Sampson Creek

Community Development District

September 18, 2025

AGENDA

Sampson Creek
Community Development District

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

September 11, 2025

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, September 18, 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

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

D. General Manager
1. Amenities and Operations Report

2. Lake Doctors

3. Soccer Field Report

4. Sidewalk Repair Update

VIII. Discussion of Policy Change Regarding E-Bikes, E-Scooters and Motorized Bikes

IX. Discussion of Future Amenity Capital Improvements
A. Pool Deck Renovation

B. Amenity Meeting Room Upgrade

C. Playground Enhancement

X. Contracts Review

XI. Supervisors' Request

XII. Public Comments

XIII. Approval of Consent Agenda
A. Minutes of the August 21, 2025 Meeting

B. Financial Statements as of August 31, 2025

C. Check Register

XIV. Next Scheduled Meeting – October 16, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XV. Adjournment

FOURTH ORDER OF BUSINESS

Sampson Creek CDD
Amenity Center/Field Request Form
For Board Review

1. Requestor Information

- **Name(s):** Kristina Santoro
- **Address:** 2012 Glenfield Crossing Ct. St. Augustine, FL 32092
- **Legal Association Name (if applicable):** _____

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): Y

If **Yes**, please proceed with the request.

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

---

4. Request Details

- Please provide specific details about the request:

Girl Scout Troop 51007 requests to use the amenity center pool room.

- Why is this request being made?

We have monthly troop meetings.

---

5. Request Timeline

- Start Date: 9-5-2025 5:30-7:30 PM

Sampson Creek CDD
Amenity Center/Field Request Form
For Board Review

- End Date: _____
- Times Requested: 11-14-2025 (5:30 - 7:30 PM)
- Any other additional information:

_____

_____

6. Participation Details

- Total number of participants: 12
- Number of participants who are residents with current access to Sampson Creek CDD amenities: _____

7. Other Communities

- Has this request been made to other communities? (Y/N): N
    - If yes, please specify the communities and the status of those requests:

We have used the room for 8 years for monthly meetings.

Submitter's Signature: Kristina Santoro

Date: 9-5-2025

FIFTH ORDER OF BUSINESS

A.

BRIGHTVIEW'S TASK FREQUENCIES

Operational & Horticultural Activities	January	February	March	April	May	June	July	August	Septembe	October	November	December
TURF												
Mow, Edge & Line Trim, Blow												
Fertilizer App #1												
Fertilizer App #2												
Fertilizer App #3												
Fertilizer App #4												
Fertilizer App #5												
Fertilizer App #6												
ORNAMENTAL												
Hedge Shearing												
Hard Pruning												
Small Tree Pruning												
Limb-Ups												
Leaf Clean Up												
Ornamental Grass Shearing												
Herbacious Plant Material -- Cutbacks												
Renewal Pruning												
Fertilizer App #1												
Fertilizer App #2												
Seasonal Color												
4 Changes Per Year												
Mulch / Pine Straw												
Mulch												
Pine Straw												
Monthly Irrigation Checks												

B.



Quality Site Assessment

Prepared for: **Sampson Creek CDD**

General Information

DATE:	Wednesday, Sep 03, 2025
NEXT QSA DATE:	Monday, Dec 01, 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

Sampson Creek CDD

Notes to Owner / Client

1



2



3



4



1. The latest landscaping enhancements on the entrance to Eagle Point is establishing well.
2. New fall flowers are scheduled to be installed within the month of Sep. 2025
3. The crew is doing a great job keeping the vegetation from growing through the chain link fence.
4. We are currently working on the pricing to replenishing the playground mulch.

QUALITY SITE ASSESSMENT

Sampson Creek CDD

Notes to Owner / Client

5



6



7



5 We recently removed a section of plant material that was obstructing the line of sight at the Stonehedge exit.

6 Tree canopy thinning and raising is scheduled to take place within the month of September.

7 A second treatment for turf weeds in the Bermuda grass area in front of the soccer field is scheduled.

SIXTH ORDER OF BUSINESS

A.

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

July 18, 2025

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

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Evaluation Criteria .....

Affidavit Regarding Proposal .....

Proposal Form .....

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ii. Personnel and Equipment .....
iii. Experience .....
iv. Pricing .....

Sworn Statement Regarding Public Entity Crimes .....

Sworn Statement Regarding Scrutinized Companies .....

Form of Landscape and Irrigation Maintenance Services Agreement .....

Exhibit A – Scope of Services .....
Exhibit B – Pricing Proposal .....
Exhibit C - Maintenance Map Exhibit .....

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

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

Landscape and Irrigation Maintenance Services

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

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

The pre-proposal meeting will be held on July 31, 2025 at 10:00 A.M, at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with landscape and irrigation maintenance projects; and (3) attend the pre-proposal meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening.

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

Sampson Creek Community Development District
Daniel Laughlin, District Manager

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

1. **DUE DATE.** Proposals ("Proposals") must be received by interested parties ("Proposer") no later than August 14, 2025 by 11:00 A.M. via email to Courtney Hogge, chogge@gmsnf.com

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

DATE	EVENT
July 18, 2025	RFP Available for Pick-Up
July 31, 2025 10:00 A.M.	Pre-Proposal Meeting
July 18, 2025	Site Available for Inspection
August 14, 2025 11:00 A.M.	Proposals Due
August 21, 2025	Board Meeting to Evaluate Proposals & Award Contract

3. **PRE-PROPOSAL MEETING.** There will be a pre-proposal meeting beginning at July 31 at 10:00 A.M, and located at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. This meeting is not mandatory but is recommended to attend.

4. **SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

6. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

7. PROJECT MANUAL. The Project Manual will be available beginning July 18th from Governmental Management Services, LLC, located at 475 West Town Place, Suite 114, Saint Augustine, Florida 32092. Each Project Manual will include the Request for Proposals and proposal and contract documents. You may request an electronic copy from Courtney Hogge (chogge@gmsnf.com).

8. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Daniel Laughlin at dlaughlin@gmsnf.com with an e-mail copy to Wesley S. Haber, District Counsel, at wesley.haber@kutakrock.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. SUBMISSION OF PROPOSAL. Submit one (1) electronic copy, along with other requested attachments, by the time indicated herein via email to Courtney Hogge (chogge@gmsnf.com). Proposals are due August 14, 2025 by 11:00 a.m.

12. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project

Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended

Jacksonville

period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

23. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

24. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

25. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

26. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Frank Prescuitti, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Sr. Business Development for Bland Landscaping, Co ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: Frank Prescuitti.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the pre-proposal meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

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

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

Dated this 14 day of August, 2025.

Proposer: Bland Landscaping, Co
By: Frank Prescuitti
Title: Sr. Business Development

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Bland Landscaping, Co

Street Address 1200 Perry Road

P. O. Box (if any) PO 727

City Apex State NC Zip Code 27502

Telephone (919) 387-0010 Fax no. (904 683-5408

1st Contact Name Frank Prescuitti Title Sr. Business Development

2nd Contact Name David Koehn Title Regional Director

Parent Company Name (if any) N/A

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

  Proposer's Corporate Form: Corporation
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? North Carolina Date 1976

  Is the Proposer in good standing with that State? Yes X No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ___

  If no, please explain _____

  _____

  _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 1,000,000/3,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	12/31/2025

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  See Seperate attachements for scanned-in licenses.

  _____

  _____

  _____

  _____

  _____

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address 1872 Everlee Road, Jacksonville, Fl. 32216

  P. O. Box (if any) _____

  City Jacksonville State Florida Zip Code 32216

  Telephone (904) 716-0683 Fax no. (904 683-5408

  1st Contact Name Frank Prescuitti Title Sr. Business Development

  2nd Contact Name David Koehn Title Regional Director

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  1 Supervisors, who will be onsite 2 days per week;
  4 Technical personnel, who will be onsite 1 days per month; and
  5 Laborers, who will be onsite 2 days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: William Crews

  Position / Certifications: Branch Manager

  Duties / Responsibilities: Oversees all Jacksonville, Fl Banch operations.

  % of Time to Be Dedicated to This Project: 15 %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: Deerwood Improvement Association - Jacksonville

Contact: Kristen M. Corrigan Contact Phone: (904 490 5230, (904) 447-9098

Project Type/Description: Deerwood Country Club

Duties / Responsibilities: Deerwood Country Club

Dollar Amount of Contract: $425,000

Proposer's Scope of Services for Project:

Full-Service Landscape Management, Irrigation management, IPM Management, Shrub & Tree Pruning, Mulch application, and flower installation of over 22,000 flowers. Landscape Design.

Dates Serviced: 2022 to present

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes* X *No* ___ *For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name Twigg Tree Care, LLC

Street Address 10530 Hampton Road

P. O. Box (if any)

City Jacksonville State Florida Zip Code 32257

Telephone (904) 514-3132 Fax no.

1st Contact Name Robert Twigg Title President/CEO

2nd Contact Name Title

Proposed Duties / Responsibilities: Arborists - Tree Pruning

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: Sames as above - tree removal, pruning of trees/palms and grinding

Contact: same as above Contact Phone: same as above

Project Type/Description: Deerwood Improvement Association - Jacksonville

Dollar Amount of Contract: $425,000

Proposer's Scope of Services for Project: Inspect and maintain trees by pruning, removing hazarads, and keep the landscape healthy and safe all while coordinating with property manager to minimize disrution.

Dates Serviced: 2023

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

  All employees go throught E-Verify and background check. All drivers must also have a clean MVR record upon becomming an employee.
  All employees become part of "Bland Landscaping" University and have assigned on-line modules they must pass to be eligible to continue employment and advancement.

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

OFFICERS

PROPOSER: Bland Landscaping, Co DATE: August 14, 2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Kurt Bland	CEO	Establishes and leads overall company strategies, vision, and culture	Apex, NC
Matt Bland	President/CFO	Oversees multiple divisions to ensure CEO's vision and targets are full-filled.	Apex, NC
Joe Ritchie	VP/General Manager	Manages overall day-to-day operations of organization	Apex, NC
Adam Gilpatrick	VP of Finance	Manages all Financial elements of organization.	Apex, NC
Tyner Tew	VP of Sales	Oversees all new business growth opportunites & marketing strategies	Apex, NC
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Bland Landscaping, Co DATE: August 14, 2025

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
David Koehn	Regional Director	Overseeing market operational & customer service strategies for NE Florida market.	Jacksonville, Fl	5% - 1 day bi-month	22	22
Will Crews	Branch Manager	Oversees all Jacksonville, Fl Branch operations.	Jacksonville, Fl	10% - 1 day bi-month	18	20
William Dean	Associate Brand Manager	Supports Branch Manager, while overseeing key accounts.	Jacksonville, Fl	15% - 1 day	1	33
Kyle Clarke	Account Manager	Main point of contact for customer. Manages customer experience & site quality.	Jacksonville, Fl	25% - 1 day	16	18
Frank Prescuitti	Sr. Business Development	Leads all new business efforts for Jacksonville branch.	Jacksonville, Fl	10% 1 day per month	5	5
Tracey Grant	Horticulture Manager	Manages horticulture maintenance & repairs with a team of trained technicians	Jacksonville, Fl	15% - 1 day	1	22
Andrew Baltz	Irrigation Manager	Manages irrigation maintenance & repairs with a team of trained technicians	Jacksonville, Fl	15% - 1 day	1	23
Marcos Nolasco	Crew Forman	Leads maintenance crew	Jacksonville, Fl	25% - 1 day	8	15

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

PROPOSER: Bland Landscaping, Co DATE: August 14, 2025

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	52" Stand-On Mowers	3	Jacksonville, Fl Branch
1	48" Stand-On Mower	3	Jacksonville, Fl Branch
1	30" Push Mower	3	Jacksonville, Fl Branch
2	Stick Edger	3	Jacksonville, Fl Branch
2	String Trimmer	3	Jacksonville, Fl Branch
1	Hedge Trimmer	3	Jacksonville, Fl Branch
2	Backpack Blower	3	Jacksonville, Fl Branch
1	2500 Crew Cab	3	Jacksonville, Fl Branch
1	18" Open Trailer	3	Jacksonville, Fl Branch

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes* X *No* ___ *If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location: Wynnfield Lakes CDD

  Contact: Daniel Laughlin Contact Phone: (904) 940-5840 ext. 401

  Project Type/Description: Wynnfield Lakes CDD

  Dollar Amount of Contract: $70,000

  Scope of Services for Project: Full-Service Landscape Management, Irrigation management, Turf & IPM Management, Shrub & Tree Pruning, Mulch application, and Landscape Design.

  Dates Serviced: 2022 to present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2024 = $86 Million

  2023 = $68 Million

  2022 = $56 Million

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Trails CDD

Contact: Howard "Mac" McGaffney Contact Phone: (904) 386-0186

Project Type/Description: Trails CDD

Dollar Amount of Contract: $84,982

How was the project similar to this project?

Full-landscape maintenance, Irrigation management, Turf & IPM management, Shrubs, & Tree Pruning

Flowers and Mulch application.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Full-landscape maintenance, Irrigation management, Turf & IPM management.

Shrubs & Tree Pruning, Landscape Enhancements, Mulch application and landscape design.

List of equipment used on site: (1) 52" Stand-On Mower, (2) push mowers, (2) Stick edgers

(2) String Trimmers, (2) Blowers, (1) 60" mower, (2) hedge trimmers, (2) 2500 Trucks

(2) 18' Open trailers.

List of subcontractors used: Twigg Tree Care, LLC

Is this a current contract? Yes X No ___

Duration of contract: 2024 to present

- *(Information regarding similar projects – continued)*

Project Name/Location: St James Plantation

Contact: John Thompson Contact Phone: (910) 253-4805

Project Type/Description: POA/Municipality

Dollar Amount of Contract: $1,400,000

How was the project similar to this project? Built over 8 square miles, of land, St James is a coastal commuity that is developed as a golf course based municipality. Our team is repsonsible for maintaining over 80 miles of roadways and common areas throughout the St James POA as well as multiple sub-associations within St James.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Full-Service Landscape Management Landscape Enhancements, Irrigation management, Turf & IPM management, Mulch & Pine Straw applications, landscape design, floriculture installation & management.

List of equipment used on site: (3) 60" Zero Turn Mowers, (3) 52" Stand-On Mowers (3) 30" Walk-Behind Mowers, (3) String Trimmers, (3) Stick Edgers, (2) Hedge Trimmers, (4) Blowers (2) Push Blowers, Z-Spreader/Sprayer, (3) Chevrolet 2500 Dump Trucks, (2) 18' Trailers.

List of subcontractors used: Commercial Pine Straw & Mulch

Is this a current contract? Yes X No ___

Duration of contract: 2018 to present (7 years)

- *(Information regarding similar projects – continued)*

Project Name/Location: Chatham Park

Contact: Jenna Smith Contact Phone: (919) 461-0102

Project Type/Description: Master-Planned Mixed Use Community Development

Dollar Amount of Contract: $430,000

How was the project similar to this project? Chatham Park is a 7,100 acre planned community mixed-use development located in Pittsboro, NC. At Full build-out, Chatham Park will be home to 60,000 residents and will house 22 million square feet of office, research, retail, and commuity space.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Full-Service Landscape Management Landscape Enhancements, Irrigation management, Turf & IPM management, Mulch & Pine Straw.

List of equipment used on site: (1) 52" Stand-On Mower, (4) Stand-On Mowers, (2) Stick edgers (2) String Trimmers, (2) Hedge Trimmers, (3) Blowers, (1) Push Blower, (2) 2500 Trucks, (2) 18' Trucks, (2) 18' Trailers, Z-Sprayer/Spreader

List of subcontractors used: Commercial Pine Straw & Mulch

Is this a current contract? Yes X No ___

Duration of contract: 2016 - present (9 years)

- *(Information regarding similar projects – continued)*

Project Name/Location: Del Webb Sun City at Carolina Lakes

Contact: N/A Contact Phone: Main POC is no longer employed

Project Type/Description: HOA/Lifestyle Community Landscape Maintenance

Dollar Amount of Contract: $1,200,000

How was the project similar to this project? Dell Webb Sun City is not a similar project but it is a lifestyle community of over 5,000 maintenance-free homes. Our team maintains a "POD" of over 1,100 homes and common open space within Del Webb Sun City Development. We have a crew of over 20 employees maintaining the community each week during peak season.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Full-Service Landscape Management Tree & Shrub Pruning, Turf & IPM Management, Landscape Enhancements, Landscape Design, Lake & Pond Management.

