If there was a clear policy, the Board could direct staff to enforce it in the way that any other policy was enforced, by taking away someone's right to use the facility, if they were a resident and violating the policy or asking them to leave because they were trespassing and contacting law enforcement. Mr. Davis asked if there were any new rules about e-bikes or scooters, whether they were electric or gas-powered and whether it affected anything related to the use of golf carts on Amenity Center paths. Mr. Haber believed that a distinction could be made between a golf cart and an e-bike or e-scooter, if the Board wanted to allow golf carts in some places and not e-bikes. There was no rule stating that every right that a golf cart had, a rider of an e-bike must have.

Mr. Geary suggested issuing a warning for the first time and suspending access the second time, if someone was seen driving on a CDD path in a reckless manner and sending this out to residents as a warning that this would now be enforced. Mr. Leary liked that idea, but any motorcycles whether they be gas or electric, were not legally allowed to be on sidewalks and asked if the sidewalks around this building, tennis court, playground and soccer field were included within the laws or if they needed separate CDD policies. Mr. Haber recommended in an abundance of caution, to say in the policy that the CDD sidewalks were subject to Florida and local laws, as it relates to the operation of motorcycles, including e-motorcycles, so it was clear and there was no doubt. Mr. Leary felt that was a good step. Mr. Davis felt that they should clarify that no motorized vehicles were allowed on the soccer field at any time. Mr. Laughlin

believed that was in the policy, but did not know if it specified golf carts or vehicles and would find out. Mr. Leary wanted the policy to: 1) Clarify if they were riding in an unsafe manner, the first time they would receive a warning and the second time, their amenity access would be restricted, 2) Ensure that it was covered by Florida Laws and 3) State that no motorized vehicles were allowed on the soccer field at any time. Mr. Davis requested that there be clarification that pedal, electric and gas-powered vehicles were not allowed. Mr. Laughlin would work with staff and add this as a bullet point. Mr. Leary requested a revised policy at the next meeting for review. Ms. Weitzel questioned the hours that were contracted with Central Security. Mr. Laughlin would have to review the agreement but recalled that it was 40 hours per week. Ms. Taylor pointed out that they typically take two weekdays off, but they were here for weekends, as well as one additional weekday.

## **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. Letters would be sent to residents advising them of the increase in assessments, any day now. The requirement was to send the letter 20 days prior to the public hearing, but they did 30 days, due to issues in the past. Mr. Yuro recalled that there would be a 5% increase. Mr. Laughlin confirmed that there would be a \$75 increase for the year.

### **ELEVENTH 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 recalled that the playground enhancement was discussed and they planned to have proposals for the amenity meeting room by the August meeting.

## TWELFTH ORDER OF BUSINESS Contracts Review

Mr. Laughlin presented the Contract List, which was included in the agenda package.

## THIRTEENTH ORDER OF BUSINESS Supervisors' Request

Mr. Yuro pointed out that the contractor that did the refurbishment 12 years ago was Mr. Robbie Beacon. He was interested in coming out tomorrow to look at the playground and emailed his contact information to Mr. Davidson. If it could be refurbished, that was great, but at least they would know.

## FOURTEENTH ORDER OF BUSINESS Public Comments

Mr. Laughlin pointed out that no public was present. Ms. Weitzel indicated that the woman who was in attendance, sent her a lengthy email. Mr. Laughlin would reply to her question about the pool closing hours and her request for people to fish in the common areas. Ms. Weitzel recalled that the woman had an issue with a broken tile on the front sign. Mr. Laughlin had not heard anything about but would look into it.

## FIFTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of June 19, 2025 Meeting
- B. Financial Statements as of June 30, 2025
- C. Check Register

Mr. Laughlin presented the minutes of the June 19, 2025 Board of Supervisors meeting, Financial Statements as of June 30<sup>th</sup> and Check Register for July 17, 2025, for the General Fund in the amount of \$123,904.28, which were included in the agenda package.

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

### SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 21, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting as scheduled for August 21, 2025 at 6:00 p.m. at this location, which was the public hearing on the budget.

## SEVENTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Yuro sthe meeting was adjourned.	seconded by Mr. Leary with all in favor
ecretary/Assistant Secretary	Chairman/Vice Chairman





# Sampson Creek Community Development District

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



Tuesday, August 12, 2025

## Financial Services Dashboard Status Report - July 2025 EOM Report

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

Last Updated: % of Fiscal Year Completed: 8/12/25 83.33%

GMS Lead(s):

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

## **Financial State Of The Union:**

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

10) In Good Order

### **Balance Sheet - General Fund**

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

. . . . . . . . . . . . . .

403,897.49 131,422.75 535,320.24

FYTD Tax Assessments Collected

Onsite Staffing

\$ 1.800.821 100.68%

### **General Fund**

Category	<u>Budget</u>	<u>Actuals</u>	Acti	uals % Budget
Total Revenues	\$ 1,164,783	\$ 1,192,510	.00	102%

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

Total	\$ 1,113,103	\$ 895,807	.000	80%
Administrative	\$ 155,277	\$ 136,787	.000	88%
Field Operations	\$ 957,826	\$ 759,020	o0UU	79%

10)	ln	Good	Order	

### **General Fund - Material Line items**

### **Administrative**

Engineer	Ş	15,000	Ş	31,300	0000	209%
Attorney	\$	23,963	\$	9,397	.000	39%
		Field Opera	ntions			
Security Operations	\$	79,888	\$	62,337	.000	78%
Repairs & Maintenance	\$	32,849	\$	8,220	.000	25%
Electric	\$	80,000	\$	67,117	.000	84%
Landscape	\$	275,398	\$	223,470	.000	81%
		Recreation F	acility			

## Long Term Debt

\$

154,808

.000

183,369

	10/1/24	Principal Payments		7/31/25	
Series 2016	\$ 4,620,000	\$	(420,000)	\$	4,200,000
Series 2020	\$ 2,480,000	\$	(10,000)	\$	2,470,000
	\$ 7,100,000	\$	(430,000)	\$	6,670,000

### **Capital Reserve**

	<u>buuget</u>	ALL	an to Date	LIIC	unibereu	<u>v</u>	allalices
Capital Outlay	\$ 63,797	\$	133,958	\$	-	\$	(70,161)
Funding (1)	\$ 200,000	\$	200,000	\$	-	\$	-
Account Balance	\$ 299,666	\$	231,399	\$	-	\$	(68,267)

## Series 2020 Construction Account

	10/1/24	Actual to Date	<u>Ir</u>	terest Income	7/31/25
Account Balance	\$ 574,025	\$ 69,413	\$	18,087	\$ 522,700

 $<sup>^{(1)}</sup>$ Transfer will be completed once the District is 90% collected in assessment collections for FY 2024.

## Financial Services Dashboard Status Report - July 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

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

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

Description	Expe	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 July 31, 2025



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## Sampson Creek Community Development District Combined Balance Sheet July 31, 2025

		General	De	bt Service	Can	ital Projects		Totals
	•	Fund	De	Fund	Сирі	Fund	Gover	nmental Fund
Assets:								
Cash:	_		_		_		_	
Operating Account	\$	85,759	\$	-	\$	-	\$	85,759
Petty Cash Account	\$	756	\$	-	\$		\$	756
Capital Projects Account	\$	-	\$	-	\$	26,485	\$	26,485
Due from Capital Projects	\$	2,509	\$	-	\$	-	\$	2,509
Due from General Fund	\$	-	\$	-	\$	3,000	\$	3,000
Deposits	\$	820	\$	-	\$	-	\$	820
Prepaid Expenses	\$	25,822	\$	-	\$	-	\$	25,822
Investments:								
US Bank Custody	\$	422,655	\$	-	\$	-	\$	422,655
State Board of Administration	\$	-	\$	-	\$	207,306	\$	207,306
<u>Series 2016</u>								
Reserve	\$	-	\$	193,381	\$	-	\$	193,381
Revenue	\$	-	\$	83,409	\$	-	\$	83,409
Construction	\$	-	\$	-	\$	6,980	\$	6,980
<u>Series 2020</u>								
Reserve	\$	-	\$	112,710	\$	-	\$	112,710
Revenue	\$	-	\$	59,880	\$	-	\$	59,880
Construction	\$	-	\$	-	\$	525,208	\$	525,208
Total Assets	\$	538,320	\$	449,380	\$	768,979	\$	1,756,679
Liabilities:								
Accounts Payable	\$	-	\$	-	\$	5,392	\$	5,392
Due to Capital Reserve	\$	3,000	\$	-	\$	-	\$	3,000
Due to General Fund	\$	-	\$	-	\$	2,509	\$	2,509
Total Liabilites	\$	3,000	\$	-	\$	7,900	\$	10,900
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	26,642	\$		\$		\$	26,642
Restricted for:	Φ	20,042	Ψ	-	φ	-	φ	20,042
Debt Service - Series 2016	\$		\$	276,790	\$	_	\$	276,790
Debt Service - Series 2010  Debt Service - Series 2020	\$	-	\$	172,590	\$	-	\$	172,590
	\$	-	\$	172,390	\$	6,980	\$	
Capital Projects - Series 2016 Capital Projects - Series 2020	\$ \$	-	\$ \$	-	\$ \$	•	\$ \$	6,980
Assigned for:	Ф	-	Ф	-	Þ	522,700	Þ	522,700
	¢		¢		¢	221 200	¢	221 200
Capital Reserves	\$	- 500 (70	\$	-	\$	231,399	\$	231,399
Unassigned	\$	508,679	\$	-			\$	508,679
Total Fund Balances	\$	535,320	\$	449,380	\$	761,079	\$	1,745,779
Total Liabilities & Fund Balance	\$	538,320	\$	449,380	\$	768,979	\$	

# Sampson Creek Community Development District

## **General Fund**

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

	Adopted	Actual					
	Budget	Th	ru 07/31/25	Thr	u 07/31/25	1	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,158,783	\$	1,158,783	\$	1,170,303	\$	11,519
Interest Income	\$ 5,000	\$	4,167	\$	19,102	\$	14,935
Clubhouse Income	\$ 1,000	\$	833	\$	3,105	\$	2,272
Total Revenues	\$ 1,164,783	\$	1,163,783	\$	1,192,510	\$	28,726
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	10,000	\$	8,400	\$	1,600
FICA Expense	\$ 918	\$	765	\$	643	\$	122
Engineering	\$ 15,000	\$	12,500	\$	31,306	\$	(18,806)
Dissemination	\$ 2,226	\$	1,855	\$	1,855	\$	0
Arbitrage	\$ 1,200	\$	1,000	\$	600	\$	400
Assessment Roll	\$ 5,565	\$	5,565	\$	5,565	\$	-
Attorney	\$ 23,963	\$	19,969	\$	9,397	\$	10,572
Annual Audit	\$ 4,000	\$	3,333	\$	-	\$	3,333
Trustee Fees	\$ 8,500	\$	8,500	\$	8,405	\$	95
Management Fees	\$ 65,730	\$	54,775	\$	54,775	\$	0
Information Technology	\$ 1,113	\$	927	\$	928	\$	(0)
Telephone	\$ 400	\$	333	\$	613	\$	(280)
Postage	\$ 600	\$	500	\$	891	\$	(391)
Printing & Binding	\$ 400	\$	333	\$	724	\$	(391)
Insurance	\$ 11,037	\$	11,037	\$	11,037	\$	-
Legal Advertising	\$ 1,350	\$	1,125	\$	425	\$	700
Other Current Charges	\$ 1,000	\$	833	\$	792	\$	42
Office Supplies	\$ 100	\$	83	\$	258	\$	(175)
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 155,277	\$	133,610	\$	136,787	\$	(3,177)

# Sampson Creek Community Development District

## **General Fund**

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

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	ru 07/31/25	Thr	u 07/31/25	V	ariance
Operations & Maintenance								
Field								
General Manager (Vesta)	\$	183,369	\$	152,808	\$	154,808	\$	(2,000)
Landscape Maintenance (Brightview Landscape)	\$	166,398	\$	138,665	\$	138,004	\$	661
Landscape Maintenance (St Johns Golf)	\$	57,000	\$	47,500	\$	43,454	\$	4,046
Landscape Maintenance Contingency	\$	52,000	\$	43,333	\$	42,012	\$	1,321
Lake Maintenance	\$	30,000	\$	25,000	\$	23,850	\$	1,150
Security	\$	79,888	\$	66,574	\$	62,337	\$	4,236
Lifeguards/Pool Monitors	\$	46,434	\$	38,695	\$	24,716	\$	13,979
Pool Maintenance	\$	35,000	\$	29,167	\$	35,030	\$	(5,863)
Splash Pad Maintenance/Chemicals	\$	6,000	\$	5,000	\$	5,000	\$	(0,000)
Janitorial Maintenance	\$	22,500	\$	18,750	\$	17,110	\$	1,640
Electric	\$	80,000	\$	66,667	\$	67,117	\$	(450)
Water	\$	18,500	\$	15,417	\$	14,582	\$	834
Refuse Service	\$	500	\$	417	\$	-	\$	417
Permits	\$	2,000	\$	1,667	\$	575	\$	1,092
Repairs & Maintenance	\$	32,849	\$	27,374	\$	8,220	\$	19,155
Street & Tennis Court Lighting Maintenance	\$	8,281	\$	6,901	\$	1,013	\$	5,888
Repairs & Replacements-Amenity Center	\$	20,000	\$	16,667	\$	19,922	\$	(3,255)
Tennis Court Maintenance	\$	3,897	\$	3,248	\$	757	\$	2,491
Supplies	\$	16,563	\$	13,803	\$	11,129	\$	2,673
Special Events	\$	25,000	\$	20,333	\$	20,333	\$	-
Holiday Decorations	\$	15,000	\$	12,043	\$	12,043	\$	_
Workers Compensation Insurance	\$	2,000	\$	1,667	\$	-	\$	1,667
Property Insurance	\$	45,947	\$	45,947	\$	40,983	\$	4,964
Telephone/Internet/Cable TV	\$	7,000	\$	5,833	\$	10,978	\$	(5,145)
Website Maintenance	\$	1,000	\$	833	\$	803	\$	30
Office Supplies	\$	700	\$	583	\$	516	\$	68
Subtotal Field Expenditures	\$	957,826	\$	804,889	\$	759,020	\$	45,869
Total Operations & Maintenance	\$	957,826	\$	804,889	\$	759,020	\$	45,869
Total Operations & Maintenance	Ψ	737,020	Ψ	004,007	Ψ	737,020	Ψ	T3,007
Total Expenditures	\$	1,113,103	\$	938,499	\$	895,807	\$	42,692
Excess (Deficiency) of Revenues over Expenditures	\$	51,680			\$	296,703		
Other Financing Sources/(Uses):	Ť	51,000				270,700		
	_	(000		(0.0.5	_	(00000000		
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
Net Change in Fund Balance	\$	(125,091)			\$	131,423		
Front Delever Designation	φ.				*	402.005		
Fund Balance - Beginning	\$	125,091			\$	403,897		
Fund Balance - Ending	\$	(0)			\$	535,320		

## Sampson Creek 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	Aug-25	Sep-25		Tota
Revenues:														
Assessments - Tax Roll	\$ -	\$ 101,661	\$ 178,896	\$ 727,803	\$ 95,907	\$ -	\$ 30,169	\$ -	\$ 1,552	\$ 34,315	\$ -	\$ -	\$ 1	1,170,303
Interest Income	\$ -	\$ 959	\$ 907	\$ 1,262	\$ 3,062	\$ 2,827	\$ 2,924	\$ 2,692	\$ 2,425	\$ 2,043	\$ -	\$ -	\$	19,102
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-
Clubhouse Income	\$ 50	\$ -	\$ 50	\$ 790	\$ -	\$ 125	\$ 445	\$ 295	\$ -	\$ 1,350	\$ -	\$ -	\$	3,105
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-
Total Revenues	\$ 50	\$ 102,620	\$ 179,853	\$ 729,855	\$ 98,969	\$ 2,952	\$ 33,538	\$ 2,987	\$ 3,977	\$ 37,708	\$ -	\$ -	\$ 1	1,192,510
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ _	\$	8,400
FICA Expense	\$ 61	\$ 46	\$ 61	\$ 61	\$ 46	\$ 77	\$ 77	\$ 77	\$ 61	\$ 77	\$ -	\$ -	\$	643
Engineering	\$ 4,965	\$ 2,825		\$ 2,093	\$ 65	\$ 1,234	\$ 1,355	\$ 6,516	\$ 3,733	\$ 8,520	\$ -	\$ -	\$	31,306
Dissemination	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ -	\$ -	\$	1,855
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$	600
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	\$ 5,478	\$ -	\$ -	\$	54,775
Information Technology	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$	928
Telephone	\$ 86	\$ 79	\$ 56	\$ 64	\$ 59	\$ 50	\$ 50	\$ 77	\$ 83	\$ 10	\$ -	\$ -	\$	613
Postage	\$ -	\$ 207	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ 24	\$ -	\$ 624	\$ -	\$ -	\$	891
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ 24	\$ 29	\$ 21	\$ 7	\$ 13	\$ 48	\$ 546	\$ -	\$ -	\$	724
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162	\$ 127	\$ 67	\$ 69	\$ -	\$ -	\$	425
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ 61	\$ 117	\$ 32	\$ 88	\$ 133	\$ 113	\$ 69	\$ -	\$ -	\$	792
Office Supplies	\$ 26	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 24	\$ 208	\$ -	\$ -	\$	258
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	\$ 17,478	\$	\$ -	\$	136,787

## Community Development District Month to Month FY 2025

	0ct-24		Nov-24		Dec-24		Jan-25		Feb-25		Mar-25		Apr-25	Ma	ay-25	Jun-25		Jul-25		Aug-25	Sep-25	5	Total
Operations & Maintenance																							
Field Expenditures																							
•	\$ 15,481	\$	15,481	\$	15,481	\$	15,481	\$	15,481	\$	15,481	\$	15,481 \$	15.	,481 \$	15,481	\$	15,481	\$	- \$	_	\$	154,808
Landscape Maintenance (Brightview Landscape)		\$		\$			13,866	\$		\$	,	\$	13,866 \$		,866 \$		\$		\$	- \$	_	\$	138,004
1 (0 1)	\$ 5,415	\$	5.443	\$		\$	5.459	\$		\$	5.422	\$	5,441 \$		,392 \$	-	\$	,	\$	- \$	_	\$	43,454
	\$ 1,968	\$	4,868	\$		\$	4,682	\$		\$	2,654	\$	13,667 \$		,702 \$	2,908	\$	2,538	\$	- \$	_	\$	42,012
	\$ 2,360	\$		\$		\$	2.360	\$		\$	,	\$	2.360 \$		.360 \$		\$		\$	- \$	_	\$	23,850
Security	\$ 6,849	\$	7.104	\$		\$	7,428	\$		\$	7,126	\$	7,188 \$	7.	,126 \$	6,371	\$	574	\$	- \$	_	\$	62,337
	\$ -	\$	-	\$		\$	-	\$		\$		\$	3,285 \$		,106 \$	,	\$		\$	- \$	_	\$	24,716
0 ,	\$ 3,545	\$	2.862	\$		\$	3.788	\$		\$	7,713		(88) \$		,613 \$	5,077	\$	4,594	\$	- \$	_	\$	35,030
	\$ 500	\$		\$		\$	500	\$		\$		\$	500 \$		500 \$		\$		\$	- \$	_	\$	5,000
	\$ 1,811	\$		\$		\$	1,786	\$		\$	1,611		1,611 \$		,611 \$	1,611			\$	- \$	_	\$	17,110
•	\$ 6,405	\$	,	\$		\$	6,764	\$	, .	\$	, .	\$	6,840 \$		,952 \$		\$		\$	- \$	_	\$	67,117
	\$ 1,177			\$		\$		\$		\$	1,816		1,571 \$		,512 \$	2.707			\$	- \$	_	\$	14,582
	\$ -	\$	-	\$		\$	-,170	\$	,	\$		\$	- \$		- \$	,	\$		\$	- \$	_	\$	- 1,002
	\$ -	\$	_	\$		\$	_	\$		\$		\$	- \$		575 \$		\$		\$	- \$	_	\$	575
	\$ 2.103	\$	2.048	\$		\$	_	\$		\$		\$	1.830 \$		- \$		\$		\$	- \$	_	\$	8.220
1	\$ -	\$	,	\$		\$	_	\$		\$		\$	- \$		- \$		\$		\$	- \$	_	\$	1,013
	\$ 405	\$		\$	,	\$		\$		\$	3.571		706 \$		- \$		\$		\$	- \$	_	\$	19,922
repairs a replacements rancing denter	\$ 105	\$		\$		\$	-	\$		\$	.,	\$	- \$		- \$	.,	\$		\$	- \$	_	\$	757
	\$ 1.016	-		\$		\$	579	\$		\$		\$	1.241 \$		,833 \$		\$		\$	- \$	_	\$	11,129
Supplies	\$ 3,591			\$		\$		\$		\$	2,678		1,578 \$		350 \$	,	\$	,	\$	- \$	_	\$	20,333
Special Events	\$ 5,571	\$		\$		\$		\$		\$		\$	- \$		- \$	,	\$	,	\$	- \$	_	\$	12,043
	\$ -		-	\$	-	\$	_	\$		\$		\$	- \$		- \$		\$		\$	- \$	_	- :	-
Workers compensation insurance	\$ 40,983	\$	_	\$	_	\$	_	\$		\$		\$	- \$		- \$		\$		\$	- \$	_	\$	40,983
	\$ 1,022	\$	1,012	\$		\$	1,100	\$		\$		\$	1,107 \$		,097 \$		\$	1,112	\$	- \$	_	\$	10,978
1 , ,	\$ 1,022	\$		\$		\$		\$		\$	,	\$	88 \$		88 \$		\$		\$	- \$	_	\$	803
	\$ -	\$		\$		\$	_	\$		\$		\$	49 \$		- \$		\$		\$	- \$	_	\$	516
	\$ -	\$		\$		\$	_	\$		\$		\$	- \$		- \$		\$		\$	- \$	_	\$	3,727
8	\$ -	\$		\$		\$		\$		\$		\$	- \$		- \$		\$		\$	- \$		\$	5,7 27
Toddi Trograms	Ψ -	Ψ		Ψ		Ψ		Ψ		Ψ		Ψ		'	- ψ		Ψ		Ψ	- ψ		Ψ	
Subtotal Field Expenditures	\$ 107,923	\$	77,124	\$	75,503	\$	66,629	\$	66,488	\$	79,888	\$	78,322 \$	66,	,165 \$	86,019	\$	54,959	\$	- \$	-	\$	759,020
<b>Total Operations &amp; Maintenance</b>	\$ 107,923	\$	77,124	\$	75,503	\$	66,629	\$	66,488	\$	79,888	\$	78,322 \$	66,	,165 \$	86,019	\$	54,959	\$	- \$	-	\$	759,020
Total Expenditures	\$ 139.127	\$	86,773	\$	82,214	\$	78,373	\$	74,236	\$	92,098	\$	93,958 \$	70	,888 \$	96,704	\$	72,437	\$	- \$		\$	895,807
Total Expenditures	3 139,127	•	80,773	<b>3</b>	02,214	<b>3</b>	/6,3/3	<b></b>	/4,230	Þ	92,098	<b>.</b>	93,930 \$	19,	,000 \$	90,704	<b>3</b>	/2,43/	<b>3</b>	- 3	-	•	895,807
Excess (Deficiency) of Revenues over Expendi	\$ (139,077)	\$	15,847	\$	97,639	\$ 6	651,482	\$	24,733	\$	(89,146)	\$	(60,420) \$	(76,	,901) \$	(92,727)	\$	(34,729)	\$	- \$	-	\$	296,703
Other Financing Sources/Uses:																							
Capital Reserve Transfer	\$ -	\$	_	\$	_	\$ (2	200,000)	\$	_	\$	-	\$	- \$		- \$	_	\$	_	\$	- \$	_	\$	(200,000)
Interfund Transfer-Excess/Shortage DS Revenue	*	\$	_			\$ (2	. ,	\$	-		-		- \$		- \$	_		-		- \$	_	\$	34,720
				Ψ									Ψ										
Total Other Financing Sources/Uses	\$ -	\$	-	\$	34,720	\$ (2	200,000)	\$	-	\$	-	\$	- \$		- \$	-	\$	-	\$	- \$	-	\$	(165,280)
Net Change in Fund Balance	\$ (139,077)	\$	15,847	\$	132,360	\$ 4	151,482	\$	24,733	\$	(89,146)	\$	(60,420) \$	(76,	,901) \$	(92,727)	\$	(34,729)	\$	- \$	-	\$	131,423