List of equipment used on site: (3) 52" Stand-On Mowers, (3) 48" Mowers, (2) Push Mowers (4) Stick Edgers, (4) String Trimmers, (4) Blowers, (2) Push Blowers. (1) Leaf Vac, (2) Hedge Trimmers, (2) 2500 Trucks. (2) 18' Open trailers, (1) 1500 Truck.

List of subcontractors used: Commercial Pine Straw & Mulch

Is this a current contract? Yes X No ___

Duration of contract: 2023 to present (2 years)

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No X For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: Fort Family Cabana Club Apartments

Contact: Jodi Mayor Contact Phone: (904) 641-0018

Project Type/Description: Contact Phone: Multi-Family

Dollar Amount of Contract: $58,860

Scope of Services for Project: Full-Service maintenance, irrigation & water management.

Shrubs & Tree Pruning, Landscape Enhancements, Mulch application and landscape design.

Dates Serviced: January 2021 to January 2023

Reason for Termination: Price cut from another vendor.

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No* X

  If yes, please describe each violation, fine, and resolution N/A

  What is the Proposer's current worker compensation rating?
  1.28

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

  If yes, please describe each incident N/A

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No X *If yes, please provide:*

  The names of the entities N/A

  The state(s) where barred or suspended N/A

  The period(s) of debarment or suspension N/A

  Also, please explain the basis for any bar or suspension:

  N/A

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  N/A

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (X) If yes, provide the following:*

  Identify the Case # and Tribunal: N/A

  Describe the Nature of the Action: N/A

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

  N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (X) If yes, please explain:*

  N/A

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

  N/A

PROPOSAL FORM
PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE

SERVICES BID SUMMARY

Basic Services

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

	Proposed Lump Sum	**Monthly**	**Annual Term Total**
Term 1	$13,787.00	$165,444.00	(Twelve (12) months)
Term 2	$13,787.00	$165,444.00	(Twelve (12) months)
Term 3	$13,787.00	$165,444.00	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	**Term 2**	**Term 3**
Turf Maintenance (34 site visits)	$63,683.00	$63,683.00	$63,683.00
Tree and Palm Maintenance (34 site visits)	$680.00	$680.00	$680.00
Shrub and bed Maintenance (34 site visits)	$26,000.00	$26,000.00	$26,000.00
Fertilization St Aug Turf (6 times per year)	$14,400.00	$14,400.00	$14,400.00
Fertilization Bermuda Turf (8 times per year)	$5,436.00	$5,436.00	$5,436.00
Fertilization Bahia Turf (3 times per year)	$2,063.00	$2,063.00	$2,063.00
Fertilization Shrubs, Trees and Palms (min 4 times per year)	$4,243.00	$4,243.00	$4,243.00
Pesticide Program Turf	$1,771.00	$1,771.00	$1,771.00
Pesticide Program Shrubs, Trees and Palms	$1,340.00	$1,340.00	$1,340.00
TOTAL LUMP SUM	$119,616.00	$119,616.00	$119,616.00

Additional Services	$	$	$
Mulch – Brown Mulch (200 cubic yards annually)	$12,000.00	$12,000.00	$12,000.00
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	$10,200.00	$10,200.00	$10,200.00
Annuals (1715 units every 3 months)	$15,420.00	$15,420.00	$15,420.00
All-Inclusive Irrigation Lump Sum	$8,208.00	$8,208.00	$8,208.00

Additional Services

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

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

Irrigation Alternate: All-Inclusive Irrigation Option

-This option will include the following:

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

Note the following items are excluded from this alternate option.

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

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

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

SOD/SEED/MULCH:

Sod installed: St Aug, per pallet	$ 650.00
Pine Straw per Bale	$ 8.50
Shredded Brown Mulch, CY	$ 60.00
Seeded Winter Rye, per bag	$ 125.00
Removal of Aged Mulch - Entrances, Amenity Area, Roadways and Round-About	$ 60.00 per hour

SHRUBS:

Chord Grass - 3 gal.	$ 25.00
Lorapetalum - 3 gal.	$ 22.00
Glendale Fashion Azalea (Pink) - 3 gal.	$ 22.00
Podocarpus "Pringle" - 3 gal.	$ 25.00
Blue Daze- 1 gal.	$18.00
Eugenia Globe 7 Gal.	$ 75.00

ANNUALS:

Annuals in 4" pots per flat of 18	$ 40.50

TREES (CONTAINER):

Crape Myrtle - 65 gal., 100 gal.	$ 850.00
	$ 1,000.00
Southern Magnolia - 65 gal.	$ 850.00
	$ 1,600.00
Live Oak - 100 gal., 200 gal.	$ 2,900.00

IRRIGATION:

CONTROLLERS:

Hunter ICC Outdoor Controller	$ 939.50
Hunter Pro-C Controller	$ 331.73

VALVES WITH VIOLET INDICATORS:

Compatible valves	$ 1.5" $745.00, 2" 857.20

SPRAY HEADS AND ROTORS:

4" Spray head	$ 42.00
6" Spray head	$ 49.50
12" Spray head	$ 62.70
6" Rotor	$ 76.90
12"Rotor	$ 90.75

VALVE BOX:

6" Round	$ 60.00
10" Round	$ 81.75
14" Rectangular	$ 108.75

MISCELLANEOUS:

Mowers (riding mower)	$28.00_____ per acre
Mowers (mower - not to exceed 36")	$245.00_____ per acre
Bush-Hog	$255.00_____ per acre
Tractor/Skid Steer	$155.00_____ per hour
Supervisor with Transportation	$55.00_____ per hour
Laborer with hand equipment	$45.00_____ per hour
Dump/Flat-Bed Truck	$125.00_____ per load
Irrigation tech labor rate	$95.00_____ per hour
Irrigation tech after hour rate (evenings/weekends)	$115.00_____ per hour
Additional site pick-up	$255.00___ per trip/load
Additional Irrigation Inspection	$684.00_____ per hour
Additional Palm Tree Trimming	$173.00_____ per visit
Back-Hoe/Trencher/Excavator	$165.00_____ per hour
Fire Ant Control	$3,357.00___ Top Choice
application	
Fire Ant Control	$15.00_____ Spot treatment
Ornamental Grass Maintenance	
Berms, Medians & Entryways	$260.00____ per visit
Amenity Center (including pool area)	$286.00____ per visit
Common Area Fields & Courts	$745.00_____ per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	$65.00_____ per hour
Backhoe/Front end Loader	$185.00_ ___ per hour
Skid steer Loader	$175.00_____ per hour
Chipper	$345.00_____ per hour
Specialty Rental Equipment	Proposed as needed

Subcontractor costs (if necessary)	Proposed as needed
Disposal Fees	Proposed as needed

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of Bland Landscaping, Co ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 14 day of August, 2025.

Proposer: Bland Landscaping, Co

By: Frank Prescuitti

Title: Sr. Business Development

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this ____ day of _____, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Sr. Business Development for Bland Landscaping, Co ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 1872 Everlee Road, Jacksonville, Fl. 32216

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3489284

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

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

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

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

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

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

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

Dated this 14 day of August, 2025.

Proposer: Bland Landscaping, Co
By: Frank Prescuitti
Title: Sr. Business Development

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Sr. Business Development for Bland Landscaping, Co ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 1872 Everlee Road, Jacksonville, Fl. 32216

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3489284

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 14 day of August, 2025.

Proposer: Bland Landscaping, Co

By: Frank Prescuitti

Title: Sr. Business Development

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BETWEEN SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT AND Bland Landscaping, Co

THIS AGREEMENT (the "Agreement") is made and entered into this ___ day of _____, 2025, by and between:

Sampson Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

_____, a _____, whose address is _____ (the "Contractor").

RECITALS

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

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

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

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

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

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

E. The Contractor shall report directly to the District's Designee who shall be Joe Roethke, District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the completion of the Services, the District agrees to pay the Contractor Bland Landscaping, Co ($ 165,444) per year, which amount includes all tools, labor and materials necessary to complete the Services. The term of this Agreement shall be from _____ through _____ unless terminated earlier in accordance with the terms of this Agreement or renewed for optional one (1) year renewals at the option of the parties hereto at the same price and terms as provided for herein.

B. If the District should desire additional work or services not provided in **Exhibit A**, or to add additional lands to be maintained not contained in **Exhibit B**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement as set forth in Section 4.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. If to Contractor: Bland Landscaping, Co
1872 Everlee Road,
Jacksonville, Fl. 32216
Attn: Frank Prescuitti

B. If to District: Sampson Creek Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

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

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

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

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

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

SECTION 18. INDEMNIFICATION.

A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars ($1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

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

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

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

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

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DANIEL LAUGHLIN, GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114 St. Augustine, Florida 32092, (904) 940-5850, DLAUGHLIN@GMSNF.COM

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

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

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

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

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

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

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

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

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

[SIGNATURES ON NEXT PAGE]

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

Attest:	**Sampson Creek Community Development District**
_____	_____
Secretary	Chairman/Vice Chairman, Board of Supervisors
Witness:	_____
_____	By:_____
Signature of Witness	
_____	Print Name:_____
Print Name	
	Title: _____

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

EXHIBIT A
Scope of Services

I. LANDSCAPE MAINTENANCE PROGRAM

Scope of Work:

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

A. Turf grass Maintenance

1. Mowing
   a. Frequency of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance of the turf (weekly during growing season (April 1 – October 31, bi-weekly during cool season (November 1 – March 31)) . Scheduled cuts missed due to inclement weather will be made up as soon as possible. **Please see attached map with mowing locations and frequency (Exhibit B).**
   -St Augustine Turf will be cut up 34 times per year with a rotary type mower.
   -Bermuda Turf will be cut 34 times per year with a rotary type mower.
   -Bahia Turf will be cut up to 34 times per year with a rotary type mower.
   - Bahia on pond banks will be cut up to 24 times per year with rotary type mower.
   b. Mower blades will be always kept sharp to prevent the tearing of grass blades.
   c. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance in which case clippings must be removed.
   d. All 11 Lake banks will be mowed at a minimum of 2 times per month from the water's edge line all the way up to the residents' lot line. Where turf is growing up against resident fences it will be cut by the contractor with a string trimmer. Ensure best practices are used to avoid any damage to a resident's property.
   e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance the health and vigor of turf.
   -St Augustine Turf will be cut to a mowing height of 4 to 5 inches.
   -Bermuda Turf will be cut to a mowing height of 2½ to 3 inches.
   -Bahia Turf will be cut to a mowing height of 3 to 4 ½ inches.
   f. Contractor will neatly edge and trim around all plant beds, curbs, streets,

trees, buildings, etc., including those occurring on pond banks to maintain shape and configuration.

g. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
h. All walks will be blown after edging to maintain a clean, well-groomed appearance with each turf mowing.
i. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
j. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
k. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers.
l. During the blowing off sidewalks, curb lines, etc. workers and equipment will yield to cars and pedestrians so as not to cause damage

2. Debris Removal

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

3. Fertilizer

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

4. Insect, Disease, and Weed Control

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

chinch bugs in St Augustine turf areas. Contractor will be responsible for additional applications as needed for additional control.

g. Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur the contractor will use treatments to stop or slow the progression of disease.

B. Plant Material

1. Wood line Maintenance
   All common area wood lines adjacent to nature preserves need to be trimmed and maintained as to not encroach onto the common areas on a minimum once a year**. Please see Wood line Maintenance Map for locations (Exhibit B).**

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

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

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

5. Edging and Trimming
   a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
   b. Keep beds free of broadleaf or grassy weeds, preferably with pre-emergent or

selective post emergent. Chosen chemical will be recommended and legally approved for the specific weed problem.

6. Insect, Disease and Weed Control
    a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments (e.g., Asian Scale *[cycad aulacaspis scale]* infestations on Sago Palms), Contractor will offer suggestions and apply best course of action.
    b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
    - A pre-emergent herbicide will be applied to open ground in plant beds as needed to improve weed control. In addition,
    c. Contractor is required to inspect for evidence of fire ant mounds and immediately treat upon evidence of an active mound.
    d. Contractor will maintain a log listing all applications and will have MSDS sheets available for each product used on the District's property.
    e. The District will provide access to a suitable water source on their property for use by Contractor in spray applications.
7. Fertilization
    a. Shrubs and ground cover will be fertilized no less than 2 times per year.
    b. Number of applications will be dependent on the type of nitrogen used and the type of plant material.
    c. Soil testing of ornamental bed areas will be performed on as needed basis per year to evaluate pH and nutrient content.

c. Irrigation

a. A Contractor technician will inspect the performance of the District's sprinkler system one (1) time per month. This inspection will include sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property. A monthly irrigation inspection report will be turned in to the designated CDD representative. This report shall include quantities of heads replaced due to normal wear and tear, as well as heads replaced due to mowing/pruning operations.
b. All batteries for battery operated controllers (approx.. 30) shall be replaced throughout the year as needed.
c. Contractor will inspect and ensure that both well systems and pump system are operating correctly during each inspection.
d. All clocks (Amenity, Golf Course) will be inspected and adjusted as needed during each inspection.
e. Irrigation rotors and spray nozzles will be kept free of grass and unobstructed by other plant
f. material to ensure proper performance.
g. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.

h. Contractor will promptly inform the District of any system malfunction or deficiencies.
i. Repairs for items such as head replacement, broken lines, and timers will be performed with prior approval from onsite District representative.
j. Irrigation schedules shall be provided to the designated C.D.D. representative and must comply with current regulations and restrictions.

D. Mulching

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

E. Annuals

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

F. General Clean-up

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

b. Excluding heavy leaf fall pick up from parking areas, sidewalks, pool, etc.

II. ADDITIONAL SERVICES

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

III. PERSONNEL

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

IV. CONTRACTOR'S VEHICLES AND EQUIPMENT

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

V. ADDITIONAL PROVISIONS

a. Landscape inspections will be conducted weekly followed by a **monthly**

written report by an authorized Contractor representative, detailing work completed on a weekly basis. Contractor will document and correct any landscape maintenance deficiencies that are identified within one week or provide a status update for work requiring a longer period to accomplish.

b. Contractor shall provide an annual fertilization and pesticide application plan which is to include all labels, proposed rates of application and MSDS sheets.

c. Within 5 days of notice to proceed the Contractor and a representative of the District will inspect the irrigation system for acceptance by the Contractor. Any defects will be noted for repair under the District's existing warranty.

d. Contractor will provide the District with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

e. Contractor and District agree that Contractor is an independent contractor and, as such, shall assume liability for its own withholding taxes, social security taxes, unemployment taxes, licenses and insurance pertaining to its employees or operations.

f. Contractor agrees to always secure and maintain in effect, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof to District of such liability insurance with limits of not less than $1,000,000, with workers compensation coverage as required under the laws of the State of Florida.

g. Contractor shall maintain applicable licenses and permits within the cities, counties, and states of operation.

h. Contractor will be proactive in identifying any landscape site conditions that affect long-term plant health and vigor and will immediately advise District accordingly. Contractor does not provide any warranty, whether express or implied, pertaining to the improvement or survival of the planted or sodded areas; furthermore, this proposal does not include any allowance for tree, shrub, or plant replacement. Contractor will only be responsible for replacement of plant material that dies as a direct and identifiable result of improper maintenance practices.

i. As applicable, Contractor agrees to pay all sales taxes on materials supplied. The District agrees that if sales taxes become applicable to the services or any portion(s) thereof, they will pay these taxes in addition to the fees quoted in the Landscape Maintenance Service Agreement