## **Community Development District**

## **Debt Service Fund Series 2016**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2025

	1	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	552,515	\$	556,238	\$	3,723
Interest	\$	2,500	\$	2,083	\$	14,584	\$	12,500
Total Revenues	\$	555,015	\$	554,598	\$	570,821	\$	16,223
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			\$	16,766		
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)			\$	(17,954)		
Ernd Dalamas Daginning	¢	05 110			¢	204.744		
Fund Balance - Beginning	\$	95,119			\$	294,744		
Fund Balance - Ending	\$	72,850			\$	276,790		

## **Community Development District**

## **Debt Service Fund Series 2020**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	A	Adopted	Pror	ated Budget		Actual		
		Budget	Thru	u 07/31/25	Thr	u 07/31/25	Va	ariance
Revenues:								
Assessments - Tax Roll	\$	73,780	\$	73,780	\$	74,279	\$	499
Interest	\$	750	\$	625	\$	5,733	\$	5,108
Total Revenues	\$	74,530	\$	74,405	\$	80,012	\$	5,607
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			\$	6,824		
Net Change in Fund Balance	\$	1,343			\$	6,824		
Fund Balance - Beginning	\$	51,436			\$	165,766		
Fund Balance - Ending	\$	52,778			\$	172,590		

## Community Development District Capital Reserve Fund

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	I	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Revenues								
Interest	\$	500	\$	417	\$	7,673	\$	7,256
Misc. Income	\$	-	\$	-	\$	3,000	\$	3,000
Total Revenues	\$	500	\$	417	\$	10,673	\$	10,256
Expenditures:								
Capital Outlay	\$	63,797	\$	53,164	\$	133,958	\$	(80,794)
Total Expenditures	\$	63,797	\$	53,164	\$	133,958	\$	(80,794)
Excess (Deficiency) of Revenues over Expenditures	\$	(63,297)			\$	(123,285)		
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			\$	76,715		
not onunge in a una barante	Ψ_	100,700			Ψ	, 0, 110		
Fund Balance - Beginning	\$	162,963			\$	154,684		
Fund Balance - Ending	\$	299,666			\$	231,399		

## Sampson Creek Community Development District

#### **Capital Projects Fund Series 2016**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Ado	pted	Prora	ted Budget	P	Actual		
	Buc	lget	Thru	07/31/25	Thru	07/31/25	Va	riance
Revenues								
Interest	\$	-	\$	-	\$	223	\$	223
Total Revenues	\$	-	\$	-	\$	223	\$	223
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	223		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
<b>Total Other Financing Sources (Uses)</b>	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	223		
Fund Balance - Beginning					\$	6,757		
Fund Balance - Ending					\$	6,980		

### **Sampson Creek**

## **Community Development District Capital Projects Fund Series 2020**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	I	Adopted	Prora	ated Budget		Actual		
		Budget	Thru	07/31/25	Thr	u 07/31/25	V	ariance
Revenues								
Interest	\$	-	\$	-	\$	18,087	\$	18,087
Total Revenues	\$	-	\$	-	\$	18,087	\$	18,087
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	69,413	\$	(69,413)
Total Expenditures	\$	-	\$	-	\$	69,413	\$	(69,413)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(51,326)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
<b>Total Other Financing Sources (Uses)</b>	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	•			\$	(51,326)		
Fund Balance - Beginning					\$	574,025		
Fund Balance - Ending					\$	522,700		

## Sampson Creek

## Community Development District

### Long Term Debt Report FY 2025

Series	2016, Special Assessment Bonds	
I i Pi	2.400/	
Interest Rate:	2.40%	<b>4400000</b>
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	9	\$	10,000.00	\$ 62,712.50	\$ 72,712.50
FY 2028	\$	455,000.00	\$ 101,675.00	\$ 556,675.00	9	\$	10,000.00	\$ 62,475.00	\$ 72,475.00
FY 2029	\$	470,000.00	\$ 88,025.00	\$ 558,025.00	9	\$	10,000.00	\$ 62,237.50	\$ 72,237.50
FY 2030	\$	485,000.00	\$ 73,925.00	\$ 558,925.00	9	\$	10,000.00	\$ 62,000.00	\$ 72,000.00
FY 2031	\$	500,000.00	\$ 59,375.00	\$ 559,375.00	9	\$	10,000.00	\$ 61,762.50	\$ 71,762.50
FY 2032	\$	460,000.00	\$ 44,375.00	\$ 504,375.00	9	\$	60,000.00	\$ 61,525.00	\$ 121,525.00
FY 2033	\$	475,000.00	\$ 30,000.00	\$ 505,000.00	9	\$	65,000.00	\$ 60,100.00	\$ 125,100.00
FY 2034	\$	485,000.00	\$ 15,156.26	\$ 500,156.26	9	\$	270,000.00	\$ 58,556.26	\$ 328,556.26
FY 2035	\$	-	\$ -	\$ -	9	\$	300,000.00	\$ 52,143.76	\$ 352,143.76
FY 2036	\$	-	\$ -	\$ -	9	\$	305,000.00	\$ 45,018.76	\$ 350,018.76
FY 2037	\$	-	\$ -	\$ -	9	\$	315,000.00	\$ 37,012.50	\$ 352,012.50
FY 2038	\$	-	\$ -	\$ -	9	\$	320,000.00	\$ 28,743.76	\$ 348,743.76
FY 2039	\$	-	\$ -	\$ -	9	\$	330,000.00	\$ 20,343.76	\$ 350,343.76
FY 2040	\$	-	\$ -	\$ -		\$	445,000.00	\$ 11,681.26	\$ 456,681.26
	\$.	5,030,000.00	\$ 927,578.76	\$ 5,957,578.76		\$ 2	,490,000.00	\$ 875,875.06	\$ 3,365,875.06

#### **SAMPSON CREEK**

#### COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts FY 2025

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

													64.99%		30.89%		4.12%		100.00%
														20	019A-1 Debit	20	19A-2 (A1)		
Date	Distribution	C	Gross Amount	Сс	ommissions	Dis	count/Penalty		Interest		Net Receipts	C	&M Portion		Service	D	ebt Service		Total
11/05/24	Distribution #1	¢	20.240.02	ď	1.343.87	¢	200.10	ď		ď	18.625.06	4	12.103.91	ď	5.752.91	ď	76024	ď	10 (25 0)
11/05/24	Distribution #1	Þ	20,349.03	Þ	,	Þ	380.10	Э	-	Þ	.,	Þ	,	Þ	.,	Þ	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
07/10/25	Distribution #10	\$	53,391.14	\$	(489.18)	\$	1,077.61	\$	-	\$	52,802.71	\$	34,315.01	\$	16,309.72	\$	2,177.98	\$	52,802.71
	TOTAL	¢	1,903,184.50	¢	71,490.51	¢	36,633.86	¢	5,760.79	¢	1,800,820.92	•	1,170,303.37	¢	556,238.24	¢	74,279.31	¢	1,800,820.92
	IUIAL	Þ	1,703,184.50	Þ	/ 1,470.51	Þ	30,033.80	<b>Þ</b>	5,/60./9	Þ	1,000,820.92	•	1,1/0,303.3/	<b>Þ</b>	330,238.24	Þ	/4,4/9.31	•	1,000,020.92

100.02% Gross Percent Collected

*C*.

### **SAMPSON CREEK**

#### COMMUNITY DEVELOPMENT DISTRICT

### Check Run Summary

August 21, 2025

	GENERAL FUND	
<u>DATE</u>	CHECK NUMBERS	<u>AMOUNT</u>
07/22/25	8890-8897	\$10,255.47
07/31/25	8898-8905	\$38,049.13
08/08/25	8906-8915	\$13,102.30
Total		\$61,406.90
	CAPITAL RESERVE FUND	
<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
07/25/25	269	\$16,800.00
Total		\$16,800.00

#### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 14 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
7/22/25 00048	7/11/25 52801745 202507 320-57200- FIRST AID SUPPLIES 07/25		*	35.40	
		CINTAS CORPORATION			35.40 008890
7/22/25 00319	7/04/25 1110956- 202507 320-57200- SVCS 07/25	41000	*	704.42	
		COMCAST			704.42 008891
7/22/25 00334	7/09/25 23356477 202507 320-57200- SUPPLIES 07/25	54600	*	352.66	
		CRYSTAL SPRINGS			352.66 008892
7/22/25 00468	7/22/25 00071978 202506 310-51300-	48000	*	68.64	
	LEGAL AD #113//688	GANNETT FLORIDA LOCALIQ			68.64 008893
7/22/25 00340	//11/25 193534 202506 310-51300-	31100	*	8,520.39	
	SVCS THRU 06/30/25	MATTHEWS DESIGN GROUP, INC.			8,520.39 008894
7/22/25 00467	7/12/25 1404162 202507 320-57200-	34500	*	231.00	
	OFF DUTY OFFICER 07/25	ROLLKALL TECHNOLOGIES LLC			231.00 008895
	7/20/25 1409646 202507 320-57200-	34500	*	231.00	
	OFF DUTY OFFICER 07/25	ROLLKALL TECHNOLOGIES LLC			231.00 008896
7/22/25 00253	7/12/25 76302088 202507 320-57200- MONITORING 07/22-10/21/25	45400	*	111.96	
		VECTOR SECURITY INC.			111.96 008897
7/31/25 00150	7/23/25 144784 202507 310-51300- SVCS 07/25		*	624.00	
	7/23/25 144784 202507 310-51300- SVCS 07/25	51000	*	208.28	
	7/23/25 144784 202507 310-51300-		*	516.21	
		ADVANCED DIRECT MARKETING			1,348.49 008898
	7/23/25 2025-600 202507 320-57200-	54500	*	227.00	
	SVCS 07/25	ALDRIDGE & SONS PLUMBING			227.00 008899
7/31/25 00443	7/21/25 9432497 202507 320-54100- REPAIR PROPOSAL 07/25		*	850.28	

SAMC SAMPSON CREEK SHENNING

#### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 15 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	7/21/25 9432502 202507 320-54100-	-46203	*	255.00	
	REPAIR FLEX PIPE 07/25 8/01/25 9437673 202508 320-54100-	-46200	*	13,866.49	
	MAINT 08/25	BRIGHTVIEW LANDSCAPE SERVICES INC	2		14,971.77 008900
7/31/25 00469	7/25/25 4048 202508 320-57200- POOL SVCS 08/25		*	5,258.98	
		CBUSS ENTERPRISES			5,258.98 008901
7/31/25 00461	5/29/25 7702-1 202505 320-57200-			295.00	
	PREVENTIVE MAINT 05/25	FITNESS MACHINE TECHNICIANS OF			295.00 008902
7/31/25 00022	7/17/25 14873242 202507 320-54100-		*	145.15	
	SVCS 07/25 7/23/25 82743242 202507 320-54100- SVCS 07/25	-43100	*	277.09	
		JEA 			422.24 008903
7/31/25 00492	6/26/25 SMT-8573 202506 320-57200-		*	44.90	
	PROPERTY SIGN 06/25	SMARTSIGN			44.90 008904
7/31/25 00377	8/01/25 427705 202508 320-54100-	-34000	*	15,480.75	
	SVCS 08/25	VESTA PROPERTY SERVICES, INC			15,480.75 008905
8/08/25 00443	7/30/25 945819 202507 320-54100-	-46203	*	1,200.00	
	REPLACE STUCK VALVE 07/25	BRIGHTVIEW LANDSCAPE SERVICES INC			1,200.00 008906
8/08/25 00048	7/31/25 93319827 202507 320-57200-		*	308.00	
	ZOLL 3 AED AUTO AGREE	CINTAS CORPORATION			308.00 008907
8/08/25 00319	7/28/25 1110618- 202508 320-57200-		*	408.00	
	SVCS 08/25	COMCAST			408.00 008908
8/08/25 00493	1/29/25 000000 202506 320-5/200-	-49400	*	500.00	
	SPEICAL EVENT 08/25	FRANKIES FRANKS LLC			500.00 008909
8/08/25 00131	8/01/25 424 202508 310-51300- MGMT FEE 08/25		*	5,477.50	

SAMC SAMPSON CREEK SHENNING

#### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 16 SAMPSON CREEK - GENERAL FUND BANK A SAMPSON CREEK CDD

	D:	ANK A SAMESON CREEK CDD			
CHECK VEND# DATE	DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	8/01/25 424 202508 310-51300- INFO TECH 08/25	35100	*	92.75	
	8/01/25 424 202508 310-51300- DISSEMINATION AGENT SVCS	31300	*	185.50	
	8/01/25 424 202508 310-51300- POSTAGE 08/25	42000	*	23.66	
	8/01/25 424 202508 310-51300- COPIES 08/25	42500	*	16.05	
	8/01/25 424 202508 310-51300- TELEPHONE 08/25	41000	*	71.84	
	IEDEFIIONE 00/25	GOVERNMENTAL MANAGEMENT SERVICES			5,867.30 008910
0/00/05 00031				2,360.00	
8/08/25 00031	8/01/25 295480B 202508 320-54100- WATER MGMT 08/25			,	
		THE LAKE DOCTORS, INC.			2,360.00 008911
8/08/25 00019	3/21/25 61003476 202503 320-54100- PEST CONTROL SVCS 03/25		*	75.00	
	3/21/25 61003512 202503 320-54100-	46202	*	158.00	
	RODENT CONTROL SVCS 03/25	NADER'S PEST RAIDERS, INC.			233.00 008912
8/08/25 00482	7/19/25 12900554 202508 320-57200-		*	950.00	
	EVENT 08/09/25 7/28/25 12915556 202508 320-57200- EVENT 08/09/25	49400	*	495.00	
	EVENI 00/09/25	PROGRESSIVE ENTERTAINMENT SERVICES			1,445.00 008913
0/00/25 00467				231.00	
8/08/25 0046/	OFF DUTY OFFICER 08/25				
		ROLLKALL TECHNOLOGIES LLC			231.00 008914
8/08/25 00484	8/01/25 0015 202508 320-57200- PETTING ZOO 08/25	49400	*	550.00	
		SHEEHAN HOMESTEAD LLC			550.00 008915
		TOTAL FOR BANK .	A	61,406.90	
		TOTAL FOR REGIS	TER	61,406.90	
		1011111 1011 11110110		1=,100.20	

SAMC SAMPSON CREEK SHENNING



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

Payment Inquiry #

(877)275-4933

### Invoice

Ship To Pool

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Invoice # 5280174509 Invoice Date 07/11/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 7056741928 Payer # 10552255

Bill To Pool

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

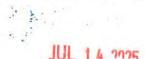
Material #		Description		Qua	ntity	Unit Price	Ext Price	Tax
Unit	000000000005150417	Unit Description:	OFFICE		10			
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
						Unit Subtotal:	\$10.45	
Unit	000000000017631113	Unit Description:	FITNESS					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000017631116	Unit Description:	OFFICE HA	LLWAY				
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	00000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
						Invoice Sub-total	\$35.40	
						Tax	\$0.00	
						Invoice Total	\$35.40	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Supplies 320-57200-54600



### Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

For 219 SAINT JOHNS GOLF DR, F AUGUSTINE, FL, 32092-1053	HOME OFC 2, SA	INT
Previous balance		\$704.44
Payment - thank you	Jun 29	-\$704.44
Balance forward		\$0.00
Regular monthly charges	Page 3	\$697.45
Taxes, fees and other charges	Page 3	\$6.97
New charges		\$704.42



- Any payments received or account activity after Jul 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 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

### COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 04 20250704 NNNNNNNY 0000479 0003

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

ԱՄՈՐԻԵՐԱՐԻՐՈՒՄՈՒՄՈՒՄՈՒՄԻ ՄԵՐԵՐԱՄԻ ԱՐԻՐԻՐՈ

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Jul 25, 2025

\$704.42

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Make checks payable to Comcast

Do not send cash



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

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Open 24 hours, 7 days a week for billing and technical support

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We can help ensure it's a smooth transition.

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

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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.



#### 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

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#### Comcast Business App

Download the Comcast Business App



#### In-Store

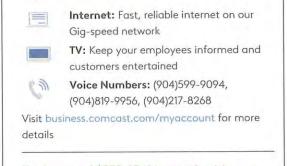
Visit business.comcast.com/servicecenter to find a store near you



What's included?

keep your employees informed and	
omers entertained	
e Numbers: (904)599-9094,	
)819-9956, (904)217-8268	
comcast,com/myaccount for more	1875

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	Included		
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	
State U.S. Manager	68.00		

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

Taxes, fees and other charges	\$6.97
Other charges	\$6.97
Federal Universal Service Fund	\$3.44
Regulatory Cost Recovery	\$3.53

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

**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.



07-09-25

#### **Upcoming Delivery Dates**

July 2025 Friday 18

August 2025 Friday 1 Friday 15 Friday 29

September 2025 Friday 12 Friday 26

CRYSTAL SPRINGS 5G PURIFIED WATER

5.0 GALLON PRIMO PET BOTTLE RETURN

5.0 GALLON BOTTLE DEPOSIT

**DELIVERY FEE** Sales Tax





**Bottled Water \* Filtration \* Coffee** 

Summer is here! Whether you're hosting a cookout or chasing the sun, Primo Brands is here to keep you hydrated and stocked up! Add a case pack (or two) of your favorites like Pure Life, Saratoga Spring Water, and more to your next delivery. Be ready. Just in case.

#### Customer Account#:980956523356477 SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092 Transaction # Details **Previous Balance** 06-30-25 Payment - Thank You Remaining Balance

Invoice Date: Invoice #: 23356477 070925 Purchase Order #:

Qt y.	E	ach	Amount	
			344.09	
			-344.09	
			0.00	
1	0	10.49	104.90	
-1	0	6.00	60.00	
-1	0	6.00	-60.00	
	1	13.99	13.99	
			0.00	
			110 00	

Rec'd By:

06-20-25 T251716970040

Supplies 320-57200-54600

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.

\$344.09 \$344.09 \$352.66 \$352.66 ce and mail with payment in the enclosed en elope. 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** 08-01-25 \$352.66

Check here and see reverse for address and phone corrections.