VI. SPECIAL PROVISIONS

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

EXHIBIT B
Landscape Maintenance Map

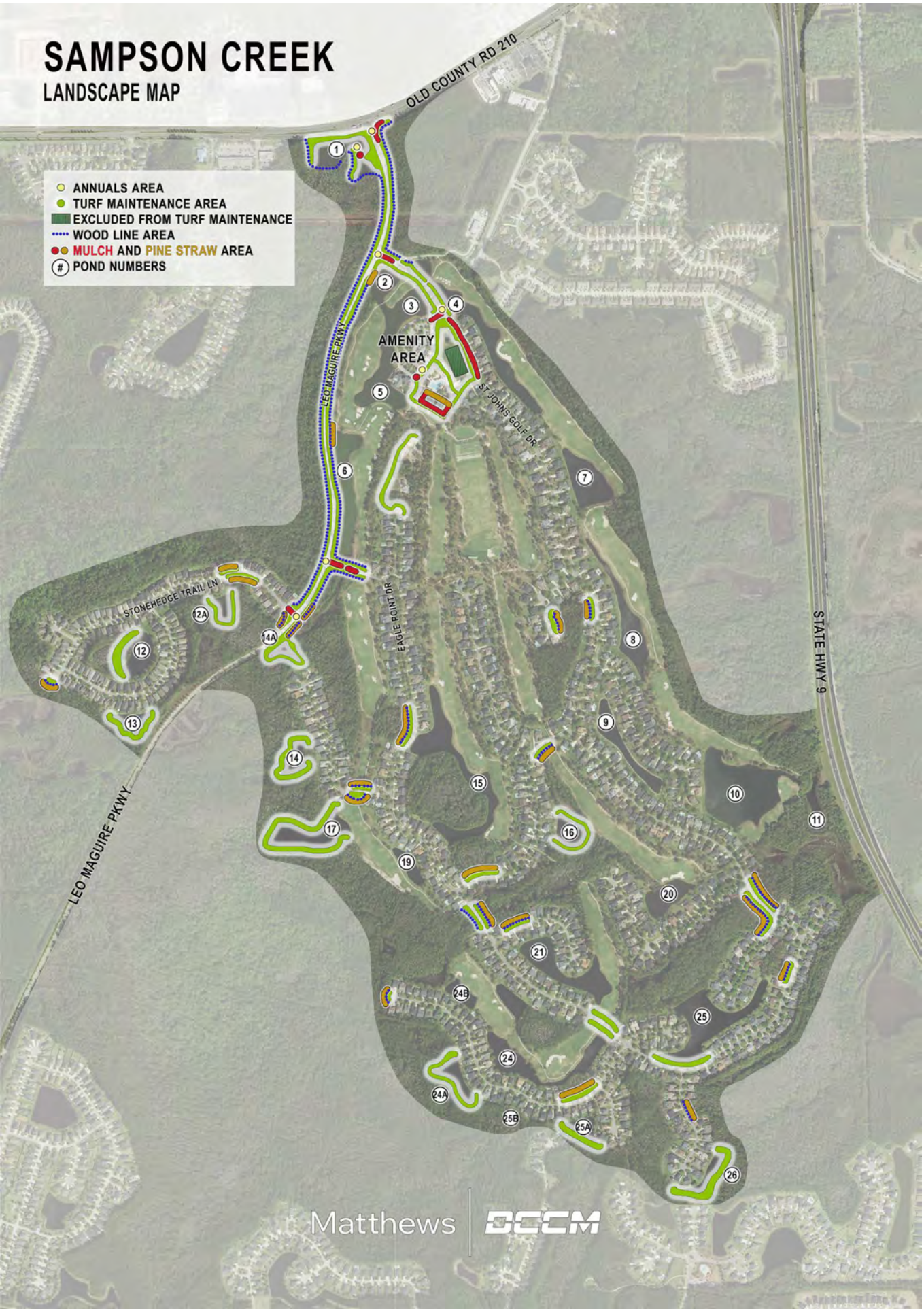

SAMPSON CREEK
LANDSCAPE MAP
OLD COUNTY RD 210
ANNUALS AREA
TURF MAINTENANCE AREA
EXCLUDED FROM TURF MAINTENANCE
WOOD LINE AREA
MULCH AND PINE STRAW AREA
POND NUMBERS
AMENITY AREA
LEO MAGUIRE PKWY
ST JOHNS GOLF DR
EAGLE POINT DR
STONEHEDGE TRAIL LN
STATE HWY 9
LEO MAGUIRE PKWY
Matthews
DCCM

EXHIBIT C
Form of Change Order

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 20__ authorizes certain work in accordance with that certain *Agreement for Landscape and Irrigation Maintenance Services* (the "Agreement"), dated _____, by and between:

> **Sampson Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and
>
> **_____,** a _____, whose address is _____ (the "Contractor").

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

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

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

[SIGNATURES ON NEXT PAGE]

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

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

_____ _____

Secretary Chairman, Board of Supervisors

_____

_____ _____

Witness

By:_____

Its:_____

Exhibit A: Proposal/Scope of Additional Services

B.

A Brighter View for your Landscape Services

BrightView Landscape Services



Prepared for:

Sampson Creek Community Development District

August 2025

August 13, 2025

Sampson Creek Board Supervisors
Sampson Creek Community Development District
219 St Johns Golf Drive
St. Augustine, FL 32092

Dear Board,

BrightView Landscape Services is proud to submit a Full Service Landscape Maintenance proposal for the Community. Our Team has performed a thorough estimation of the landscape material, evaluated the estimate during our Production review process and met with our team of experts to produce a well thought out and comprehensive proposal for your judgement and review. Thank you for the opportunity to provide a response to your RFP.

As requested, we have submitted complete and qualifying information for the Boards Review and scoring. In addition we have expanded on each of the sections that required Experience, Personnel, References, and Equipment and Manpower. We have included some of the unique tools we have for Communication and Disaster Response. With the soil composition and fertilization challenges, we brought in local and National representatives to help us compose a custom Agronomics program specifically designed with Sampson Creek in mind.

We understand this is a very big decision for this group as good stewards of the community and its finances. We understand the value the community has entrusted you with and as you review all the different submittals. We expect different areas will appeal differently to each Supervisor, the one single thing all of the Proposals have in common is the need for good quality Team Member to perform these services requested. While the employment rate in this area is low, the available of good quality people is something all will be competing for along with the other industries that require entry level Labor. When evaluating the different service providers be sure you look at the available Team Members currently employed by each Company.

BrightView has a couple of unique sources for quality Team Members that will qualify in the E-Verified Program which all BrightView Team Members are required to pass in order to be employed. In the North Florida Market BrightView operates out of 4 different branches and employs over 375 team members throughout the North Florida market. Upon review, if you have any questions we will be available to meet and provide the information you will need to be the great stewards of this community you are striving to be.

Chris Charbonneau

Cell: 904.887.8553
Email: chris.charbonneau@brightview.com

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Rodney Hicks, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for BrightView Landscape Services, Inc. ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

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

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

Dated this 12th day of August, 2025.

Proposer: Brightview Landscape Services, Inc.
By: _____
Title: Branch Manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th day of August, 2025, by Rodney Hicks of Brightview Landscape Services Inc, who is personally known to me or who has produced _____ as identification, and did [✓] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name: Indra Dudley
Commission No.: HH532696
My Commission Expires: 9-29-2028

INDRA DUDLEY NOTARY PUBLIC MY COMMISSION EXPIRES 9-29-2028 STATE OF FLORIDA COMMISSION NUMBER HH 532696



Experience and References

Awards & Recognition

BrightView

2016

BrightView Recognized with Awards in Design, Development and Maintenance
California Landscape Contractors Association's (CLCA)

2017

Grand Award: FCA US Headquarters (maintained by BrightView)
National Association of Landscape Professionals (NALP)

Oracle Campuses Honored for Efficient Water Use & Savings (maintained by BrightView)
The Silicon Valley Water Conservation Awards Coalition

2018

Colonial Williamsburg Receives Arboretum Accreditation (maintained by BrightView)
ArbNet

ASLA Design Awards: Merit Honors— Antelope Valley College, One Arroyo Trail System, and Cadence Park
American Society of Landscape Architects (ASLA)

Exceptional Partner in Business Development Award
Cushman & Wakefield

BrightView Earns Top Awards in Landscape Maintenance
Arizona Landscape Contractors Association (ALCA)

2019

Award of Excellence Winner
National Association of Landscape Professionals (NALP)

Ballpark of the Year Award: Las Vegas Aviators Stadium (maintained by BrightView)
BaseballParks.com

Exceptional Customer Relations Award
Associated Landscape Contractors of Colorado (ALCC)

BrightView's Groundskeeper Named PCL Sports Turf Manager of the Year
Pacific Coast League

2020

BrightView Development Branch honored by HomeAid Atlanta
HomeAid

Gold Nugget Grand Award: Masterplan Community of the Year— Great Park Neighborhoods: Irvine CA
CBIA/PCBC

Qualifications of Key Personnel



Meet Your
Client Services Team (CST)

BrightView Landscape Services prides itself as a Learning Organization. Over the past 80+ years our Company has been a leading innovator in many of todays Best practices.

We have always provided a single point of contact to our Clients to streamline communication and to have accountability in service delivery. We will continue to maintain this best practice based on the success our clients have communicated back. In addition we are now providing our clients with a Client Service Team to better provide transparency in service delivery.

Here we have developed a team to best service each Client and below you will see how each one plays a role in successful client satisfaction:



Account Manager	**Focus on Client** • Your primary phone call and contact • Develop Relationship with Management and Board • Proactively provide enhancement proposals • Communicate client needs to PM and Crews
Production Manager	**Focus on Execution of the Work** • Manage crews to execute the work • Hire, develop, evaluate, and retain crew members • Safety, quality, and efficiency • Reports to the AM
Ancillary Managers	**Focus on Ancillary Work** • Support and drive enhancement work on property • Mulch or Annual Installation • Community Enhancement Projects • Palm Pruning, Street Tree clearance , Canopy thinning and lifting.

E-Verified Employees

BrightView ID Number: 13026

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

Our participation in this web-based process, currently the best means available to electronically confirm employment eligibility, makes certain that individuals we hire and are working on our client's sites are authorized to work in the United States.

E-Verify is only part of BrightView's robust employment verification program. Our enterprise-wide practice also covers regular training of our staff and semi-annual auditing to maintain compliance with all US Labor and Immigration laws.



Personal Protection Equipment

Your Dedicated BrightView Crew - will always be in full uniform – company shirt, pants, belt, hat and work boots. This not only presents a professional look to our team, it gives a sense of safety to your residents and visitors who can instantly recognize our team members.



Training Program: Sampson Creek

Through ongoing learning and coaching, crew members learn new skills on-the-job and then demonstrate their progress. As crew members gain new skills, they earn opportunities for recognition and promotions.

Assistant Branch Manager Training Program





Operations Managers at BrightView Landscape Maintenance undertake a 4 training session consisting of a total of 14 days. Each session focuses on a specific discipline

- **Employee Leadership**
- **Operational Excellence**
- **Client Relations**
- **Financials**

Each manager performs pre-work and follow-up testing for each program with a certification process conducted by senior managers at the end. Account Managers work through a detailed learning process providing the skills necessary to succeed as an Operations Manager.

Irrigation Training

Regional Irrigation Leaders complete 5 sessions of training consisting of a total of 25 days. The Regional Irrigation Leader provides certification training to Irrigation Technicians on the mechanics of an irrigation system, conducting a monthly inspection and repairing components.

Account Manager Safety and Training Program

Management training includes both formal training in group settings, ongoing training support available on line and in field shadow programs. Weekly safety classes at each branch.

A Safe Workplace & Community is

#1 Our Priority

Safety is our top priority at BrightView and we are committed to keeping our people safe every day across our business. As an organization committed to constant improvement, we actively work to continue developing a best-in-class Safety Management System that results in zero injuries to our team members. We take pride in conducting our business operations in a manner that helps to ensure the safety and well-being of our team members, customers, and the properties in which we operate.

We believe in the following principles:

Safety is our top priority

Appropriate PPE must be worn at all times

Follow-up, report, and learn from incidents

Everyone is responsible for each other

Training is the first step to safe behavior

You are the key to making a difference



BrightView's management is committed to providing a safe work environment and establishing safe work practices for all our employees. **We begin all new jobs with a safety inspection**. This identifies any job site hazards, roadway hazards and the safest place to operate from onsite.

Every employee: E-verify, driving & criminal background check, along with initial drug & alcohol screens.

* Trucks are always equipped with cones that are placed around the truck and trailer at all times.

* We also demonstrate this commitment to safety through a continuing program of education and training, accident prevention, reporting, investigation and analysis, and the development of positive attitudes about safety and awareness about safety by all employees.

The following can be provided upon request:

- Safety Manual
- OSHA Compliance Manual
- Right to Know Program
- Safety Rules and Regulations
- HAZCOM Policy
- Safety Compliance Checklists
- Crew Member Equipment Safety Training Program
- Weekly Safety Talks

Machinery, Equipment and Manpower



Local Branch Equipment List

Equipment List

Route Trucks
(26) Ford F150 ½ Ton Pick Ups
(20) Ford F250 ¾ Ton Pick Ups
(4) Ford F550 –Trucks

Spray Trucks
(1) Ford F250 Spray Truck 200 Gallon
(1) Ford 450 RC Spray Truck with 2 Lesco skid mounted sprayers -300 gallons
(4) 50 gallon Lesco Sprayer Skid Mount
(5) Ride on z-sprayers
(2) Toro ride on boom sprayers
(1) Vortex spreader ornamental fertilizer

Irrigation Truck
(3) Ford F250 SC XL
(9) F150

Dump Body Trucks
(3) Ford F450 Trucks
(8) Isuzu Dump Trucks

Trailers
(12) Custom Built Equipment Trailer
(2) Weld Rite 16' Batwing Trailer
(1) 10' Flatbed
(1) Ray side 16'x6'
(1) Weld Rite 16'x6'
(9) 20' Enclosed Trailer



Mower Equipment
(8) 48" Walk behind mowers
(15) 52" Stand on mower
(2)11' Batwing Mowers
(30) 61" Riding Mowers



Field Equipment (400 units)
Gas articulating shears
Hand shears
Straight shears
Back pack sprayers
Fertilizer spreaders
Hand spreaders
Walk behind spreaders
Riding fertilizer spreaders



Large Equipment
(1) Polecat Aerial Lift
(3) Bandit 1590 Brush Chipper
(1) Skid Steer Loaders
(2) Aerial Lift Trucks

Utility Vehicle
(6) John Deere Gators

Resources

BrightView

BrightView brings 140 years of experience and client-focused service. We function under the belief that taking care of our teams and clients should always be at the heart of what we do. True to our name, BrightView represents our optimism for the future-offering new opportunities for our clients and team members to succeed. - 28 Florida branch locations.



Financial Strength

PART I—FINANCIAL INFORMATION

Item 1. Financial Statements.

BrightView Holdings, Inc.
Consolidated Balance Sheets
(Unaudited)
(In millions, except par value and share data)

	June 30, 2022	September 30, 2021
Assets		
Current assets:		
Cash and cash equivalents	$ 26.3	$ 123.7
Accounts receivable, net	422.4	378.9
Unbilled revenue	121.1	111.2
Other current assets	114.0	97.0
Total current assets	683.8	710.8
Property and equipment, net	323.0	264.4
Intangible assets, net	186.4	197.6
Goodwill	2,005.4	1,950.8
Operating lease assets	78.4	69.5
Other assets	40.0	44.5
Total assets	$ 3,317.0	$ 3,237.6
Liabilities and stockholders' equity		
Current liabilities:		
Accounts payable	$ 159.0	$ 144.4
Current portion of long-term debt	12.0	10.4
Deferred revenue	73.0	48.2
Current portion of self-insurance reserves	49.6	50.2
Accrued expenses and other current liabilities	210.5	220.9
Current portion of operating lease liabilities	25.6	22.0
Total current liabilities	529.7	496.1
Long-term debt, net	1,336.4	1,130.6
Deferred tax liabilities	56.2	70.8
Self-insurance reserves	101.6	104.5
Long-term operating lease liabilities	59.2	54.2
Other liabilities	36.5	38.7
Total liabilities	2,119.6	1,894.9
Stockholders' equity:		
Preferred stock, $0.01 par value; 50,000,000 shares authorized; no shares issued or outstanding as of June 30, 2022 and September 30, 2021	—	—
Common stock, $0.01 par value; 500,000,000 shares authorized; 105,700,000 and 105,200,000 shares issued and 93,000,000 and 105,200,000 shares outstanding as of June 30, 2022 and September 30, 2021, respectively	1.1	1.1
Treasury stock, at cost; 12,700,000 and 287,000 shares as of June 30, 2022 and September 30, 2021, respectively	(168.1)	(4.4)
Additional paid-in-capital	1,504.7	1,489.1
Accumulated deficit	(142.9)	(141.6)
Accumulated other comprehensive income (loss)	2.6	(1.5)
Total stockholders' equity	1,197.4	1,342.7
Total liabilities and stockholders' equity	$ 3,317.0	$ 3,237.6

Manpower

Weekly Service Plan and Staffing

We spent a great deal of time and effort to inspect, walk and measure the entirety of Sampson Creek CDD. Over the past year we have developed an operational plan for a weekly presence at Sampson Creek designed to merge efficiency with your expectations and the needs of the community **OUTLINED IN YOUR RFP.**

Mow Crew–

This crew will move through the community to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events the next available day will be utilized to complete operations with additional crews as needed.

Detail & Pruning Crew-

This crew is **dedicated to the maintenance and shaping of plant material** Their duties will include ornamental, shrub and tree care along with site policing and weed removal. They will be on property every day of the week, and they will progress through the community each month.