Julie Tallaksen 5385 N NOB HILL RD SUNRISE, FL 33351



Mail Remittance With Payment To: 1

lladdaladdalladladdalladdalldadd **CRYSTAL SPRINGS** PO BOX 660579 DALLAS, TX 75266-0579



ACCO	UNT NAME	ACCOUNT #	INV DATE
Sampson	Creek Cdd/Gms	764139	06/30/25
INVOICE#	INVOICE PERIOD	CURRENT INVOICE TO	
0007197840	Jun 1- Jun 30, 2025	\$68.64	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE	
\$0.00	\$0.00	\$68.64	

#### **BILLING ACCOUNT NAME AND ADDRESS**

Sampson Creek Cdd/Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649

#### ոլիլիոնիներինոյիդիկիրիորոնկիկիկիր

#### PAYMENT DUE DATE: JULY 31, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7608 or local@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
6/1/25	Balance Forward	\$67.28
6/30/25	PAYMENT - THANK YOU	-\$67.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/9/25	11377688	SAG St Augustine Record	June Meeting		\$68.64

001.310.51300.48000



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$68.64
Service Fee 3.99% \$2.74
\*Cash/Check/ACH Discount -\$2.74
\*Payment Amount by Cash/Check/ACH \$68.64
Payment Amount by Credit Card \$71.38

#### PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUN	IT NAME	ACCOUNT	NUMBER INVOICE NUMBER		AMOUNT PAID	
Sampson Cre	eek Cdd/Gms	764	139	0007197840		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$68.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.64
REMITTANCE ADDRESS (Include Account# & Involce# o		# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:		E CALL:	TOTAL CREDIT CARD AMT DUE
				1-877-736-7608		\$71.38

Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com



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

Engineering - Architecture - Planning - Surveying

July 11, 2025

Invoice # 193534

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**
- Hole #7 Pipe Repair Construction Coordination
- 942 Eagle Point Drive Erosion/Bulkhead Review
- Speed Radar Sign Coordination

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 June 30, 2025

Phase	0001	General Services				
			Hours	Rate	Amount	
QA/QC N	Manager		4.75	150.00	712.50	
Profession	onal Engineer		19.00	135.00	2,565.00	
Profession	onal Engineer		2.00	135.00	270.00	
Designer	r		1.50	75.00	112.50	
Landscape Architect			.50	140.00	70.00	
Administrative			.50	50.00	25.00	
	Total La	bor				3,755.00
Phase	0003	Construction Services				
			Hours	Rate	Amount	
QA/QC N	Manager		7.50	150.00	1,125.00	
Profession	onal Engineer		4.50	135.00	607.50	
Profession	onal Engineer		3.25	135.00	438.75	
Sr. CAD			28.00	90.00	2,520.00	
Administ	rative		.25	50.00	12.50	
	Total La	bor				4,703.75
Phase	0999	Reimbursable Expenses				
Reimbursab	le Expenses					
Mileage/	Parking/Tolls				61.64	
					04.04	04.04

**Total Reimbursables** 61.64 61.64

> **Total Due:** 8,520.39

> > 001.310.51300.31100



#### **Client Information**

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

### Receipt

Transaction 323532

#:

Date: 07/14/2025

Total **\$231** 

Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5238912	1404162		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	<b>\$0</b>
				Subtotal			\$220
				RollKall Fees			\$11
				Тах			\$0
						Total	\$231



#### **Client Information**

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

### Receipt

Transaction 324348

#:

Date: 07/21/2025

Total **\$231** 

Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5278429	1409646		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	<b>\$0</b>
				Subtotal			\$220
				RollKall Fees			\$11
				Тах			\$0
						Total	\$231



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

#### **Account Information**

Invoice Number: Invoice Date: Branch:

Account Number: Due Date:

76302088 07/12/2025 72

6415195 08/11/2025

\$111.96

#### **Account Activity**

Description		Qty	Unit Am	t Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM CL 219 ST. JOHNS GOLF DR. SAINT AUGUSTINE, FL 320						
Service From: 07/22/2025 To MONITORING - INTRUSI Service From: 07/22/2025 To	ION	3.00	29.68		0.00	89.04
SERVICE AGMT INTRUS	SION SYS	3.00	7.64	1 22.92 111.96	0.00	22.92 111.96
001.320.57200.45	400					
Extended Total	Tax Total	Inv	voice Total	Prior Bala	nce	Total Due

#### Important Messages

\$111.96

### Sales scams are on the rise. Learn how to protect yourself.

\$111.96

\$0.00

www.vectorsecurity.com/sales-scam

For all inquiries call your local branch phone number: 1-904-265-7890

Please detach and return below portion with your payment DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT

5SJVK8HF



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

SAMPSON CREEK CCD 5385 N NOB HILL ROAD SUNRISE FL 33351-4761 Invoice

 Customer Name:
 SAMPSON CREEK CCD

 Invoice Number:
 76302088

 Invoice Date:
 07/12/2025

 Account Number:
 6415195

 Due Date:
 08/11/2025

 Amount Due:
 \$111.96

\$0.00

Amount Enclosed:

Please write your account number on your check. Thank you in advance for your prompt payment. Use the enclosed envelope and make checks payable to:

VECTOR SECURITY, INC. PO BOX 89462 CLEVELAND, OHIO 44101-6462

յիկումըիկերիդիրըըկոկվերըըկությ<u>ին</u>իիիկի

<sup>☐</sup> Check box and fill out reverse side to correct billing address.

#### **How to Reach Customer Care**

• For inquiries or online payments: www.vectorsecurity.com

• By phone: 1-904-265-7890

• For inquiries by mail: 9456 Philips Highway, Suite 1, Jacksonville, FL 32256

• For payments by check: PO Box 89462, Cleveland, OH 44101-6462





### KNOCK, KNOCK.

Sales scams may be happening in your area, but there are things you can do to protect yourself.

In these scams, people claiming to be with Vector Security knock on your door and try to gain access to your home. They'll tell you they need to inspect your system or offer you an upgrade. These people may even wear Vector Security apparel.

Unless you have a scheduled appointment, ask for ID from anyone claiming they are with Vector Security. If you encounter suspicious activity, here are some tips:

- Ask for identification; don't let anyone into your home.
- Contact us at protectme@vectorsecurity.com.
- Do not sign any contracts presented to you.

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing add	lress or phone number ch	anged?
Please provide your new billing a	address and/or telephone number and ret	turn this portion with your payment. Your records will be updated upon receipt.
Contact Name:		Old Phone Number: ()
New Address:		New Phone Number: ()
		Effective Date:
City:	State: Zip:	Email Address:
Effective Date:		Signature:
		1

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CA ACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2144, F4974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Twas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally

## Advanced Direct Marketing Services

**Invoice** 

3733 Adirolf Rd. Jacksonville, FL 32207-4719 (V) 904.396.3028 (F) 396.6328

DATE	INVOICE #
7/23/2025	144784

#### **BILL TO**

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

	D 0 N 0	TED	140	DDO IFOT
	P.O. NO.	TERI	MS	PROJECT
		With C	Order	
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
Sampson Creek CDD  Load, read, convert files; CASS Certify addresses to enable automatic rates; Create automation based sack/tray tags & postal documents; for addressing	1 0	800	0.09375	75.00
Form layout and preparation Laser one sheet front & back Fold customer materials Insert one piece into #10 envelope, seal, sort and mail, Standard Rate		1 800 800 800	0.06443	280.00 51.54
#10 Window Envelopes printed one color black ink Postage		810 800		1
001.310.51300.42000 \$624.00 001.310.51300.51000 \$208.28 001.310.51300.42500 \$516.21				
	Subto	otal		\$1,348.49
	Sales	Tax (7.5	%)	\$0.00
	Tota	ıl		\$1,348.49

#### 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

Total

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

\$227.00

Invoice details

Invoice no.: 2025-60033

Terms: Net 30

Invoice date: 07/23/2025 Due date: 08/22/2025 Service Technician: Zach Seiber

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/18/2025	14 Plumbing Commercial	Ticket: outdoor water fountain leaking from the top (water bottle filler)			
2.		14 Plumbing Commercial	Arrived to inspect the water fountain by the pool that was continuously leaking. Found parts for the handle and will send an estimate for approval.	1	\$227.00	\$227,00
3.			NOTE: Estimate emailed on 7/22/2025			

Note to customer THANKS, ANITA

Repairs & Maintenance 320 - 57200 - 54500



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

Customer #: Invoice #:

14846146 9437673 Invoice Date: 8/1/2025

Cust PO#:

Job Number	Description	Ameunt
346100574	Sampson Creek CDD Exterior Maintenance For August	Amount 13,866.49
	Total invoice amount Tax amount Balance due	13,866.49 13,866.49

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

**Payment Stub** 

Customer Account#: 14846146 Invoice #: 9437673 Invoice Date: 8/1/2025

Amount Due:

\$13,866.49

Thank you for allowing us to serve you

Land scape Main ten ance Please reference the invoice # on your check and make payable to: and make payable to:

320 - 54100 -

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

46200

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



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

Customer #: 14846146 9432497 Invoice #: Invoice Date: 7/21/2025 Sales Order: 8707324

Cust PO#:

Project Name: Sampson Creek - Irrigation inspection repair proposal Project Description: Irrigation inspection completed on 7/3/2025

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD		979 2	11.63	416.44
	6" Spray head	000.01	EA	41.64	
	Rotor	3,000	EA	51.00	153.00
	Nozzle	15.000	EA	10.00	150.00
	Lateral line repair	1.000	EA	130.84	130.84
			1		
				Total Invoice Amount Taxable Amount Tax Amount	850.2
			District of the Control of the Contr	Balance Due	850.2

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 #: 9432497

Invoice Date: 7/21/2025

Irrigation Repair 320-54100-46203

Amount Due:

\$850.28

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 Stc 114 St. Augustine FL 32095

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



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

Customer #: 14846146 9432502 Invoice #: **Invoice Date: 7/21/2025** Sales Order: 8709717

Cust PO #:

Project Name: Sampson Creek - Not to Exceed | Proposal to repair lateral line break Project Description: Located on Zone 11 at exit side of Leo McGuire and Stonehedge Trail

lob Number	Description	Qty	UM	Unit Price	Amount
	Sampson Creek CDD				
	Tech labor to repair flex pipe break	3.000	HR	85.00	255.00
		1 1			
		1			
		1			
				Total Invoice Amount	255.0
				Taxable Amount	
				Tax Amount Balance Due	255.0

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

**Payment Stub** 

Customer Account #: 14846146 Invoice #: 9432502

Invoice Date: 7/21/2025

Amount Due: \$ 255.00

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 PI Ste 114 St. Augustine FL 32095



# Proposal for Extra Work at Sampson Creek CDD

Property Name Samps
Property Address 219 St

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

To Billing Address

Contact

Jason Davidson
Sampson Creek CDD

475 West Town PI Ste 114 St. Augustine, FL 32095

Project Name

Sampson Creek - Final - Repaired Irrigation Flex pipe break

**Project Description** 

Located on Zone 11 at exit side of Leo McGuire and Stonehedge Trail

#### **Scope of Work**

QTY	UoM/Size	Material/Description	Unit Price	Total
************				
3.00	HOUR	Tech labor to repair flex pipe break	\$85.00	\$255.00

#### Images

#### Sampson 1



#### Sampson 2





# Proposal for Extra Work at Sampson Creek CDD

#### Sampson 3



For internal use only

 SO#
 8709717

 JOB#
 346100574

 Service Line
 150

**Total Price** 

\$255.00

#### **TERMS & CONDITIONS**

- 1 The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- 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.
- t. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as we II as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable
- Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance Worker's Compensation Insurance and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000@limit of liability.
- a. 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 pendemic, health related outbreak or other medical events not caused by one or other delays or faiture of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors Contractor reserves the right to here qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the est in mail.
- 10. Access to Jobsite Customer shall provide all utilities to perform the work Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions in a list etil thereto during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination This Work Order may be terminated by the either party with or without cause, upon seven (?) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 1). Assignment. The Customer and the Contractor respectively, bind themselves, their partners successors, assignees and legal representative to the other party with respect to all coverants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- 14. Disclaimer This proposal was estimated and priced based upon a site livist and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal of or the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional excited 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 orrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer

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

- 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 brock 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 a 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.
- IT. 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 waiver of liability.

#### Acceptance of this Contract

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

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

#### Customer

Signature	Title	Regional manager
Jason Davidson Printed Name	Date	July 14, 2025

#### BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manage
Signature	Trile	
Gonzalo M. Castellon		July 14, 2025
Printed Name	Date	
Printed Name	Date	

	Job #:	346100574
--	--------	-----------

SO #: 8709717 Proposed Price: \$255.00

#### 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.: 4048 Terms: Net 30

Invoice date: 07/25/2025 Due date: 08/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: AUGUST	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	20.5	\$7.95	\$162.98
3.	LIQUID BLEACH	PER GAL	600	\$4.75	\$2,850.00
4.	SULFURIC ACID	PER GAL	45	\$8.70	\$391.50
5.	BICARB	PER LB	3	\$1.50	\$4.50

Total \$5,258.98

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

Pool Maintenance 320-57200-45200



### INVOICE

DATE: DUE DATE: INVOICE # 05/29/2025 06/28/2025 7702-1

Fitness Machine Technicians of Jacksonville

7251 Salisbury Rd Suite 4

Jacksonville, FL, 32256 Phone: 904-478-0072

Email: chood@fitnessmachinetechnicians.com



#### **BILL TO:**

Sampson Creek CDD 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

#### SERVICE TO:

St Johns Golf and Country Club 219 Saint Johns Golf Drive St. Augustine, FL 32092, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
PM Service	Preventive Maintenance Service	1.00	\$295.00	Item	\$295.00	N
				SUBTOTAL	\$295.00	
Repairs . Maintenance				TAX RATE*	0.00000%	
				TAX	\$0.00	
				OTHER		
				TOTAL	\$295.00	
				PAID	\$0.00	
5 d 0 -	57200-54500			BALANCE	\$295.00	

#### **MEMO**

Fitness Center PM Service Work Order #7702-1, 05/29/2025 10:00 AM, 05/29/2025 11:00 AM, Josh Hood

#### **TERMS & CONDITIONS**

Payment due at time of service unless agreed upon otherwise by a contract.

Warranty for new parts and new parts installation is 30 days. General service for equipment lubrication, adjustments and cleaning are not warranty items.

Irrigation

\$145.15



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



Account #: 1487324200

15

RECEIVED

JUL 2 5 2025

Bill Date: 07/17/25

Cycle:

**Amount Due** \$304.37

Please pay the full account balance immediately.

PAST DUE

Phone: (904) 665-6000



Online: jea.com

#### TOTAL SUMMARY OF CHARGES

Irrigation	\$	145.15 BY:	
Total New Charges	\$	145.15	
(A complete breakdown of charges can be found on the	e following p	pages.)	Te
Previous Balance	\$	159.22	New C
Payment(s) Received		0.00	\$14
Balance Before New Charges		159.22	
New Charges	\$	145.15	
A late payment charge will be assessed for unpaid balance.	\$	304.37	

#### **MESSAGES**

001.320.54100.43100

Total

**New Charges** 

\$145.15



Please pay immediately to restore service or avoid service interruptions. Please disregard if your payment or other arrangements have been made.



JEA's 2024 Water Quality report is available at jea.com/WQR2024. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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

Additional information on reverse side. \*





Check here for telephone/mail address correction and fill in on reverse side.	

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: 07/17/25 TOTAL AMOUNT PAID ease pay the full account balance immediately. \$304.37 PAST DUE

021309 000000101 լինգՈՈՒինիկ ||ՈւհաիսՈՒՈՒՈՒՈւթարից հայդՈՒ

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



<u> Կովիրդոսի հովիկանորկին գիրիկիկ թինվիրակների</u> \*\*\* JEA \*\*\* PO BOX 45047

JACKSONVILLE FL32232-5047



#### Visit jea.com to:



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Transfer Service



Report or View Outages



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**Update Your Information** 

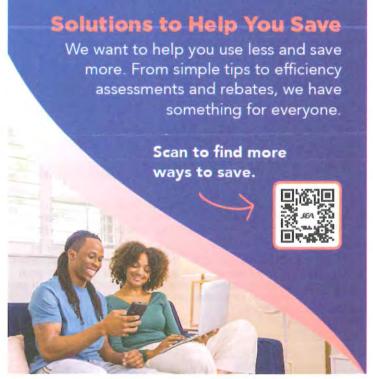


Learn About Rates



**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:
Emalle			





#### SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 07/17/25

Cycle: 15

Phone: (904) 665-6000

Online: jea.com

#### **IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Service Period: 06/15/25 - 07/15/25

Reading Date: 07/15/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
514069205	30	219	Regular	3/4	17000 GAL

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	24.43 46.89
Basic Monthly Charge	\$ 17.67

**Total Current Irrigation Charges** 

88.99

#### **IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 06/15/25 - 07/15/25

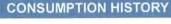
Reading Date: 07/15/25

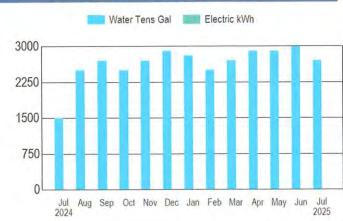
Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
72802699	30	2527	Regular	3/4	

Basic Monthly Charge	\$ 17.67
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	14.06

**Total Current Irrigation Charges** 56.16





	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	15,000	30,000	27,000	900





Phone: (904) 665-6000

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

Online: jea.com

#### SAMPSON CREEK COMMUNITY

Account #: 8274324200 Bill Date: 07/23/25

Cycle: 15 **Amount Due** \$2,825.09

Please pay the full account balance immediately.

PAST DUE

TOTAL SUMMARY OF CHARGES					
Water	\$	600.23			
Sewer		194.70			
Irrigation		684.74			
Other Activities		-1,202.58			
Total New Charges	\$	277.09			

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	2,548.00
Payment(s) Received		0.00
Balance Before New Charges		2,548.00
New Charges	\$	277.09
A late assument above will be assumed	d.	

A late payment charge will be assessed 2,825.09 for unpaid balance.



001.320.54100.43100



#### **MESSAGES**



payment or other arrangements have been made. JEA's 2024 Water Quality report is available at jea.com/WQR2024. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call

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

Additional information on reverse side. =





Check here for telephone/mail address correction and fill in on reverse side.	

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

Acct #: 8274324200	Bill Date: 07/23/25
Please pay the full account b	alance immediately. TOTAL AMOUNT PAID
\$2,825.0	09
PAST DI	IE .

018508 000000153 րժիրժՈրվերի ին անկանինի ինդականի հերդի փ

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



իկիսիկորեցիվերերիկիի թինիկիկիկիիի

PO BOX 45047 JACKSONVILLE FL32232-5047



1242827432420000000000004000282509010100000001500013

## Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



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Update Your Information



Learn About Rates



**Understand Your Bill** 





#### STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined be applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

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

#### ADDRESS CORRECTION

Account #	8274324200	Tel:				
Address:						
City:			State:	Zip Code:		
E-mail:						



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

Bill Date:	Account #:
07/23/25	8274324200

Cycle: 15

Service Address Service Type	Туре	Charges	Service Point	Sen	Service Period		Bill Rate	9	
1054 EAGLE POINT DR  Detail Charges:Basic Monthly Charge	-	\$17.67 17.67	Irrigation 1 - Commercial	06/1	06/15/25 - 07/15/25		Commercial Irrigation Service		
			Meter Number	Days Billed	Current	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			74457419	30	497	Regular	0 GAL		
1148 STONEHEDGE TRAIL LN APT 1  Detail Charges:Basic Monthly Charge	-	<b>\$107.23</b> 26,53	Irrigation 1 - Commercial	06/1:	06/12/25 - 07/1	15/25 Com Serv	Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		24.43 56.27	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514012958	33	208	Regular	19000 GAL		
1401 CRESTED HERON CT  Detail Charges:Basic Monthly Charge	-	<b>\$195.06</b> 48.70	Irrigation 1 - Commercial	06/1	06/17/25 - 07/19/25	1	Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		24.43 121.93	Meter Number	Days Billed	Current	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	32	9416	Regular	33000 GAL		
219 SAINT JOHNS GOLF DR  Detail Charges:Basic Monthly Charge	W	\$17.67 17.67	Commercial - Water/Sewer	06/1	06/17/25 - 07/1	16/25 Com Serv	Commercial Water Service		
			Meter Number	Days Billed	Current	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
			514050548	29	0	Regular	0 GAL	Charges For	\$527.48
219 SAINT JOHNS GOLF DR  Detail Charges:Basic Monthly Charge	\$	\$509.81 75.29	Swimming Pool - Water	06/2	06/20/25 - 07/19/25	777	Commercial Water Service	# I his Address \$580.91	\$53.43
Water Consumption Charge		434.52	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	(	
			94648188	29	3268	Regular	142000 GAL		
219 SAINT JOHNS GOLF DR  Detail Charges:Basic Monthly Charge	co	\$53.43 53.43	Commercial - Water/Sewer	06/1	06/17/25 - 07/16/25		Commercial Sewer Service		
			Meter Number	Days Billed	Current	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	29	0	Regular	0 GAL		



219 SAINT JOHNS GOLF DR APT 1	W	\$72.75	Commercial -	06/15/28	06/15/25 - 07/15/25	Commercial Water		
Detail Charges:Basic Monthly Charge		17.67	Water/Sewer			Service		
Water Consumption Charge		55.08	Meter	Days Cu Billed Re	Current Reading Reading Type	Ĕ	Total New	Water
219 SAINT JOHNS GOLF DR APT 1	00	\$141.27	86955411 Commercial -	30   06/15/28	0   139   Regular 06/15/25 - 07/15/25 Con	Jular 18000 GAL Commercial Sewer	Charges For This Address \$214.02	\$72.75 Sewer \$141.27
Detail Charges:Basic Monthly Charge Sewer Usage Charge		53.43	Meter Number	Days Cu Billed Re	Current Reading Type	ling Consumption  (1 cu ft = 7.48 gal)		
380 SAINT JOHNS GOLF DR Detail Charges: Basic Monthly Charge	-	531.63	Irrigation 1 - Commercial	06/15/28	7/15/25	ice		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		13.96	Meter Number 514034028	Days Cu Billed Re	Current Reading Reading Type 26 Regular	ling Consumption  (1 cu ft = 7.48 gal)  Llar 4000 GAL		
825 HAMPTON CROSSING WAY Detail Charges:Basic Monthly Charge	=	533.75	Irrigation 1 - Residential	06/15/25	06/15/25 - 07/15/25	Residential Irrigation Service		
Tier 1 Consumption (1-7 KGal @ \$4.02)		16.08	Meter Number 83711246	Days Cu Billed Re	Current Reading Type 387 Regular	ling Consumption (1 ou ft = 7.48 gal) Ilar 4000 GAL		
884 EAGLE POINT DR APT 1 Detail Charges:Basic Monthly Charge	-	\$37.00	Irrigation 1 - Commercial	06/15/25	06/15/25 - 07/15/25	Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		10.47	Meter Number 83715860	Days Cu Billed Re	Current Reading Type 370 Regular	ling Consumption (1 cu ft = 7.48 gal) Ilar 3000 GAL		
885 EAGLE POINT DR Detail Charges:Basic Monthly Charge	-	\$88.99 17.67	Irrigation 1 - Commercial	06/15/25	06/15/25 - 07/15/25	Commercial Irrigation Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		24.43	Meter Number 81849996	Days Cu Billed Re	Current Reading Type 461 Regular	e (1 cu ft = 7.48 gal)		
982 EAGLE POINT DR Detail Charges:Basic Monthly Charge	-	17.67	Irrigation 1 - Commercial	06/15/25	06/15/25 - 07/15/25	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 Cu Billed Re	Current Reading Reading Type	Consumption e (1 cu ft = 7.48 gal)		