Account Manager– Daniel Bauman

Owner of Sampson Creek relationship. He is your primary point of contact for the management team and Board members for all services. He will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with the Sampson Creek staff and leadership. The Account Manager creates company mandated Quality Site Assessment or QSA, for your property. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

Production Managers– Chris Efaw

These crew managers will be on site with crew and are the right hand of the Account Manager. German will provide leadership and supervision to the field crews above, along with directing daily operational movement to cover specific work orders communicated to us by Sampson Creek team and the Account Manager.

Ancillary Services:

There are several teams external to the Sampson Creek on site team that will handle a portion of the work load specific to their expertise. Tree Care outside of ground clearance, palm pruning will be handled by Tree Care Crews as scheduled. Seasonal color bed and mulch installations and maintenance will be handled by our Enhancement Department. Improvements to the landscape that involve light construction will be performed by Enhancement Department as well. Chemical applications for fertilization, insects, and specific weed control products will be handled by Spray Technician who use specialized equipment to move through the site in a more efficient manner.

Turf Management Program

Every property is different with a unique set of maintenance needs. We took into consideration our community tour to create the maintenance plan below which is designed to keep your property looking its best year-round.

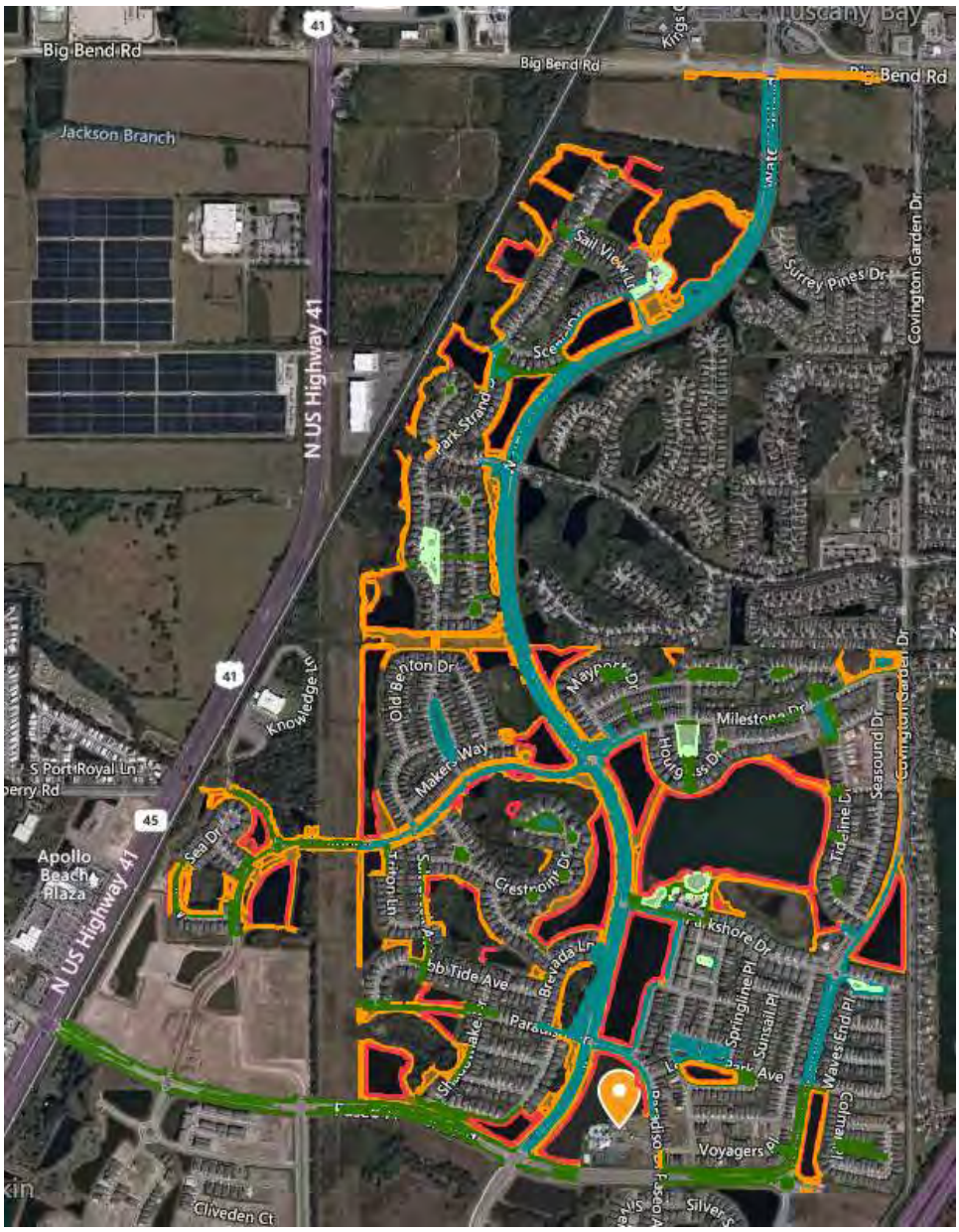
Mowing Service

We will deploy a specific mowing crew of 6 Team members every day to perform all the mowing, edging, string trimming, and blowing.

This mow crew will only mow, edge, trim and blow, they will not short your mowing services to prune or trim shrubs – that will be a different crew handling the pruning and detail.

Sampson Creek will be mapped and the crews will follow that mapping progression through the property . This "mapping" will be provided to Your team and Board in advance of our initial service. We can adjust the weekly mow schedule if we encounter rain, an emergency or a schedule adjustment based around a special event. We utilize Friday if that week's schedule backs up.

We will maintain a weekly schedule for all turf areas The schedule may change according to weather, turf conditions, and fertilization schedule:



- Hand mowers to be used in areas where large, heavy equipment may damage turf or other property. Patterns will be changed frequently to prevent ruts accumulating in turf.
- All mowers are equipped with mulching decks. Grass clippings will be dispersed at each mowing, to eliminate unsightly build-up of grass clippings that may appear after each mowing.
- All debris will be blown off sidewalks, driveways, streets and parking lots during that same service day.

Mowing Services

Edging Equipment Procedure

Hard edging (Sidewalks and Curbing) will be performed by Bright-View on a weekly basis and soft edging of bed areas and tree wells will be edged every other week. Borders of plant beds are to be maintained with a distinct edge that separates the bed from ad-joining grass. No chemicals shall be used for edging of the beds.



This will keep neat and well-groomed appearance at all times. All generated debris from the edging process will be blown off to cre-ate a clean swept look appearance.

Trimming

No chemicals will be used around ponds. Mowing services will be performed to the intended sod line of the turf. The small strip left around the pond perimeter will be serviced with a weed-eater to provide a neat and well-groomed appearance at all times. This will be performed in conjunction with each scheduled mowing.



All tree trunks will have an edged turf perimeter around them to protect them from unnecessary weed-eater damage

Debris Removal

Each mowing operator is properly trained in order to not run over trash and or debris. Each mowing operator is equipped with trash pickers for the safety of our employees.





Shrub and Plant Care Program

Pruning Schedule



Sampson Creek will be maintained by specific pruning crew.

Their duties will include ornamental, shrub and tree care along with site policing, weed removal, and leaf removal.

Your Detail Crew will proceed through entire community until it is complete each month. All areas that require pruning will be done one time completely in every month. This will guarantee we maintain all shrub and ground cover beds a minimum of once per month and will minimize the variance of "long and short" shrub pruning every month. High frequented areas will be touched every week.



We will map and schedule the community. This schedule will be updated monthly and a copy will be provided to you for final approval every month.

Several preventative functions are scheduled seasonally. Please note below a general quarterly plan that will become site specific upon further evaluation. During our initial site review we will diagnose any shrubs that cause safety issues for pedestrians on sidewalks and shrubs blocking traffic signs or monument signs.



Winter Cut back shrubs needing severe thinning, limb up trees.

Spring Apply pre/post emergent weed prevention chemically to all areas, and fertilize. Hard cutbacks for selective plants.

Summer Regular inspections to address plant growth, weeds, and overall plant health, fertilize.

Fall Fertilize at proper rates, monitor irrigation cut backs, and apply pre-emergent weed control for winter weed.

Debris Cleanup

Your Pruning Team will remove all debris generated in the Shrub and Ground Cover functions from the site daily and police common areas for litter and fallen debris upon each service visit

Bed Weed Control

A team of two (2) Spray Technicians will progress through entire community every month. 1for Agronomics and 1 for bed weed control.

Our Production Plan for: Sampson Creek



PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name BrightView Landscape Services, Inc.

Street Address 11530 Davis Creek Court

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32256

Telephone (904) 292-0716 Fax no. (904) 292-1014

1st Contact Name Rodney Hicks Title Branch Manager

2nd Contact Name Daniel Bauman Title Account Manager

Parent Company Name (if any) BrightView Landscape Services, Inc.

Street Address 980 Jolly Road Suite 300

P. O. Box (if any) _____

City Bluebell State PA Zip Code 19422

Telephone (904) 292-0716 Fax no. (904) 292-1014

1st Contact Name Rodney Hicks Title Branch Manager

2nd Contact Name Todd Chesnut Title VP

- *Company Standing:*

  Proposer's Corporate Form: Corporation
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Florida Date December 15, 1988

  Is the Proposer in good standing with that State? Yes X No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ___

  If no, please explain _____

  _____

  _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 2Million
Automobile Liability	$ 5Million
Workers Compensation	$ 2Million
Expiration Date	October 1, 2025

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  Irrigation, CPO, LPO, MOT, DOT, OSHA, BMP, E-Verify

  _____

  _____

  _____

  _____

  _____

Contact: Dawn Schwartz Contact Phone: (904) 436-5118

Project Type/Description: Large Master planned community

Duties / Responsibilities: Full Service Landscape Maintenance and Enhancement

Dollar Amount of Contract: >600k

Proposer's Scope of Services for Project: We provide a balanced landscape management program focused on value driven objectives. Turf, shrub and Arbor maintenance. Full scale agronomics program, comprehensive irrigation system maintenance and enhancement design and installation. Supplemented with a superior, client-focused communication system.

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No X For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

_____

E-Verify, DL check, Drug Testing, Background Check, CDL physicals

_____

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

CORPORATE OFFICERS

Company Name BrightView Landscape Services, Inc. Date August 2025

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Dale Asplund	CEO	Company Leader	Blue Bell, PA
Michael Dozier	President Southeast	President of Southeast	Atlanta, GA
Todd Chesnut	Vice President Southeast	Oversees State of Florida	Nocatee, Florida
Rodney Hicks	General Manager Jacksonville	Oversee all Jacksonville Branches	Beachwalk, Florida
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name BrightView Landscape Services, Inc. Date August 2025

What is the experience of the key management and supervisory personnel of the Proposer for both administration as well as operations? (Attach resumes of key personnel here)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Todd Chesnut	Vice President	Oversee Management of Regional Operations	10	25
Rodney Hicks	General Manager	Branch Management of all Jacksonville Operations	7	25
Royce Peaden	Associate Branch Manager	Daily Crew Operations, Quality Control	2	22
Chad Knight	Landscape Enhancement Manager	Landscape Installation and Upgrades	9	11
Rodney Hicks	Regional Irrigation Manager	Department Head Irrigation Services	8	22
Gonzalo Castellon	Branch Irrigation Manager	Manage all Branch Irrigation Responsibilities	5	15
Mark Bardell	Agronomics Manager	Fertilization and Pest Control Monitoring and Supervision	33	35
Sandra Northrup	Office Manager	Oversee Office Functions Contract Liaison	8	22

COMPANY OWNED MAJOR EQUIPMENT
(Attach additional sheets if necessary)

Company Name BrightView Landscape Services, Inc. Date August 2025

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN	
			FLORIDA	OTHER
525	Pickup Trucks	Grounds Maintenance	X	
24	Vans	Employees Transportation	X	
18	Arbor-care Trucks	Tree Work	X	
24	Dump Trucks	Landscape Enhancements Department	X	
575	Utility & Equipment Trailer	Equipment Transportation / Maintenance Functions	X	
22	1-ton 600-gal Pesticide Spray Truck	Horticultural Work	X	
35	100-gal Spray Rig	Horticultural Work	X	
10	200-gal Spray Utility Vehicle	Horticultural Work	X	
8	200-gal Trailer Mounted Spray Rigs	Horticultural Work	X	
825	Commercial Riding Lawn Mowers – 60" Deck	Grounds Maintenance	X	
540	Commercial Walk-behind Mowers	Grounds Maintenance	X	
380	Commercial Stand-on Mowers	Grounds Maintenance	X	
12	Kubota Tractors	Landscaping & Horticultural Work	X	
8	Ford Tractors	Landscaping Work	X	
6	Tractor Mounted Fertilizer Spreaders	Horticultural Work	X	
18	6' Bush-hog Mowers	Bush Hog Work	X	
16	Commercial Vermeer Chippers	Arbor Care	X	
16	Bobcat	Landscaping	X	
32	Vacuum Blowers	Grounds Maintenance	X	

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Julington Creek CDD

Contact: Jeff Branch Contact Phone: (904) 347-0602

Project Type/Description: Full Service Landscape Maintenance & Enhancement

Dollar Amount of Contract: >300k

Scope of Services for Project: We provide a balanced landscape management program focused on value driven objectives. Turf, shrub and Arbor maintenance. Full scale agronomics program, comprehensive irrigation system maintenance and ehancement design and installation. Supplemented with a superior, client-focused communication system.

Dates Serviced: 2019 - Present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

2024 = 3.5Billion

2023 = 3.3Billion

2022 = 3.2Billion

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Cross Creek CDD

Contact: Lesley Gallagher Contact Phone: (904) 436-6270

Project Type/Description: Full Service Landscape Maintenance & Enhancement

Dollar Amount of Contract: >200k

How was the project similar to this project? Similar size and scope

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.) We provide a balanced landscape management program focused on value driven objectives. Turf, shrub and Arbor maintenance. Full scale agronomics program, comprehensive irrigation system maintenance and enhancement design and installation. Supplemented with a superior, client-focused communication system.

List of equipment used on site: trucks, trailers, Utility vehicles, spray equipment, Mowers, various handheld stick equipment, blowers, chainsaws, etc.

List of subcontractors used:

Is this a current contract? Yes X No ___

Duration of contract: 2024 to present

- *(Information regarding similar projects – continued)*

Project Name/Location: Riverwood Scott Jefferson (904) 834-3400 >1M 1 year

Contact: Scott Jefferson Contact Phone: (904) 834-3400

Project Type/Description: Full Service Landscape Maintenance & Enhancement

Dollar Amount of Contract: >1Million

How was the project similar to this project? similar scope

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): We provide a balanced landscape management program focused on value driven objectives. Turf, shrub and Arbor maintenance. Full scale agronomics program, comprehensive irrigation system maintenance and enhancement design and installation. Supplemented with a superior, client-focused communication system.

List of equipment used on site: trucks, trailers, Utility vehicles, spray equipment, Mowers, various handheld stick equipment, blowers, chainsaws, etc.

List of subcontractors used:

Is this a current contract? Yes X No ___

Duration of contract: 2023 to present

- *(Information regarding similar projects – continued)*

Project Name/Location: Two Creeks CDD

Contact: Marilee Giles Contact Phone: (904) 940-5850

Project Type/Description: Full Service Landscape Maintenance & Enhancement

Dollar Amount of Contract: >200k

How was the project similar to this project? Similar size and scope

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): We provide a balanced landscape management program focused on value driven objectives. Turf, shrub and Arbor maintenance. Full scale agronomics program, comprehensive irrigation system maintenance and ehancement design and installation. Supplemented with a superior, client-focused communication system.

List of equipment used on site: Trucks, trailers, Utility vehicles, spray equipment, Mowers, various handheld stick equipment, blowers, chainsaws, etc.

List of subcontractors used:

Is this a current contract? Yes X No ___

Duration of contract: 2021 to present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes* X *No* _____ *For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: River Glen CDD

Contact: Lesley Gallagher Contact Phone: (904) 436-6270

Project Type/Description: Full Service Landscape Maintenance & Enhancement

Dollar Amount of Contract: >175k

Scope of Services for Project: We provide a balanced landscape management and agronomics program, comprehensive irrigation system maintenance and ehancement design and installation. Supplemented with a superior, client-focused communication system.

Dates Serviced: 2016 to 2023. 2024 to present

Reason for Termination: lost due to unrealistic price submitted by competitor. Board went with cheapest price. Property fell apart and we were called back less than 1 year later.

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating?
  0.83

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No X If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  N/A

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (X) If yes, provide the following:*

  Identify the Case # and Tribunal:_____

  Describe the Nature of the Action:_____

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (X) If yes, please explain:*

_____

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

_____

_____

_____

_____

_____

BrightView

PROPOSAL FORM
PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE

SERVICES BID SUMMARY

Basic Services

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

	Proposed Lump Sum	Monthly	Annual Term Total
Term 1	$ 154,126.00	$ 12,843.83	(Twelve (12) months)
Term 2	$ 161,832.20	$ 13,486.02	(Twelve (12) months)
Term 3	$ 169,922.42	$ 14,160.20	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (34 site visits)	$ 59,024.00	$ 61,975.20	$ 65,073.96
Tree and Palm Maintenance (34 site visits)	$ 4,252.00	$ 4,464.60	$ 4,687.83
Shrub and bed Maintenance (34 site visits)	$ 14,142.00	$ 14,849.10	$ 15,591.56
Fertilization St Aug Turf (6 times per year)	$ 21,600.00	$ 22,680.00	$ 23,814.00
Fertilization Bermuda Turf (8 times per year)	$ 3,200.00	$ 3,360.00	$ 3,528.00
Fertilization Bahia Turf (3 times per year)	$ 3,180.00	$ 3,339.00	$ 3,505.00
Fertilization Shrubs, Trees and Palms (min 4 times per year)	$ 2,026.00	$ 2,127.20	$ 2,233.67
Pesticide Program Turf	$ 6,634.00	$ 6,965.70	$ 7,313.99
Pesticide Program Shrubs, Trees and Palms	$ 2,004.00	$ 2,104.20	$ 2,209.41
TOTAL LUMP SUM	$ 116,062.00	$ 121,865.00	$ 127,957.42
* Standard irrigation is included in Turf Maintenance (Yr1 $23,400.00)			

Additional Services	$	$	$
Mulch – Brown Mulch (200 cubic yards annually)	12,000.00	12,600.00	13,230.00
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	9,600.00	10,080.00	10,584.00
Annuals (1715 units every 3 months)	16,464.00	17,287.20	18,151.56
All-Inclusive Irrigation Lump Sum *not included in total lump sum	46,800.00	49,140.00	51,597.00

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

SOD/SEED/MULCH:	
Sod installed: St Aug. per pallet	$ 721.80
Pine Straw per Bale	$ 10.70
Shredded Brown Mulch, CY	$ 65.00
Seeded Winter Rye, per bag	$ 188.64
Removal of Aged Mulch - Entrances, Amenity Area, Roadways and Round-About	$ 65.00 per hour
SHRUBS:	
Chord Grass - 3 gal.	$ 15.75
Lorapetalum - 3 gal.	$ 18.49
Glendale Fashion Azalea (Pink) - 3 gal.	$ 20.44
Podocarpus "Pringle" - 3 gal.	$ 24.84
Blue Daze- 1 gal.	8.96
Eugenia Globe 7 Gal.	$145.30
ANNUALS:	
Annuals in 4" pots per flat of 18	$ 26.03 to 32.09 per flat of 10
TREES (CONTAINER):	
Crape Myrtle - 65 gal., 100 gal.	$ 952.05 $1,178.86
Southern Magnolia - 65 gal.	$ 981.36 $ 1,227.73
Live Oak: - 100 gal., 200 gal.	$ 1,635.61
IRRIGATION:	
CONTROLLERS:	
Hunter ICC Outdoor Controller	$ 723.32
Hunter Pro-C Controller	$ 440.12
VALVES WITH VIOLET INDICATORS:	
Compatible valves	$ 2" PEB Scrubber Valve 948.00
SPRAY HEADS AND ROTORS:	
4" Spray head	$ 30.00
6" Spray head	$ 41.66
12" Spray head	$ 47.75
6" Rotor	$ 62.00
12"Rotor	$ 73.00
VALVE BOX:	
6" Round	$ 62.00
10" Round	$ 82.00
14" Rectangular	$ 102.00

MISCELLANEOUS:

Mowers (riding mower)	$ 85.00	per acre
Mowers (mower - not to exceed 36")	$ 85.00	per acre
Bush-Hog	$ 85.00	per acre
Tractor/Skid Steer	$ 85.00	per hour
Supervisor with Transportation	$ 85.00	per hour
Laborer with hand equipment	$ 85.00	per hour
Dump/Flat-Bed Truck	$ 375.00	per load
Irrigation tech labor rate	$ 85.00	per hour
Irrigation tech after hour rate (evenings/weekends)	$ 125.00	per hour
Additional site pick-up	$ 375.00	per trip/load
Additional Irrigation Inspection	$ 85.00	per hour
Additional Palm Tree Trimming	$ 180.00	per visit
Back-Hoe/Trencher/Excavator	$ 150.00	per hour
Fire Ant Control	$1,200.00/acre	Top Choice
application		
Fire Ant Control	$ N/A	Spot treatment
Ornamental Grass Maintenance		
Berms, Medians & Entryways	$ 1,098.00	per visit
Amenity Center (including pool area)	$ 318.00	per visit
Common Area Fields & Courts	$ 336.00	per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	$ 85.00	per hour
Backhoe/Front end Loader	$150.00	per hour
Skid steer Loader	$250.00	per hour
Chipper	$185.00	per hour
Specialty Rental Equipment	Proposed as needed	

Subcontractor costs (if necessary)	Proposed as needed
Disposal Fees	Proposed as needed

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of BrightView Landscape Services, Inc. ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 12th day of August, 2025.

Proposer: BrightView Landscape Services, Inc.

By: _____

Title: Branch Manager

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this 12th day of August, 2025, by Rodney Hicks of BrightView Landscape Services, Inc., who is personally known to me or who has produced _____ as identification, and did [✓] or did not [ ] take the oath.

_____

Notary Public, State of Florida

Print Name: Indra Dudley

Commission No.: HH 532896

My Commission Expires: 9-29-2028

INDRA DUDLEY NOTARY PUBLIC MY COMMISSION EXPIRES 9-29-2028 STATE OF FLORIDA COMMISSION NUMBER HH 532896

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for BrightView Landscape Services, Inc. ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 11530 Davis Creek Court, Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 95-4194223

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

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

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

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

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

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

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

Dated this 12th day of August, 2025.

Proposer: BrightView Landscape Services, Inc.
By:
Title: Branch Manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th day of August, 2025, by Rodney Hicks of [redacted], who is personally known to me or who has produced _____ as identification, and did [✓] or did not [ ] take the oath.

Notary Public, State of Florida
Print Name: Indra Dudley
Commission No.: HH 532896
My Commission Expires: 9-29-2028

INDRA DUDLEY
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-29-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 532896

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for BrightView Landscape Services, Inc. ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 11530 Davis Creek Court, Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 95-4194223

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 12th day of August, 2025.

Proposer: BrightView Landscape Services, Inc.

By: [signature]

Title: Branch Manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th day of August, 2025, by Rodney Hicks of [illegible], who is personally known to me or who has produced _____ as identification, and did [✓] or did not [ ] take the oath.

[signature]

Notary Public, State of Florida
Print Name: Indra Dudley
Commission No.: HH532896
My Commission Expires: 9-29-2028

INDRA DUDLEY NOTARY PUBLIC MY COMMISSION EXPIRES 9-29-2028 STATE OF FLORIDA COMMISSION NUMBER HH532896

Irrigation Management Program

Water Management is much more than just sprinkler repairs. **Upon award, BrightView will perform a thorough audit of the entire irrigation system** listing items needing repair or replacement. Including items that would improve the irrigation system.

After confirming that all heads are working properly, we will need to understand which zones water which plants, and whether they are growing in full sun or shade. It is also important to monitor the soil conditions and daily weather conditions.

Every Irrigation clock will be checked thoroughly once per month by the full time Irrigation Technician.

A report will be provided to the management team. Any irrigation heads or damaged will be repaired immediately. Any other problems will be reported immediately to management.

- Monthly irrigation checks assure that every zone is fully operational, and coverage is adequate to keep a healthy and lush landscape.
- Water management is the key to a successful landscape management program.
- The best preventative maintenance program is one that consistently checks the system, keeps it up and running properly, and repairs issues in timely manner.





Certified Irrigation Contractor CIC Irrigation Association

Florida Irrigation Society Managing Every Drop

Irrigation Association

Florida Water SM

Fertilizer, Weed and Pest Control Program

IPM Agronomic Program Turf, Shrubs and Ground Cover

What Are The GI-BMPs?

The GI-BMPs are a science-based educational program for Green Industry workers (lawn-care and landscape maintenance professionals), brought to you by UF-IFAS Florida-Friendly Landscaping™ program. The GI-BMPs teach environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.

Who Gets Trained in the GI-BMPs?

Florida Statute 482.1562 states that all commercial fertilizer applicators must have a license from the Florida Department of Agriculture and Consumer Services (FDACS) by January 1, 2014. To get this license, each Green Industry worker must be trained in the GI-BMPs and receive a certificate of completion from UF/IFAS and FDEP. Additionally, many non-commercial Green Industry applicators or other workers are required to pass the training by local ordinances or voluntarily participate in the program to better serve their clients.

Integrated Pest Management (IPM) is an important part of any turf maintenance program. IPM uses an efficient, effective and environmentally conscious approach to pest management which draws on knowledge from several different sciences including entomology (study of insects), mycology (study of fungi), chemistry and horticulture. This interdisciplinary approach enables us to develop sustainable and less costly solutions to many common landscape problems.

Early preventative actions are the key to a successful BMP program. Once you have determined the economic threshold of a site, the evaluation process may begin. Determining the Best practices program, we use information on:

- Pest identification
- Pest lifecycles
- Soil tests and Fertilizer choice
- Control methods that cause the least damage to the environment

We have included our IPM Program as an example, the final plan will be determined after our start-up Procedure

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION "FERTILIZER USE AND LANDSCAPE MANAGEMENT" and other applicable law, regulations, rules,

Tree Management Program

You can count on us to preserve your trees, enhance their appearance, increase their production, improve safety and reduce liability.

Our ISA Certified Arborists offer a comprehensive set of services and will be available to you for everything you may need to keep your trees healthy and beautiful.



Tree Care services include:

- Tree pruning
- Soil and tissue analysis
- Cabling and bracing
- Emergency storm clearance
- Tree removal and stump grinding
- Inventory and management plans
- Insect and disease control
- Nutrient management
- Fertilization
- Transplant and relocation
- Nuisance fruit production control
- Hazard evaluation and management



Winter Maintenance Pruning of Crape Myrtles (February-March), Hardwood elevation and deadwood removal if necessary

Spring (April-May) Pruning of all Palms to remove brown fronds and seed stalks.

Summer Maintenance Pruning of Hardwoods to remove excess foliage, building, security, vehicle and pedestrian clearance issues.

Fall (September-October) Pruning of all Palms to remove brown fronds and seed stalks (Optional if needed)



Seasonal Color Management Program

A seasonal color program on your property is the perfect complement to a well-maintained landscape. A consultation with your Account Manager will ensure beautiful seasonal color throughout the year.

On a per-square-foot basis, color plantings are usually the most intensively managed element of a landscape. There are ways to develop an outstanding color program that makes a strong return on the investment.

Color themes may be used to complement buildings, company colors or the appropriate season of the year.

BrightView will take control of all Seasonal Color Beds, weed control, all fungus controls, all designs and all warrantees associated with all the Seasonal Color Beds.

BrightView will be 100% responsible for all services associated with Seasonal Color Management on site.











Providing Services Described in RFP



Focus on
Communication

Pro-Active Communication
From Your BrightView Manager

Your contact and your BrightView Manager will be one phone call, text, email away from each other at all times. All managers are provided with a company iphone complete with their company email. You will have your manager's cell phone and will able to be in contact with him or her at any time. Your Account Manager will be your SINGLE POINT OF CONTACT for all your needs. On top of this easy access, our Account Manager will also provide you with pro-active communication reports on a weekly basis including...

Quality Site Assessment (QSA) Report

As part of our reporting plan you will receive quality site assessments (QSA's) on a monthly basis. These inspections review turf quality, seasonal flowers, tree & shrub care, site quality and irrigation management. The assessments provide recommendations for property enhancements, note any maintenance items that need addressed and allow for additional reporting on property areas that may be outside of our scope work.

In the next few pages we have included an example of a QSA we submitted to a client. As you will see the detail is very clear. Each of the QSA's are electronically generated and submitted to the manager after each walk. These all will be archived and available to compare and track the progress through the contract. the feed bck we receive is this is the single best tool BrightView shares with the Clients Boards to assist the Community with communication and tracked data for developing a long term landscape plan for the Community

Weekly Reports Provided

In addition to QSAs, we utilize a simple, yet effective reporting tool to communicate on weekly services. The report below will be used by our Account Manager during weekly site visits to recap the priorities back to you. It can be emailed or copies left at a specified location on property.



BrightView

Field Report

Crew Leader: _____

Client Fax: _____

Client Name: _____ Date: _____

Property Name: _____ Manager: _____

THE FOLLOWING SERVICES WERE PERFORMED:

Operation	Complete	Ongoing
POLICE SITE	☐	☐
MOW	☐	☐
BLOWING	☐	☐
WEED BEDS	☐	☐
EDGE BEDS	☐	☐
EDGE HARD LINES	☐	☐
SPOT PRUNE SHRUBS	☐	☐
MAJOR PRUNE SHRUBS	☐	☐
PRUNE GROUND COVERS	☐	☐
PRUNE TREES	☐	☐
FLOWER CARE	☐	☐
SPRAY INSECTICIDE	☐	☐
SPRAY HERBICIDE	☐	☐

Comments: _____

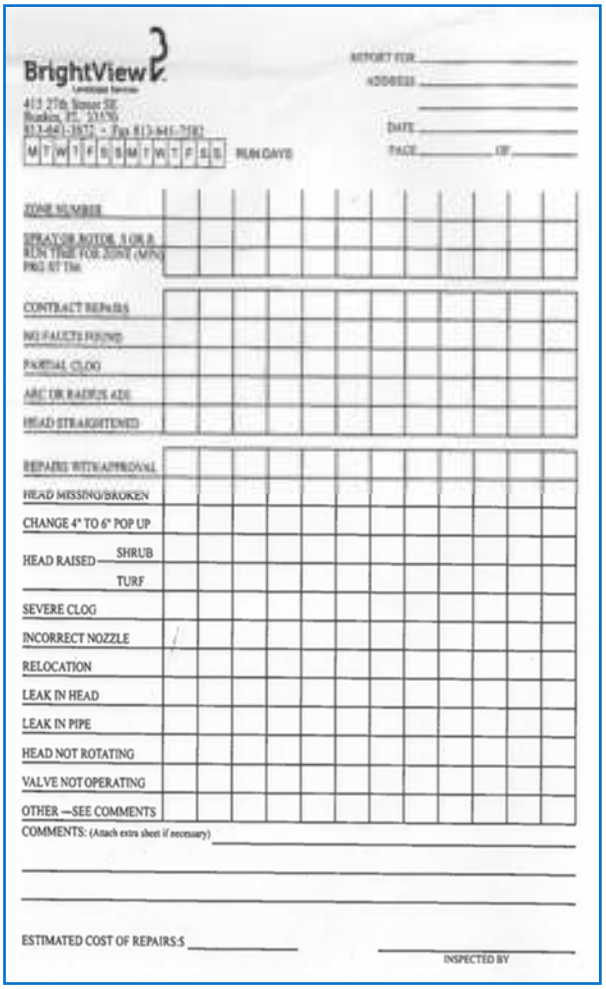
Client Signature: _____ Date: _____

Customer Satisfaction Surveys

We seek ongoing feedback from our clients using objective sources such as third-party targeted telephone surveys or other outreach discussions in order to verify we are exceeding expectations.

Monthly Irrigation Reports

Regular inspections and system monitoring will be a part of our proactive approach and communication methods to keep your irrigation functioning properly and efficiently.


BrightView

REPORT FOR _____

ADDRESS _____

DATE _____

PAGE _____ OF _____

M T W T F S S M T W T F S S RUN DAYS

ZONE NUMBER

SPRAY OR ROTOR, S OR R

RUN TIME FOR ZONE (MIN)

PRG ST TIM

CONTRACT REPAIRS

NO FAULTS FOUND

PARTIAL CLOG

ARC OR RADIUS ADJ

HEAD STRAIGHTENED

REPAIRS WITH APPROVAL

HEAD MISSING/BROKEN

CHANGE 4" TO 6" POP UP

HEAD RAISED — SHRUB

TURF

SEVERE CLOG

INCORRECT NOZZLE

RELOCATION

LEAK IN HEAD

LEAK IN PIPE

HEAD NOT ROTATING

VALVE NOT OPERATING

OTHER —SEE COMMENTS

COMMENTS: (Attach extra sheet if necessary) _____

ESTIMATED COST OF REPAIRS:$ _____

INSPECTED BY _____

Monthly Water Management Services

- Every Irrigation clock will be checked thoroughly every month by your Irrigation Technician.
- Any irrigation heads damaged will be repaired immediately. Any other issues found by technician will be reported immediately to management. If crew members see issue, they will report to Account Manager right away.
- The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in timely manner.