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

Bill Date:	Account #:
07/23/25	8274324200

Cycle: 5

05/36/25 06/20/25				230 000 000 000 000 000 000 000 000 000
		100		
05/16/25 - 06/20/25 482.27	Re-Billed	W		219 SAINT JOHNS GOLF DR
Service Period: Current Charges	Adjustment Description	Service Type	Budget Number	Service Address:

**Total Other Activities** 

-1,202.58

SmartSign

A SmartSign Store 300 Cadman Plaza West, Suite 1303 Brooklyn, NY 11201 Billing; (718) 797-1900 x117

Sales: (800) 952-1457

Bill To
Stephanie Taylor
Sampson Creek CDD
219 SAINT JOHNS GOLF DR
ST AUGUSTINE , FL 32092 1053
United States
Ship To
Stephanie Taylor
Sampson Creek CDD
219 SAINT JOHNS GOLF DR
ST AUGUSTINE, FL 32092 1053
United States

1	_		_	
Terms:	Due	on	Rece	int

	Item Description	Unit Price	Qty.	Amount
1.	Designer ACM Property Sign Size: 12" x 18" - Part#: K-3062 -DZ-ACM3-12x18-C Adders:	\$31.9500 /Sign Pkg: 1 Sign	1 Sign	\$31.95
	+3M SmartShield POF Laminate - Superior protection against Fading and Graffiti.	\$12.9500 /Sign	Ť	\$12.95
	Thanks for purchasing from SmartSign .com			

Please make checks payable to **SmartSign** and mail to the following address: Xpressmyself.Com LLC P.O. Box # 24599
New York, NY 10087

If you will be sending remittances via overnight express mail, please remit to: JPMorgan Chase - Lockbox Processing

If you will be sending remittances via overnight express mail, please remit to: JPMorgan Chase - Lockbox Processing Attn: Xpressmyself.com LLC & 24599 4 Chase Metrotech Center 7th floor East Brooklyn, NY 11245

The amount shown on this invoice are in US Dollars.

Product Subtotal: \$44.90
Shipping Charges: Free
Order Total (in US Dollars): \$44.90

Supplies 320-57200-54600



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

## Invoice

Invoice # Date 427705 08/01/2025

Terms

Net 30

**Due Date** 

08/31/2025

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



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

Customer #: 14846146 9458319 Invoice #: Invoice Date: 7/30/2025 Sales Order: 8717457 Cust PO #:

Project Name: Sampson Creek Not to Exceed Proposal to locate and replace irrigation valve stuck on Project Description: Located on Zone 4 at the Clubhouse

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Final - Tech located and replaced irrigation valve stuck on	1.000	LS	1200.00	1,200.00
	*				
				Total Invoice Amount Taxable Amount Tax Amount Balance Due	1,200.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

**Payment Stub** 

Customer Account #: 14846146 Invoice #: 9458319

Invoice Date: 7/30/2025

Irrigation Repair 320-54100-46203

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

Amount Due:

\$ 1,200.00

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



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

Service / Billing # Fax #

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

Payment Inquiry #

(877)275-4933

## Invoice

Ship To Pool

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

Invoice # 9331982799 Invoice Date 07/31/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Description	Qua	intity	Unit Price	Ext Price	Tax
ZOLL 3 AED AUTOMATIC AGREEMENT	2	EA	\$154.00	\$308.00	
		In	voice Sub-total	\$308.00	
			Tax	\$0.00	
			Invoice Total	\$308.00	
		- Gut	ZOLL 3 AED AUTOMATIC AGREEMENT 2 EA	ZOLL 3 AED AUTOMATIC AGREEMENT 2 EA \$154,00 Invoice Sub-total Tax	ZOLL 3 AED AUTOMATIC AGREEMENT 2 EA \$154,00 \$308.00 Invoice Sub-total \$308.00 Tax \$0.00

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.



## Your bill at a glance

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

Previous balance		\$800.73
Payment - thank you	Jun 29	-\$392.85
Past due balance Paid Ch	K#8876 7/9/25	\$407.88
Regular monthly charges	Page 3	\$387.85
One-time charges	Page 3	\$15.00
Taxes, fees and other charges	Page 3	\$5.15
New charges due Aug 18, 20	25	\$408.00

### Amount due

\$815.88

## 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 Jul 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 Aug 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

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20250728 NNNNNNNY 0000502 0003

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

իոնկիցոնցիկնեռնիկնցիությիկը իոյնովիրունե

Account number

8495 74 140 1110618

Past due balance

\$407.88

New charges due Aug 18, 2025

\$408.00

Total amount due

\$815.88

Amount enclosed

Make checks payable to Comcast Do not send cash

Send payment to

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

թգիլիմակներվիկիցնինովիցններնիցնինիկինթնիութ



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

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#### Visit us online

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



#### Call us anytime

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

#### Useful information

#### Moving?

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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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#### 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

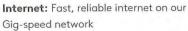
\$387.85

	- 9 -	1
	TV: Keep your employees informed and	
	customers entertained	
	Voice Numbers: (904)599-9093,	
	(904)342-7936	
15	siness.comcast.com/myaccount for more	

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Visit bus details





#### \$371.85 **Comcast Business** \$209.95 **Bundled services** \$259.00 Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage. -\$79.00 Bundle Discount \$29.95 Equipment Fee Voice and WiFi Pro Expanded Coverage \$116.95 TV services \$39.95 TV Select Business Video. Music Choice \$29.95 \$9.95 TV Box + Remote Broadcast TV Fee \$37.10 \$19.95 Internet services \$19.95 Static IP - 1 \$25.00 Voice services \$44.95 Mobility Voice Line Business Voice. \$19,95 Voice Credit \$16.00 Service fees \$8.00 **Directory Listing Management**

Voice Network Investment	\$8.00
One-time charges	\$15.00

Jul 28

Taxes, fees and other charges	\$5.1
Other charges	\$5.1
Federal Universal Service Fund	\$2.45
Regulatory Cost Recovery	\$2.70

\$15.00

### Additional information

Late Fee

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

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,



Issue date Jul 29, 2025

## Sampson Creek Poolside Event

Thank you Julie. I will have a cooler with drinks available for purchase, however last event I don't think many purchased. Looking forward to seeing you guys again.

-Frank

Customer

Sampson Creek CDD jtallaksen@vestapropertyservices.com (386) 931-2990 **Invoice Details** 

PDF created July 29, 2025 \$500.00 Service date August 2, 2025 **Payment** 

Due August 5, 2025 \$500.00

Items	Quantity	Price	Amount
Hot Dog Pricing includes all condiments and paper goods.	100	\$5.00	\$500.00
Setup Fee Waived.	1	\$0.00	\$0.00
Subtotal			\$500.00

Total Due \$500.00

Special Events

320 - 57200 -

49400



## Governmental Management Services, LLC

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

## **Invoice**

Invoice #: 424 Invoice Date: 8/1/25

**Due Date:** 8/1/25

Case:

P.O. Number:

### Bill To:

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

Total	\$5,867.30
Payments/Credits	\$0.00
Balance Due	\$5,867.30



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

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 PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

WSA

CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

707136 8/1/2025 \$2,360.00

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

0000000014920001000000029548000000023600077

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

Sampson Creek CDD SJGCC Invoice Due Date 8/31/2025 219 St Johns Golf Dr St. Augustine, FL 32092 Invoice 295480B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Water Management - Zone 1, Water Management -		\$393.35	\$0.00	\$393.35
	Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone		\$393.33	\$0.00	\$393.33
	5,Water Management - Zone 6		\$393.33	\$0.00	\$393,33
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
Please remit pay	ment for this month's invoice,		\$393.33	\$0.00	\$393.33

Lake Maintenance 320-54100-46300

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

Total Account Balance including this invoice:

\$2360.00

This Invoice Total:

\$2360.00

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

Customer #:

707136

**Corporate Address** 

Portal Registration #:

AF01BA4E

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s):

staylor@vestapropertyservices.com,jdavidson@vestapropertyservices.com

Customer Portal Link: www

www.lakedoctors.com/contact-us/

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

INVOICE: DATE: 61003476 03/21/2025

ORDER:

61003476

[704649]

Sampson Creek CDD 219 Saint Johns Golf Dr Saint Augustine, FL 32092-1053 [704649]

904-599-9093

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

03/21/2025

02:18 PM

BKJEFFOR-P

**Bradley Jeffords** 

06/10/2025

SIG

Lic:JE141259

Check lost in the mail, please re-issue.

CPC-QTRLY

Pest Control Service

Quarterly Pest Control- Swim Club/ Pool House Lockbox code 1357

Leah 599-9093 -Call if any areas are inaccessible for treatment.

Checked rodent stations and performed a granular and liquid treatment swept down spiderwebs and wasp nests

Thank you for your business!

	\$75.00
SUBTOTAL	\$75.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$75.00

AMOUNT DUE

\$75.00

Landscape Maintenance 320 - 54100 - 46202

**TECHNICIAN SIGNATURE** 

**CUSTOMER SIGNATURE** 



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

INVOICE:

61003512

DATE: ORDER: 03/21/2025 61003512

[704649]

Sampson Creek CDD 219 Saint Johns Golf Dr Saint Augustine, FL 32092-1053 [704649]

904-599-9093

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

03/21/2025

02:18 PM

RODENTS

BKJEFFOR-P

**Bradley Jeffords** 

06/10/2025

SJG

Lic:JE141259

Check Lost in the mail, please re-issue.

CPC-RODENT CTRL

Rodent Control Service

\$158.00

Pool & parking lot by flag pole Lockbox code 1357
10 Bait boxes 1 by flag pole & 9 around bldg
Leah 599-9093 Call if any areas are inaccessible for treatment.
Checked rodent stations and performed a granular and liquid treatment swept down spiderwebs and wasp nests
Thank you for your business!

SUBTOTAL	\$158.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$158.00

AMOUNT DUE

\$158.00

Londscape Maintenance 320-54100-46202

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



#### 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: 7/28/2025		Invoice #12915556	8	Terms: Due a	t event		PO#		
Customer name:	Sampsons Creek	CDD			E	vent type:	Back to Sch	ool Pa	arty
Billing address: 219 St. Johns G	Solf Drive, St. Augu	ustine, Fl. 32092			7				
Original contact person:	Julie Tallaksen	Wk: 904-599-9093	Cell: 386-931-2990	E-mail/ fax:	tallaksen	@vestapro	pertyservice	s.com	n
At event contacts with cell:	Same								
Event date: Saturday August	9, 2025	Hours of event: 11:	00 am -2:00 pm		Hou	rs of servi	ice: 3.0 hrs.		
Approximate set up time:	Between:	9:30 am-10:00 am							
Location name and address:	Event Field								
Where to set up at location:	Field				Pow	er within	75': Yes		
Set up-grass or pavement: Notes:	Grass			Cor	rered are	ea for ente	rtainer:		
SERVICES NEEDED:									
* Mobile DJ Service 3.0 hrs.with F	REE Tent		Reg. Rate	\$ 600	.00		Your Cost	\$	495.00
					You	r Total Sa	vings \$105.0	00	
				Sub Total:	s	495.00			
				Sales Tax:	\$	=			
				Invoice Total	: \$	495.00			
			50 % Deposit requi		\$ W	/aived			
			Balance due at set		\$	495.00			
			Payments received Current Balance		\$	495.00			
			Current Dalance	Due no Later	Ψ.		r \$50 Late C	haros	a
المستنوفها للصر الضيابات	AL MARKET	a notalizable for the contract of the contract		The life will			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ila. ge	
CANCELLATION, RE-SCHEDUL			the state of the s						
Any cancellation of this agreemer									
Progressive Entertainment. Any s									
No penalties or loss of deposit oc when not within these terms. Other theft or damage to equipment or r	er arrangements m	nust be noted by Prog	ressive Entertainment	t. For customer	pick up-	customer	is responsibl	e for	
event from taking place or being								Cin	

Special Events 320-57200-49400



## 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: 7/19/2025		Invoice #12900554	53	Terr	ns: Due by e	vent da	te PO#		
Customer name:	Sampsons Creek					Eve	ent type: Back to Sch	iool E	vent
Billing address: 219 St. Johns	Golf Drive, St. Sugu	ustine, Fl. 32092							1400
Original contact person:	Stephanie Taylor	Wk: 904-599-9093	Cell: 765-238-0923	E-m	ail/ fax: stay	or@ves	stapropertyservices.c	om	
Additional Contact Person:	Julie Tallaksen		Cell: 386-931-2990						n
At event contacts with cell:	Same								
Event date: Saturday Augus	st 9, 2025	Hours of event: 11:	00 am -2:00 pm			Hours	of service: 3 hrs.		
Approximate set up time:	Between:	10:15-10:30 am					100		
Location name and address:	Same								
Where to set up at location:	TBA					Powe	r within 75':	NA	
Set up-grass or pavement: Notes: SERVICES NEEDED:	TBA	Water within 75':	NA		Covere	-	for entertainer:	NA	
* Professional Face Painter, 3.0	hrs.		Reg. Rate	\$	485.00		Your Cost	5	450.00
* Professional Baloon Artist, 3.0	hrs.		Reg. Rate		485.00		Your Cost	\$	450.00
* Travel for 2 Artists@\$25 each			Reg. Rate	100	50.00		Your Cost	\$	50.00
			Reg. Total	150	1,020.00		Your Total	\$	950.00
				*	1,020.00	Your	Total Savings \$70	Ψ	930.00
				Sub	Total:	s	950.00		
				Sale	s Tax:	S			
				Invo	ice Total:	\$	950.00		
			50 % Deposit requi			\$ Wa	** ** ** ** ** ** ** ** ** ** ** ** **		
			Balance due at set Payments received	up		\$	950.00		
			Current Balance			S	950.00		
			Same Same	Due	no Later tha	-	it date or \$50 Late C	harge	a
			4.						
CANCELLATION, RE-SCHEDU	LING. INCLAMENT	WEATHER POLICY							
Any cancellation of this agreeme				t dat	e with enecifi	c resec	ne with varification h		
Progressive Entertainment Any							us with vernication by		

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:
Was ser- =0 30 - 7/23/25	
Special Events 320-57200-49400	
320 - 57200 - 49400	



## **Client Information**

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

## Receipt

Transaction 326299

#:

Date: 08/05/2025

Total **\$231** 

Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5365453	1422746		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	<b>\$0</b>
				Subtotal			\$220
				RollKall Fees			\$11
				Тах			\$0
						Total	\$231

# INVOICE

### **Sheehan Homestead**

44065 Cushman Road, FL, FL 32011, UNITED

STATES

Sheehanhomestead@gmail.com

Invoice No#: 0015

Invoice Date: Aug 1, 2025 Due Date: Aug 9, 2025



\$550.00 USD AMOUNT DUE

#### **BILL TO**

Sampson Creek CDD jtallaksen@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Mobile Petting Zoo 2 Hours	1	\$500.00	\$500.00
	Vesta Property Services			
	Mobile Petting Zoo Scheduled for August 9,			
	11:30am-1:30pm			
	Travel Fees also included in invoice.			
	219 Saint Johns Golf Drive			
	Saint Augustine, FL 32092			
	904-599-9093			
		Subtotal		\$500.00
		Travel Fee		\$50.00
		TOTAL		\$550.00 USD
	Mi	nimum amount due		\$250.00

#### **NOTES TO CUSTOMER**

Event for: Sampson Creek CDD

Mobile Petting Zoo Scheduled for August 9, 11:30am-1:30pm.

Travel Fees also included in invoice.

219 Saint Johns Golf Drive Saint Augustine, FL 32092 904-599-9093 Special Events 320-57200-49400 AP300R \*\*\* CHECK NOS. 000269-050000

#### YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 17 SAMPSON CREEK - CAPITAL RESERV

BANK B SAMPSON CREEK CDD

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

7/25/25 00078 6/26/25 13906 202506 600-53800-60000 \* 16,800.00
60" PIPE REPAIR
D. ARMSTRONG CONTRACTING LLC 16,800.00 000269

TOTAL FOR BANK B 16,800.00

TOTAL FOR REGISTER 16,800.00

SAMC SAMPSON CREEK SHENNING



## D ARMSTRONG CONTRACTING LLC 9957 Moorings Drive, Ste. 405 Jacksonville, FL 32257

## **Invoice**

Date	Invoice #				
6/26/2025	13906				

Sampson Creek CDD 475 West Town Place, Ste. 114 St. Johns, FL 32092

### **Project Location**

St Johns Golf & CC - Fairway # 7 205 St Johns Golf Drive Saint Augustine, FL 32092 Access off Meadow View Ln

P.O. No. Terms		Project	Requested By:	
Verbal and Written	Due on receipt	SJG & CC - 60" Pipe	MDG (Mike Silverstein)	

<u> </u>		<u> </u>			
Description	Quantity	U/M	Serviced	Rate	Amount
DISCOVERY ESTIMATE ONLY. Actual repair cost to be determine after investigation.  - 60" Pipe Repair in the middle of Fairway No. 7 between the two ponds. The estimate is to plug both ends of the 60" pipe, excavate down to the top of the pipe and cut a hole in the top of the pipe (Repair Afterwards) on the downstream end and pump down the pipe (+/- 59,000 gallons of water). The excavate down and around the failed area of pipe, cut out the top of the pipe and climb down in the pipe for a visual inspection to assess the damage.	1	LS	6/24/2025	8,800.00	8,800.00
Additional Work: Jetting and VAC silt from inside the pipe. See e-mail stream on 06/25/2025 @ 3:17 PM for details.	1	DY	6/25/2025	13,947.00	13,947.00
Superficial (Minor) Repair (Top Half) of a 60" RCP via concrete mortar over fiber mesh and/or drill and grout from the inside / out.	1	LS	6/26/2025	4,000.00	4,000.00
Please remit to above address.		Tot	 al		

### Exhibit A



#### D ARMSTRONG CONTRACTING LLC

9957 Moorings Drive, Ste. 405 Jacksonville, FL 32257

## **Proposal**

Date	Proposal / Estimate #			
1/8/2025	13597			

Name / Address Sampson Creek CDD 475 West Town Place, Ste. 114 St. Johns, FL 32092 Project Location

St Johns Golf & CC - Fairway # 7

205 St Johns Golf Drive
Saint Augustine, FL 32092

Access off Meadow View Ln

Requested By:	P.O. No.	Terms	Rep			Project	
MDG (Mike Silverstein)		Net 30	DA	SJG 8	SJG & CC - 60" Pipe Repair Fairv		
	Description			Oty	U/M	Unit Cost	Total
DISCOVERY ESTIMATE ONL' 60" Pipe Repair in the middle of plug both ends of the 60" pipe, es of the pipe (Repair Afterwards) or gallons of water). The excavate duthe pipe and climb down in the pi	Fairway No. 7 between to the to the to the downstream endown and around the f	en the two ponds. op of the pipe and I and pump down ailed area of pipe,	The estimate is cut a hole in th the pipe (+/- 59 cut out the top	to e top 0,000	LS	8,800.00	8,800.00
Superficial (Minor) Repair (Top l and/or drill and grout from the in		a concrete mortar	over fiber mesl	h -1	LS	4,000.00	4,000.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

TERMS: As listed above and agreed upon. Any past due amounts are subject to an interest rate of 1-1/2 % per month. All cost of collections will be assessed to the purchaser including all attorney's fees and court costs.

This proposal may be withdrawn by us if not accepted within 10 days.

Please call Dennis Armstr	ong @ (904) 400-1750 if you have any qu	estions	Total	\$12,800.00
(904) 351-6411	Dennis@DArmstrong.Net			
	www.darmstrong.net	Customer Signat	ture	

**Subject:** Payment for Hole 7 Pipe Repair

**Date:** Friday, July 18, 2025 at 10:25:18 AM Eastern Daylight Time

From: Daniel Laughlin

To: Wesley S. Haber, Sharyn Henning

**CC:** Mike Silverstein, Jason Davidson, Stephanie N. Taylor **Attachments:** 336 - D Armstrong Contracting\_Pipe Repair (dragged).pdf,

Inv\_13906\_from\_D\_ARMSTRONG\_CONTRACTING\_LLC\_1856.pdf

### Good Morning,

At the meeting last night the Board discussed the payment for the work done by D Armstrong for the hole 7 pipe repair. The Board was in agreement that we should just pay the amount that was approved. The first attachement below is the initial proposal that was approved (\$12,800). After the work began there was approval for a vac truck in the amount of \$4,000. The second invoice is what was sent after the work was completed with extra costs which were not approved.

The total payment amount should be the approved invoice amount and the additional \$4,000 for the vac truck, totaling \$\$16,800.

Wes, you mentioned that we should send a letter with the check explaining the payment amount. Could we get that letter drafted to be included with the check that is mailed?

Sharyn, this will be paid out of capital reserves.

Thank you

#### **Daniel Laughlin**

Governmental Management Services, LLC District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com