Water Management Services

- Water Auditing, budgeting and tracking
- EvapoTranspiration (ET) based scheduling.

Upgrade Equipment and Replacement Parts

- Soil Moisture sensors
- Rain sensors
- Matched precipitation Sprinklers.
- Pressure regulated valves and sprinklers.

Water Saving Retrofits

- Drip Conversions
- Hydronizing Design and implementation.

BrightView Team will Help You with Budget Planning

Budgeting now means less worry later.

When it comes to a cost effective landscape plan there are four key things you can control to budget for your property.

1. **Have a Vision for Your Landscape.**

Identify your basic maintenance requirements as well as what you might want to consider for repairs, upgrades and possible enhancements. BrightView has in-house, agronomic-focused Design Team who can quickly provide Florida Friendly plant designs which insures longer lasting plant material with a strong emphasis on your water management. These designs have proven to immediately save you money on irrigation and long-term plant replacement.

2. **Focus on Key Areas to Improve Value While Reducing Costs.**

Your property can benefit from cost-effective recommendations such as reducing water use, recycling green waste and converting certain turf areas to shrubs and sustainable ground cover.

3. **Save with Smart Irrigation Technology.**

Our water management experts can perform a water analysis to identify areas of avoidable water waste on your property and make recommendations for upgrades to smarter technology. In many cases, the water savings pay for upgrade in the first 6 months and after that, your bottom line just keeps looking better.

4. **Estimate the Possibilities**

Your Goals and Needs can be mapped out on a worksheet so you'll have customized budget estimates with plans for 1, 2 and 3 year goals as well as longer horizons.

Your BrightView Team and you can plan your goals and future needs together with our Customer Budget Worksheet.


Customer Budget Worksheet

BrightView

Date: _____ Client Name: _____

Branch Name & No.: _____ Job Name: _____

Account Manager: _____ Job Number: _____

ITEM	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Exterior Monthly Contract													
Tree Pruning & Maintenance													
Interior Monthly Maint. Contract													
Seasonal Color Rotation													
Irrigation System Repairs													
Landscape Improvements													
Mulch													
Other													
Other													
Other													
Monthly Contract Totals													
Projected "Extra" Expenses													
Grand Total													

Comments:

Emergency Storm Response

We will help you be ready for whatever hurricane season throws your way! With help from our local teams we can provide recommendations on structural pruning to developing a post storm clean up action plan tailored to your property. Thanks to our large footprint within Florida we're able to bring in outside help if necessary to get you cleaned up quickly in the event of large storms.

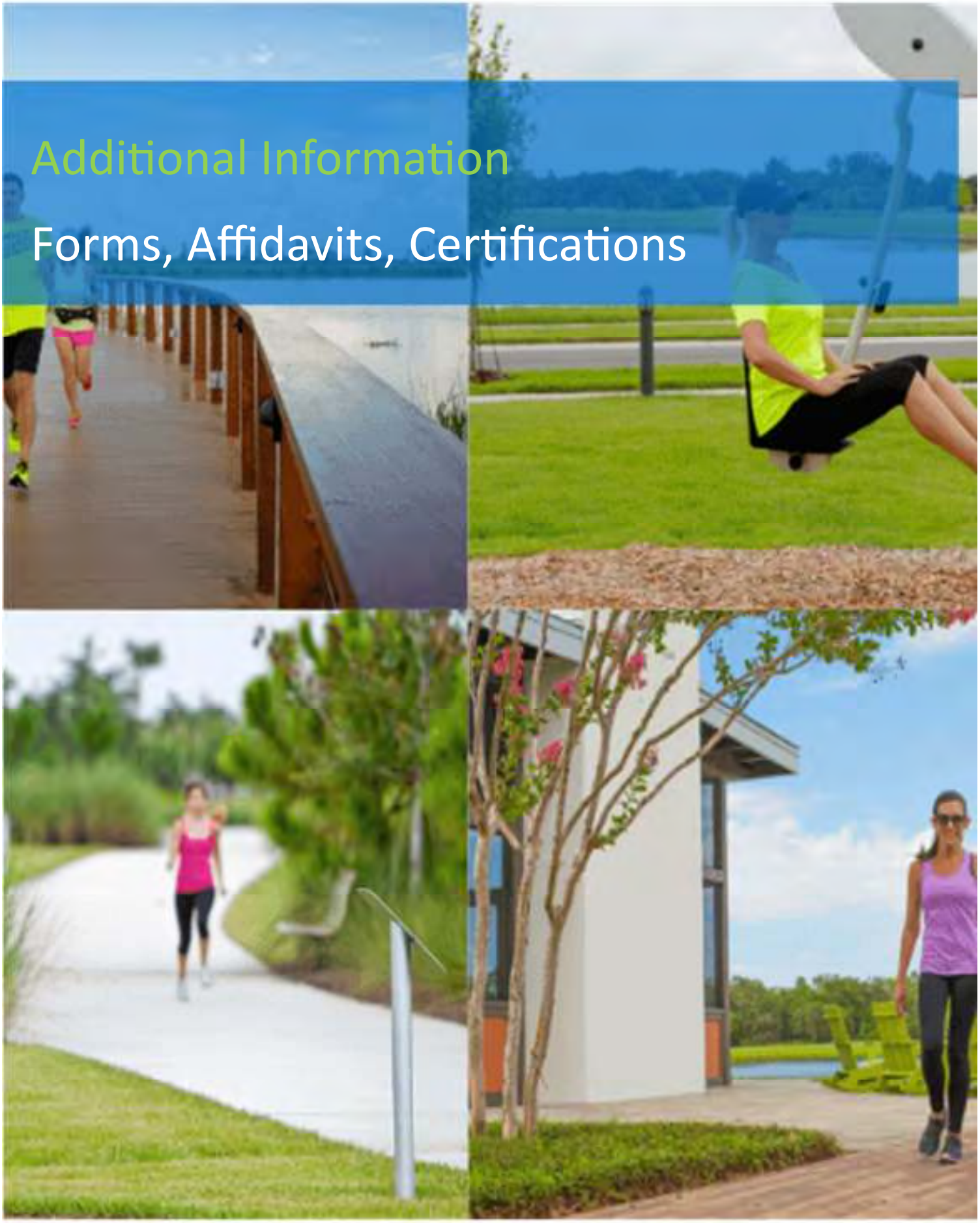


Safety before and after a storm is our primary focus. Immediately following a storm our teams will ensure:

- Vehicle access is cleared, allowing emergency personnel access.
- Debris that may pose immediate risk is cleared.
- Plant material that may have a chance of surviving is replanted.
- Hazardous damaged limbs that remain in trees are trimmed or removed.
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- Final restoration of any remaining damages or losses resulting from the storm is performed







Additional Information

Forms, Affidavits, Certifications

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY): 06/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 16th Floor Philadelphia PA 19103 USA	PHONE (A/C, No, Ext): (866) 283-7122	FAX (A/C, No): (800) 363-0105
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	ACE American Insurance Company	22667
INSURER B:	American Guarantee & Liability Ins Co	26247
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
BrightView Landscape Services, Inc.
Location #34610
11530 Davis Creek Court
Jacksonville FL 32256 USA

Holder Identifier :

COVERAGES CERTIFICATE NUMBER: 570113744463 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		XSLG47317551	10/01/2024	10/01/2025	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE X OCCUR			SIR applies per policy terms & conditions			DAMAGE TO RENTED PREMISES (Ea occurrence)	$2,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$5,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$5,000,000
	OTHER:							
A	AUTOMOBILE LIABILITY			ISA H10719999	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident)	$5,000,000
	X ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
D	X UMBRELLA LIAB X OCCUR			ZAU508596820	10/01/2024	10/01/2025	EACH OCCURRENCE	$3,000,000
	EXCESS LIAB CLAIMS-MADE			SIR applies per policy terms & conditions			AGGREGATE	$3,000,000
	DED X RETENTION							
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WLRC72633660	10/01/2024	10/01/2025	X PER STATUTE OTH-ER	
A	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N	N/A		WC - AOS SCFC72633702 WC - WI	10/01/2024	10/01/2025	E.L. EACH ACCIDENT	$2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	$2,000,000
							E.L. DISEASE-POLICY LIMIT	$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate No : 570113744463

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Central, Inc.

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The ACORD name and logo are registered marks of ACORD

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Brightview Landscape Services, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

11530 Davis Creek Court

Requester's name and address (optional)

6 City, state, and ZIP code

Jacksonville, FL 32256

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ☐☐☐ - ☐☐ - ☐☐☐☐

or

Employer identification number: 95 - 4194223

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 08/01/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

State of Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF339675

RODNEY HICKS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on June 13, 2023

WILTON SIMPSON
Commissioner of Agriculture

Chief, Bureau of Licensing and Enforcement

FDACS 13618, 06/01


E-Verify
Employment Eligibility Verification
Log Out
Home
My Cases
New Case
View Cases
My Clients
Add New Client
View Existing Clients
My Profile
Edit Profile
Change Password
Change Security Questions
My Company
Edit Company Profile
Add New User
View Existing Users
Close Company Account
My Reports
View Reports
My Resources
View Essential Resources
Take Tutorial
View User Manual
Contact Us
Company Information
Client Company Name:
View / Edit
Client ID Number:
Doing Business As (DBA) Name:
DUNS Number:
Physical Location:
Address 1:
Address 2:
City:
State:
Zip Code:
County:
Mailing Address:
Address 1:
Address 2:
City:
State:
Zip Code:
Additional Information:
Employer Identification Number:
Total Number of Employees:
Parent Organization:
Administrator:
Organization Designation:
Client Company Category:
Federal Contractor Category:
Employees being verified:
NAICS Code:
View / Edit
Total Hiring Sites:
View / Edit
Total Points of Contact: 0
View / Edit
View MOU Signature Page
Return to Company List
View MOU



FLORIDA GREEN INDUSTRIES

Certificate

Awarded to

CHRIS CHARBONNEAU

Certifying The Completion of 6 Training Hours on
the Topic of Green Industries Best Management
Practices on July 6th 2007

TRAINED AND CERTIFIED in THE

BEST MANAGEMENT PRACTICES

Terril A. Nell, Chair,
Environmental Horticulture

UNIVERSITY OF FLORIDA
IFAS EXTENSION

Laurie E. Trenholm,
Urban Turfgrass Specialist

for the PROTECTION OF WATER RESOURCES in FLORIDA

IRRIGATION SPRINKLER

St. Johns County

Authorized Contractor

License No: BL-5603

HICKS, RODNEY

BRIGHTVIEW LANDSCAPE SERVICES INC

DOB: 4/24/1980

Issued: 2/12/2018

Expires: 9/30/2019

** License valid through expiration date, unless sooner disqualified **

OSHA

14-702005531

10-hour General Industry Safety and Health

This card issued to

Rodney Hicks

Nestor Fernandez — Trainer Name

2/8/2017 — Date of Issue

Jack Crisp — Water Fields Supt.

License Certificate

This is to certify that

HICKS RODNEY Y

is the qualifying agent for

BRIGHTVIEW LANDSCAPE SERVICES, INC

and that I am in the employ of him and the Board and is certified as a IRRIGATION CONTRACTOR

Expiration SEPTEMBER 30, 2019

No. I - 310

Date Issued 2/12/2018

Ronald Andrews

CHAIRMAN

FDOT

This Certifies that

Rodney Y. Hicks

Has Completed a Florida Department of Transportation Approved Maintenance of Traffic (MOT) Intermediate

Date Expires 02/09/2019 — Certificate # 4680

Instructor William A. Burkhart — FDOT Provider # 125

Florida Association of Safety Councils

Phone: 877-413-3272

4152 W. Blue Heron Blvd. #116

Riviera Beach, FL

fascsafety.org

sherrie@sunshinesafety.org

FLORIDA ASSOCIATION OF SAFETY COUNCILS

CLAY COUNTY, FLORIDA

Certificate of Competency No. IR-185

HICKS, RODNEY YASHAWN

Has qualified to operate in Clay County as a

IRRIGATION SPRINKLER CONTRACTOR

Expires 09-30-2018

Authorized Signature

David Conner

Signature of Holder



Submitted by:

Chris Charbonneau

904.887.8553

chris.charbonneau@brightview.com

BrightView
Landscape Services

www.brightview.com

C.

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

July 18, 2025

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

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Sworn Statement Regarding Scrutinized Companies .....

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Exhibit A – Scope of Services .....
Exhibit B – Pricing Proposal .....
Exhibit C - Maintenance Map Exhibit .....

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

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

Landscape and Irrigation Maintenance Services

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

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

The pre-proposal meeting will be held on July 31, 2025 at 10:00 A.M, at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with landscape and irrigation maintenance projects; and (3) attend the pre-proposal meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening.

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

Sampson Creek Community Development District
Daniel Laughlin, District Manager

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

1. **DUE DATE.** Proposals ("Proposals") must be received by interested parties ("Proposer") no later than August 14, 2025 by 11:00 A.M. via email to Courtney Hogge, chogge@gmsnf.com

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

DATE	EVENT
July 18, 2025	RFP Available for Pick-Up
July 31, 2025 10:00 A.M.	Pre-Proposal Meeting
July 18, 2025	Site Available for Inspection
August 14, 2025 11:00 A.M.	Proposals Due
August 21, 2025	Board Meeting to Evaluate Proposals & Award Contract

3. **PRE-PROPOSAL MEETING.** There will be a pre-proposal meeting beginning at July 31 at 10:00 A.M, and located at St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. This meeting is not mandatory but is recommended to attend.

4. **SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

6. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

7. **PROJECT MANUAL.** The Project Manual will be available beginning July 18th from Governmental Management Services, LLC, located at 475 West Town Place, Suite 114, Saint Augustine, Florida 32092. Each Project Manual will include the Request for Proposals and proposal and contract documents. You may request an electronic copy from Courtney Hogge (chogge@gmsnf.com).

8. **QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. **SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. **INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Daniel Laughlin at dlaughlin@gmsnf.com with an e-mail copy to Wesley S. Haber, District Counsel, at wesley.haber@kutakrock.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. **SUBMISSION OF PROPOSAL.** Submit one (1) electronic copy, along with other requested attachments, by the time indicated herein via email to Courtney Hogge (chogge@gmsnf.com). Proposals are due August 14, 2025 by 11:00 a.m.

12. **MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. **PROPOSAL FORMS.** All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project

Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended

period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. **COLLUSION.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

23. **BLACK OUT PERIOD/CONE OF SILENCE.** The black out period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

24. **PRICING.** Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

25. **REFERENCE TERMS.** Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

26. **ADDITIONAL TERMS AND CONDITIONS.** No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development Manager for Duval Landscape Maintenance, LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the pre-proposal meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

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

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

Dated this 11th day of August, 2025.

Proposer: Cory Radio
By: Duval Landscape Maintenance, LLC
Title: Business Development Manager

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 11th day of August, 2025, by Cory Radio of Business Development Manager, who is personally known to me or who has produced FL DL as identification, and did [ ] or did not [✓] take the oath.

Notary Public State of Florida
Dalvin Williams
My Commission HH 674688
Expires 5/8/2029

Notary Public, State of Florida
Print Name: Dalvin Williams
Commission No.: HH 674688
My Commission Expires: 5/8/2029

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Cory Radio

Street Address _____

P. O. Box (if any) _____

City Jacksonville State FL Zip Code 32256

Telephone 904-900-1127 Fax no. 904-212-0547

1st Contact Name Mike Wooldridge Title Branch Manager

2nd Contact Name Cory Radio Title Business Development Manager

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: Duval Landscape Maintenance, LLC
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date 8/12/2009

Is the Proposer in good standing with that State? Yes x No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 5,000,000
Expiration Date	12/30/2025

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Best Management Practices - Certificate #GV27542-1

Department of Agriculture Certified Pest Control Operator #JF293326

Florida Water Star Irrigation Accredited

OSHA Outreach Training for the Construction Industry

Hunter Product Technician Training

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address 7011 Business Park Blvd North

  P. O. Box (if any) _____

  City Jacksonville State FL Zip Code 32256

  Telephone 904-900-1127 Fax no. 904-212-0547

  1st Contact Name Mike Wooldridge Title Branch Manager

  2nd Contact Name Cory Radio Title Business Development Manager

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  1 Supervisors, who will be onsite 2-3 days per week;
  1 Technical personnel, who will be onsite 2-3 days per week; and
  4-5 Laborers, who will be onsite 2-3 days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Torre Dunham

  Position / Certifications: Spray Technician

  Duties / Responsibilities: Pesticide, herbicide, and fertilization

  % of Time to Be Dedicated to This Project: 10 %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: Sweetwater CDD

Contact: Torre Dunham Contact Phone: 904-524-1709

Project Type/Description: Pesticide, herbicide, and fertilization applications

Duties / Responsibilities: Turf, ornamentals, shurbs

Dollar Amount of Contract: $341,276

Proposer's Scope of Services for Project: _____

Dates Serviced: 2021 to present

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No X For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: Consistent application of treatments throughout property.

Dates Serviced: 2021 to present

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:* Full background checks

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

OFFICERS

PROPOSER: Duval Landscape Maintenance DATE: 8/5/2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Rob Bullock	President	Oversee company	Jacksonville, FL
Edwin Cintron	CFP	Financial Management	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Duval Landscape Maintenance

DATE: 8/5/2025

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Mike Wooldridge	Branch Manager	Operations	Jacksonville	15%	7	18
Joshua Boucher	Irrigation Manager	Maintenance/repairs	Jacksonville	10%	9	15
Torre Dunham	Fertilization/pesticide	Applications	Jacksonville	10%	9	9

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

PROPOSER: Duval Landscape Maintenance

DATE: 8/5/2025

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
10	F-150	As needed for varying projects	Jacksonville
5	F-250	As needed for varying projects	Jacksonville
3	Ford 450	As needed for varying projects	Jacksonville
2	Commercial Spray Rigs	As needed for varying projects	Jacksonville
10	21" Mowers / 60" Mowers	As needed for varying projects	Jacksonville
10	Trailers	As needed for varying projects	Jacksonville
20	Two cycle stick small engine	As needed for varying projects	Jacksonville
10	Backpack and blower	As needed for varying projects	Jacksonville

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes* x *No* ___ *If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location: Sweetwater

  Contact: Dan Wright Contact Phone: 845-544-3290

  Project Type/Description: Landscape maintenance

  Dollar Amount of Contract: $340,000

  Scope of Services for Project:

  Landscape grounds maintenance, fertilization/pesticide, irrigation, and bed dressing.

  Dates Serviced: 2021 to present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2024 = $340,000

  2023 = $340,000

  2022 = 340,000

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Flagler Center

Contact: Brian Baker Contact Phone: 904-686-4844

Project Type/Description: Landscape maintenance

Dollar Amount of Contract: $280,000

How was the project similar to this project?
Similar services

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):
Landscape grounds maintenance, tuf care, tree and shrub care, irrigation, and bed dressing.

List of equipment used on site:
Trucks, mowers, edgers, blowers, and sprayers.

List of subcontractors used: N/A

Is this a current contract? Yes X No ___

Duration of contract: Since 2019

- *(Information regarding similar projects – continued)*

Project Name/Location: Lakecrest Association

Contact: Steve King Contact Phone: 904-646-7756

Project Type/Description: Landscape maintenance

Dollar Amount of Contract: $116,000

How was the project similar to this project?
Full service landscaping

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):
Landscape grounds maintenance, tuf care, tree and shrub care, irrigation, and bed dressing.

List of equipment used on site:
Trucks, mowers, edgers, blowers, and sprayers.

List of subcontractors used:
N/A

Is this a current contract? Yes X No ___

Duration of contract: 2021 to present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No x____ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

  Reason for Termination: _____

  _____

  _____

  _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No x___*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating?
  1.12
  _____

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No x___

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No x___ If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  None _____

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  None

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (x) If yes, provide the following:*

  Identify the Case # and Tribunal:

  Describe the Nature of the Action:

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (x) If yes, please explain:*

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

PROPOSAL FORM
PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE

SERVICES BID SUMMARY

Basic Services

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

	Proposed Lump Sum	Monthly	Annual Term Total
Term 1	$ 162,028	$ 13,503	(Twelve (12) months)
Term 2	$ 166,888	$13,907	(Twelve (12) months)
Term 3	$ 173,954	$ 14,496	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (34 site visits) Pond maintenance (11 ponds / 24 visits)	$ 98,871 $ 26,496	$ 63,753.19 $ 8,403.81	$ 65,665.79 $ 8,655.92
Tree and Palm Maintenance (34 site visits)	$ Included in maintenance	$ Included in maintenance	$ Included in maintenance
Shrub and bed Maintenance (34 site visits)	$ 29,308 Included in maintenance	$ 30,187 Included in maintenance	$ 31,902 Included in maintenace
Fertilization St Aug Turf (6 times per year)	$ 9,572	$ 6,135.87	$ 6,319.94
Fertilization Bermuda Turf (8 times per year)	$ 8,509	$ 8,181.16	$ 8,426.59
Fertilization Bahia Turf (3 times per year)	$ 2,553	$ 2,082.01	$ 2,144.47
Fertilization Shrubs, Trees and Palms (min 4 times per year)	$ 1,975	$ 1,052.84	$ 1,084.42
Pesticide Program Turf	$ Included in fertilization	$ Included in fertilization	$ Included in fertilization
Pesticide Program Shrubs, Trees and Palms	$ Included in fertilization	$ Included in fertilization	$ Included in fertilization
TOTAL LUMP SUM	$ 162,028	$ 166,888	$ 173,954

Additional Services Total	$55,462	$ 57,126	$58,840
Mulch – Brown Mulch (200 cubic yards annually)	$11,375	$11,717	$12,068
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	$7,740	$7,973	$8,212
Annuals (1715 units every 3 months)	$22,295	$22,964	$23,653
All-Inclusive Irrigation Lump Sum	$14,052	$14,473	$14,908

Additional Services

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

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

Irrigation Alternate: All-Inclusive Irrigation Option

-This option will include the following:

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

Note the following items are excluded from this alternate option.

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

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

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

SOD/SEED/MULCH:

Sod installed: St Aug, per pallet	$902 St. Augustine
Pine Straw per Bale	$9.00
Shredded Brown Mulch, CY	$65
Seeded Winter Rye, per bag	$514
Removal of Aged Mulch - Entrances, Amenity Area, Roadways and Round-About	$75 per hour

SHRUBS:

Chord Grass - 3 gal.	$27
Lorapetalum - 3 gal.	$28
Glendale Fashion Azalea (Pink) - 3 gal.	$30
Podocarpus "Pringle" - 3 gal.	$29
Blue Daze- 1 gal.	$15.25
Eugenia Globe 7 Gal.	$231

ANNUALS:

Annuals in 4" pots per flat of 18	$65

TREES (CONTAINER):

Crape Myrtle - 65 gal., 100 gal.	$985
	$2,560
Southern Magnolia - 65 gal.	$730 for 25 gal.
	$
Live Oak - 100 gal., 200 gal.	$2,089 100 gal.

IRRIGATION:

CONTROLLERS:

Hunter ICC Outdoor Controller	$550
Hunter Pro-C Controller	$381

VALVES WITH VIOLET INDICATORS:

Compatible valves	$225

SPRAY HEADS AND ROTORS:

4" Spray head	$20
6" Spray head	$25
12" Spray head	$35
6" Rotor	$40
12"Rotor	$70

VALVE BOX:

6" Round	$50
10" Round	$60
14" Rectangular	$80

MISCELLANEOUS:

Mowers (riding mower)	$ 85	per acre
Mowers (mower - not to exceed 36")	$ 110	per acre
Bush-Hog	$ 150	per acre
Tractor/Skid Steer	$ 250	per hour
Supervisor with Transportation	$ 75	per hour
Laborer with hand equipment	$ 65	per hour
Dump/Flat-Bed Truck	$ 175	per load
Irrigation tech labor rate	$ 65	per hour
Irrigation tech after hour rate (evenings/weekends)	$ 150	per hour
Additional site pick-up	$ 150-250	per trip/load
Additional Irrigation Inspection	$ 100	per hour
Additional Palm Tree Trimming	$ 75	per visit
Back-Hoe/Trencher/Excavator	$ 250	per hour
Fire Ant Control application	$ 100-150 per 1/4 acre	Top Choice
Fire Ant Control	$ Included	Spot treatment
Ornamental Grass Maintenance	$ 10 per grass	
Berms, Medians & Entryways	$ $1,000	per visit
Amenity Center (including pool area)	$ 650	per visit
Common Area Fields & Courts	$ 950	per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	$ 130	per hour
Backhoe/Front end Loader	$ 250	per hour
Skid steer Loader	$ 250	per hour
Chipper	$ 200	per hour
Specialty Rental Equipment	Proposed as needed	

Subcontractor costs (if necessary)	Proposed as needed
Disposal Fees	Proposed as needed

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 11th day of August, 2025.

Proposer: Duval Landscape Maintenance

By: Cory Radio

Title: Business Development Manager

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this 11th day of August, 2025, by Cory Radio of Business Development manager who is personally known to me or who has produced FL DL as identification, and did [ ] or did not [✓] take the oath.

Notary Public State of Florida
Dalvin Williams
My Commission HH 674688
Expires 5/8/2029

Dalvin Williams

Notary Public, State of Florida

Print Name: Dalvin Williams

Commission No.: HH 674688

My Commission Expires: 5/8/2029

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development Manager for Duval Landscape Maintenance ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 7011 Business Park Blvd. North Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 27-0877531

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

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

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

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

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

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

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

Dated this 11th day of August, 2025.

Proposer: Duval Landscape Maintenance
By: Cory Radio
Title: Business Development Manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 11th day of August, 2025, by Cory Radio of Business Development Manager, who is personally known to me or who has produced FL DL as identification, and did [ ] or did not [✓] take the oath.

Notary Public State of Florida
Dalvin Williams
My Commission HH 674688
Expires 5/8/2029

Notary Public, State of Florida
Print Name: Dalvin Williams
Commission No.: HH 674688
My Commission Expires: 5/8/2029

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development Manager for Duval Landscape Maintenance ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 7011 Business Park Blvd. North Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 27-0877531

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 11th day of August, 2025.

Proposer: Duval Landscape Maintenance

By: Cory Radio

Title: Business Development Manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 11th day of August, 2025, by Cory Radio of Business Development Manager, who is personally known to me or who has produced FL DL as identification, and did [ ] or did not [ ] take the oath.

Notary Public State of Florida
Dalvin Williams
My Commission HH 674688
Expires 5/8/2029

Dalvin Williams

Notary Public, State of Florida
Print Name: Dalvin Williams
Commission No.: HH 674688
My Commission Expires: 5/8/2029

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BETWEEN SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT AND _____

THIS AGREEMENT (the "Agreement") is made and entered into this ___ day of _____, 2025, by and between:

Sampson Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

_____, a _____, whose address is _____ (the "Contractor").

RECITALS

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

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

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

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

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

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

E. The Contractor shall report directly to the District's Designee who shall be Joe Roethke, District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the completion of the Services, the District agrees to pay the Contractor _____ ($_____) per year, which amount includes all tools, labor and materials necessary to complete the Services. The term of this Agreement shall be from _____ through _____ unless terminated earlier in accordance with the terms of this Agreement or renewed for optional one (1) year renewals at the option of the parties hereto at the same price and terms as provided for herein.

B. If the District should desire additional work or services not provided in **Exhibit A**, or to add additional lands to be maintained not contained in **Exhibit B**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement as set forth in Section 4.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. If to Contractor: Duval Landscape Maintenance
7011 Business Park Blvd. North Jacksonville, FL 32256

Attn: Michael Wooldridge

B. If to District: Sampson Creek Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

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

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

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

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

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

SECTION 18. INDEMNIFICATION.

A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars ($1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

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

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

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

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

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DANIEL LAUGHLIN, GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114 St. Augustine, Florida 32092, (904) 940-5850, DLAUGHLIN@GMSNF.COM

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

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

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

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

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

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

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

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

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

[SIGNATURES ON NEXT PAGE]

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

Attest:

Sampson Creek Community Development District

_____
Secretary

_____
Chairman/Vice Chairman, Board of Supervisors

Witness:

_____

_____
Signature of Witness

By:_____

_____
Print Name

Print Name:_____

Title: _____

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

EXHIBIT A
Scope of Services

I. LANDSCAPE MAINTENANCE PROGRAM

Scope of Work:

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

A. Turf grass Maintenance

1. Mowing
   a. Frequency of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance of the turf (weekly during growing season (April 1 – October 31, bi-weekly during cool season (November 1 – March 31)) . Scheduled cuts missed due to inclement weather will be made up as soon as possible. **Please see attached map with mowing locations and frequency (Exhibit B).**
   -St Augustine Turf will be cut up 34 times per year with a rotary type mower.
   -Bermuda Turf will be cut 34 times per year with a rotary type mower.
   -Bahia Turf will be cut up to 34 times per year with a rotary type mower.
   - Bahia on pond banks will be cut up to 24 times per year with rotary type mower.
   b. Mower blades will be always kept sharp to prevent the tearing of grass blades.
   c. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance in which case clippings must be removed.
   d. All 11 Lake banks will be mowed at a minimum of 2 times per month from the water's edge line all the way up to the residents' lot line. Where turf is growing up against resident fences it will be cut by the contractor with a string trimmer. Ensure best practices are used to avoid any damage to a resident's property.
   e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance the health and vigor of turf.
   -St Augustine Turf will be cut to a mowing height of 4 to 5 inches.
   -Bermuda Turf will be cut to a mowing height of 2½ to 3 inches.
   -Bahia Turf will be cut to a mowing height of 3 to 4 ½ inches.
   f. Contractor will neatly edge and trim around all plant beds, curbs, streets,

trees, buildings, etc., including those occurring on pond banks to maintain shape and configuration.

g. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
h. All walks will be blown after edging to maintain a clean, well-groomed appearance with each turf mowing.
i. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
j. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
k. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers.
l. During the blowing off sidewalks, curb lines, etc. workers and equipment will yield to cars and pedestrians so as not to cause damage

2. Debris Removal

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

3. Fertilizer

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

4. Insect, Disease, and Weed Control

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

chinch bugs in St Augustine turf areas. Contractor will be responsible for additional applications as needed for additional control.

g. Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur the contractor will use treatments to stop or slow the progression of disease.

B. Plant Material

1. Wood line Maintenance
   All common area wood lines adjacent to nature preserves need to be trimmed and maintained as to not encroach onto the common areas on a minimum once a year. **Please see Wood line Maintenance Map for locations (Exhibit B).**
2. Grasses
   a. Ornamental grasses shall be trimmed and cut back on an annual basis. 1x a year
   b. Dead foliage will be raked out and removed off property.
3. Shrubs
   a. All pruning and thinning will be performed as necessary to retain the intended shape and function of plant material using proper horticultural techniques.
   b. All grasses shall be pruned off of curbs, sidewalks, and turf on a monthly basis throughout the community.
   c. Any plant material that is damaged or obstructing traffic (e.g., pedestrian, automobile) will be pruned as needed.
   d. Clippings are to be removed by Contractor following pruning.
   e. All volunteer plant growth/vines shall be removed from shrubs and plant material as needed.
4. Tree Maintenance
   a. Small Trees (up to 10 ft. in height) will be trimmed and shaped, including removal of interior sucker branches and dead wood as needed.
   b. Medium Trees (up to 20 ft.) - will be cleared of sprouts from trunk as needed. "Lifting" of limbs up to 10 feet above the ground is included.
   c. Large Trees (over 20 feet in height) -will be cleared of sprouts from trunk as needed. "Lifting" of limbs up to 10 feet above the ground is included.
   d. Palm Trees - All palms must be pruned as follows:
      - One (1) thorough, uniform pruning of all palms will occur between the months of July through September when the seed pods have presented themselves.
      - Palms will be pruned to 10/2 form once a year
   e. Staking - are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with District.
   f. Any limbs larger than 3" caliper will fall outside of scope and will be proposed to the District. Management.
5. Edging and Trimming
   a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
   b. Keep beds free of broadleaf or grassy weeds, preferably with pre-emergent or

selective post emergent. Chosen chemical will be recommended and legally approved for the specific weed problem.

6. Insect, Disease and Weed Control
    a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments (e.g., Asian Scale *[cycad aulacaspis scale]* infestations on Sago Palms), Contractor will offer suggestions and apply best course of action.
    b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
    - A pre-emergent herbicide will be applied to open ground in plant beds as needed to improve weed control. In addition,
    c. Contractor is required to inspect for evidence of fire ant mounds and immediately treat upon evidence of an active mound.
    d. Contractor will maintain a log listing all applications and will have MSDS sheets available for each product used on the District's property.
    e. The District will provide access to a suitable water source on their property for use by Contractor in spray applications.
7. Fertilization
    a. Shrubs and ground cover will be fertilized no less than 2 times per year.
    b. Number of applications will be dependent on the type of nitrogen used and the type of plant material.
    c. Soil testing of ornamental bed areas will be performed on as needed basis per year to evaluate pH and nutrient content.

c. Irrigation

a. A Contractor technician will inspect the performance of the District's sprinkler system one (1) time per month. This inspection will include sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property. A monthly irrigation inspection report will be turned in to the designated CDD representative. This report shall include quantities of heads replaced due to normal wear and tear, as well as heads replaced due to mowing/pruning operations.
b. All batteries for battery operated controllers (approx.. 30) shall be replaced throughout the year as needed.
c. Contractor will inspect and ensure that both well systems and pump system are operating correctly during each inspection.
d. All clocks (Amenity, Golf Course) will be inspected and adjusted as needed during each inspection.
e. Irrigation rotors and spray nozzles will be kept free of grass and unobstructed by other plant
f. material to ensure proper performance.
g. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.

h. Contractor will promptly inform the District of any system malfunction or deficiencies.
i. Repairs for items such as head replacement, broken lines, and timers will be performed with prior approval from onsite District representative.
j. Irrigation schedules shall be provided to the designated C.D.D. representative and must comply with current regulations and restrictions.

D. Mulching

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

E. Annuals

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

F. General Clean-up

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

b. Excluding heavy leaf fall pick up from parking areas, sidewalks, pool, etc.

II. ADDITIONAL SERVICES

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

III. PERSONNEL

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

IV. CONTRACTOR'S VEHICLES AND EQUIPMENT

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

V. ADDITIONAL PROVISIONS

a. Landscape inspections will be conducted weekly followed by a **monthly**

written report by an authorized Contractor representative, detailing work completed on a weekly basis. Contractor will document and correct any landscape maintenance deficiencies that are identified within one week or provide a status update for work requiring a longer period to accomplish.

b. Contractor shall provide an annual fertilization and pesticide application plan which is to include all labels, proposed rates of application and MSDS sheets.

c. Within 5 days of notice to proceed the Contractor and a representative of the District will inspect the irrigation system for acceptance by the Contractor. Any defects will be noted for repair under the District's existing warranty.

d. Contractor will provide the District with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

e. Contractor and District agree that Contractor is an independent contractor and, as such, shall assume liability for its own withholding taxes, social security taxes, unemployment taxes, licenses and insurance pertaining to its employees or operations.

f. Contractor agrees to always secure and maintain in effect, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof to District of such liability insurance with limits of not less than $1,000,000, with workers compensation coverage as required under the laws of the State of Florida.

g. Contractor shall maintain applicable licenses and permits within the cities, counties, and states of operation.

h. Contractor will be proactive in identifying any landscape site conditions that affect long-term plant health and vigor and will immediately advise District accordingly. Contractor does not provide any warranty, whether express or implied, pertaining to the improvement or survival of the planted or sodded areas; furthermore, this proposal does not include any allowance for tree, shrub, or plant replacement. Contractor will only be responsible for replacement of plant material that dies as a direct and identifiable result of improper maintenance practices.

i. As applicable, Contractor agrees to pay all sales taxes on materials supplied. The District agrees that if sales taxes become applicable to the services or any portion(s) thereof, they will pay these taxes in addition to the fees quoted in the Landscape Maintenance Service Agreement

VI. SPECIAL PROVISIONS

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

EXHIBIT B
Landscape Maintenance Map

EXHIBIT C
Form of Change Order

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 20__ authorizes certain work in accordance with that certain *Agreement for Landscape and Irrigation Maintenance Services* (the "Agreement"), dated _____, by and between:

> **Sampson Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and
>
> _____, a _____, whose address is _____ (the "Contractor").

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

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

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

[SIGNATURES ON NEXT PAGE]

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

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
Chairman, Board of Supervisors

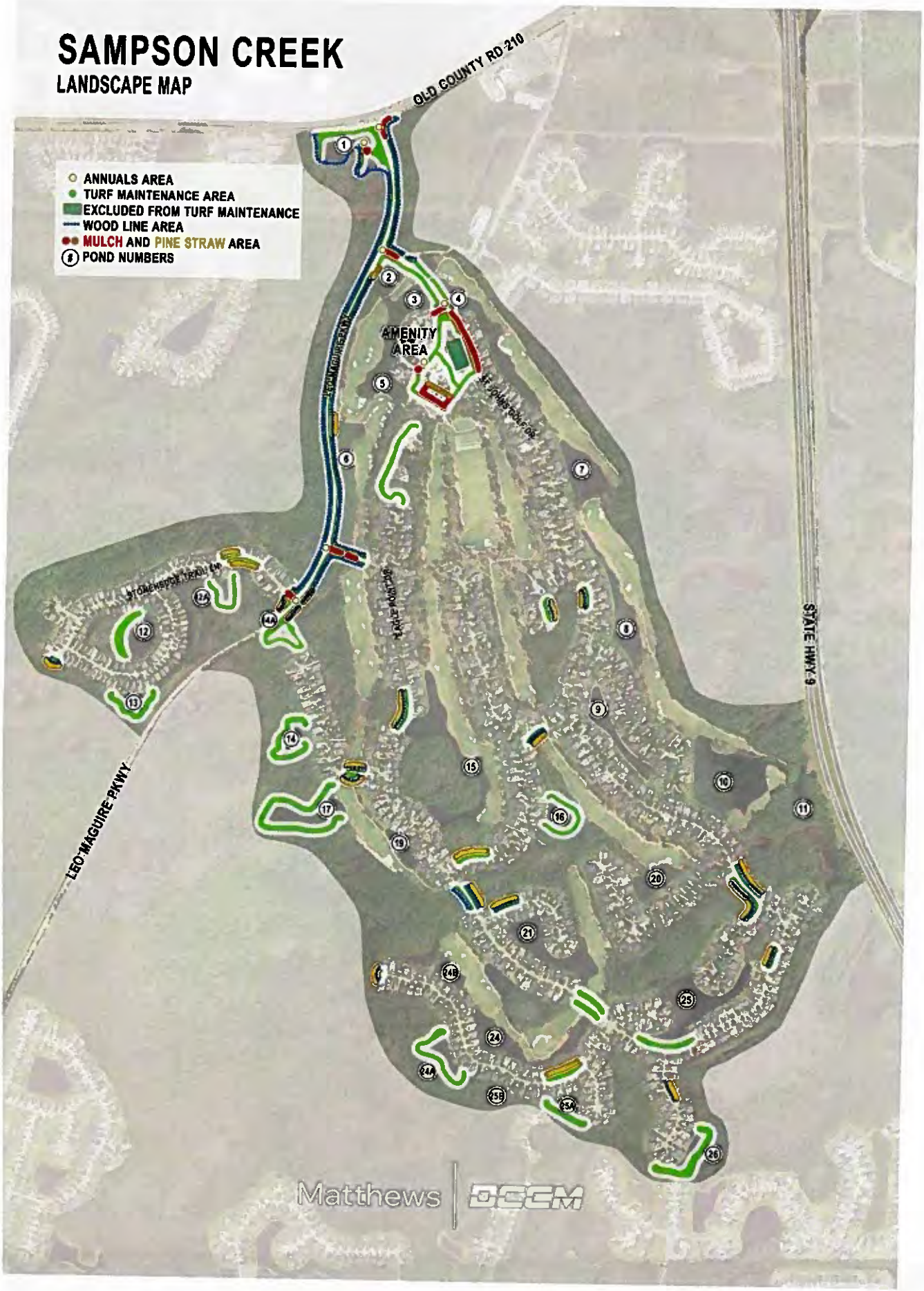
_____
Witness

_____

By:_____
Its:_____

Exhibit A: Proposal/Scope of Additional Services

SAMPSON CREEK
LANDSCAPE MAP



D.

Landscape Management Proposal

Sampson Creek Community Development District



Submitted By:

RUPPERT LANDSCAPE

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

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August 14,2025

RE: Sampson Creek CDD

Dear Sampson Creek Development District and Daniel Laughlin,

We greatly appreciate the opportunity to put our pricing proposal together in accordance with your 2026 Landscape Maintenance RFP. Our team has spent several days within your community to put a comprehensive price to meet your needs as well as Sampson Creek CDD expectations.

Ruppert's passion is to provide top-quality service and exceptional craftsmanship for our customers. Our commitment to our customers and our employees is simple "be the best in the industry". This, along with our refusal to be outworked by our competition is the foundation in which we will continue to build upon.

As a full-service landscape firm, our services include landscape installation, landscape management, irrigation installation and maintenance, environmental restoration, and snow removal. We have the total resource capability to provide for all your landscape needs for Sampson Creek CDD.

Above all, we believe that our detailed training programs and employee retention strategies add the most benefit to our customers. This investment in training enables us to provide our employees with the tools and knowledge to deliver outstanding quality and service. Our elevated level of service to our customers will help us grow our company through high retention rates and provide new career opportunities for our employees. As we grow, our people grow with us.

Put simply, we believe that you will find that Ruppert Landscape has the resources, commitment, and people to meet and exceed your landscape expectations within your community.

We urge you to visit our web site at www.ruppertlandscape.com to get a better feel for our capabilities and an impression of the unique personality of the Ruppert Companies beyond our proposal submission booklet today.

Daniel, it would be our teams' pleasure to partner together for the landscaping maintenance services here at Sampson Creek CDD. We truly consider this an exquisite community.

Sincerely,

Larry Wilson
Business Development Manager

RUPPERT
LANDSCAPE

Mission Statement

We intend to be a continuously advancing organization that provides our clients with exceptional value by delivering products and services of the highest quality. We strive toward this goal by preserving an atmosphere in which employees can attain their personal goals through the organization, be proud of the company for which they work, and enjoy themselves. Our corporate culture will be defined by a strong work ethic, conscientiousness, a positive image, profitability, and above all, respect for one another. These characteristics will allow us to be a leader in the markets we serve and an asset to our community.

RUPPERT LANDSCAPE

History

Ruppert Landscape has been a trusted leader in commercial landscaping services for nearly 50 years. The company employs over 2500 people and serves customers from 50 branches, primarily throughout the Northeast, Mid-Atlantic and Southeastern US. The company prides itself on its strong culture, commitment to its employees, unmatched attention to its customers and giving back to the community. We specialize in delivering exceptional results for commercial and institutional projects while building lasting partnerships that maximize our expertise, industry knowledge, and value-engineering skills—ensuring the best return on investment for our clients.

Founded in 1971, Ruppert Landscape has grown from a small business into one of the nation's most respected commercial landscape contracting firms. Offering a full range of services—including landscape installation, management, construction management, irrigation installation and maintenance, and environmental restoration—the company is recognized for its innovative management practices and award-winning craftsmanship. With a leadership team that includes many long-tenured members, Ruppert remains committed to being the landscape service provider of choice for both customers and employees. By fostering a culture of excellence and innovation, the company not only delivers exceptional value to clients but also cultivates meaningful career growth, ensuring its continued success in an evolving industry.

Ruppert Values

People: Our Most Important Strength

Without a doubt, Ruppert Nurseries' number one asset is our employees. We are successful only because of you. Each employee should know that we are committed to his/her growth and development and that we believe all employees should be well informed, listened to, and treated fairly. When problems arise, every ounce of our energy will be put into working through them and developing reasonable solutions because when we hire, our goal is to hire for life.

The Customer: Our Reason for Existence

From day one, each Ruppert employee needs to be aware of the value of our customers. Our customers make our successes possible—they pay our bills, provide our livelihoods, and allow us to grow. Our number one job is to get to know our customers, to listen to them, to build relationships with them, and to do what is necessary to keep them loyal to the Ruppert companies.

Community Support

Giving to the less fortunate through charities has been a strong part of our past and is one of the major reasons of this company's existence. It goes hand-in-hand with serving our customers, providing opportunity for our employees, and making a profit to fuel future growth and development. We want our employees to know that when they come to work at Ruppert, they are perpetuating their future growth and they are helping the less fortunate.

Integrity

As employees of Ruppert Nurseries, it is our obligation to be honest, straightforward, and ethical in dealing with co-workers, vendors, and customers. This means that overpayments are refunded, time commitments are met or rescheduled well in advance, verbal agreements are honored, and disagreements are handled professionally.

Image

When you work for Ruppert Nurseries, we ask you to share our belief that we set industry standards. These standards should initially be set by our personal appearance and include our dress, our uniforms, our fleet, our offices, our fields, our project sites, and all physical surroundings. We believe that the resources we commit to our image are more than offset by increased efficiency, higher morale, elevated company pride, and additional value to the customer.

Safety

The physical well being of our people is of paramount importance to the Ruppert organization. In order to be true to our first value—that of employees being our number one asset—our companies must be vigilant about maintaining a safe and healthy work environment. It is a sign of respect to our employees to spend as much time and energy on safety as on other areas in the organization. Safety is everyone's job and must be scrutinized, talked about, and practiced at all levels.

Empowerment

We can better serve our customers, grow our employees, keep our overhead down, and be more profitable if we are continually striving to empower each employee at every level. Managers are expected to trust and understand their employees and to allow them, within reason, to make decisions on their own. This helps to enhance an employee's job satisfaction while giving the company a competitive advantage or reducing overhead.

Watch The Pennies

There's a saying, "Watch the pennies and the dollars will take care of themselves." This idea is an important part of our success. By being aware of the "pennies" and focusing on reducing waste, purchasing smart, and negotiating the best price-for-value possible, we will reduce our costs and remain competitive in the eyes of our customers.

Hustle & Efficiency

In order to continue to grow, to continue to satisfy our customers, and to continue to maintain our profitability, we need to provide stronger service and a higher quality product at a higher value than our competitors. To accomplish this, we must promote a sense of urgency and continuously strive to out-produce our competitors every day on every job or task.

Communication: A Tool for Success

When communication is strong, great ideas are exchanged, misunderstandings are clarified, and thoughts are conveyed more effectively. We encourage open dialogue and the sharing of ideas between crews, branches, departments and management. We must continually make communication a high priority and look for new ways to share the wealth of knowledge, experience and solutions that exist within the organization.

Innovation

In order for us to continue to be known as leaders in our industries, we have to be innovative in all facets of our businesses. This means that it is everyone's responsibility to find a better way to get the job done, whether it is through new actions, new systems, or the use of more advanced technology.

Appreciate and Celebrate

It is critical that we value and appreciate the contributions made by each employee to the organization. Paychecks and bonuses are forms of appreciation; verbal appreciation is another form. Make it a habit to say "thank you" as often as possible, particularly when someone has done something they're proud of. Nothing can take the place of well-timed and well-chosen words of sincere appreciation for a job well done. It doesn't cost a penny and the benefit is huge.

RUPPERT NURSERIES

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Clay

Before me, the undersigned authority, appeared the affiant, Anthony Bretz, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for Ruppert Landscape LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the pre-proposal meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

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

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

Dated this 14th day of August, 2025.

Proposer: Ruppert Landscape LLC
By: _____
Title: Branch Manager

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14th day of August, 2025, by Anthony Bretz of Ruppert Landscape LLC, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

HEIDI D. BOUCHIE
MY COMMISSION # HH 289037
EXPIRES: July 18, 2026

Notary Public, State of Florida
Print Name: Heidi D Bouchie
Commission No.: HH289037
My Commission Expires: July 18,2026

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Ruppert Landscape LLC

Street Address 2105 Harbor Lake Dr

P. O. Box (if any) 5000-18 Hwy 17 #235

City Fleming Island State Florida Zip Code 32003

Telephone 904-778-1030 Fax no. 904-778-1045

1st Contact Name Roger Dylan Claxton Title Area Manager

2nd Contact Name Anthony Bretz Title Branch Manager

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

  Proposer's Corporate Form: Limited Liability Company
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Florida Date _____

  Is the Proposer in good standing with that State? Yes X No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ___

  If no, please explain _____

  _____

  _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	04/01/2026

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  Clay County Irrigation License -REGS-000025-2023 Expires 09/30/2025

  Duval Irrigation Contractors License - 287- Expires 10/2/2025

  Certified Pest Control Operator License Lawn/Ornamental - JF184463- Expires 06/01/2026

  _____

  _____

  _____

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address 3350 St Rd 16

  P. O. Box (if any) _____

  City St. Augustine State Florida Zip Code 32092

  Telephone 904-778-1030 Fax no. 904-778-1045

  1st Contact Name Roger Dylan Claxton Title Area Manager

  2nd Contact Name Anthony Bretz Title Branch Manager

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  1 Supervisors, who will be onsite 3 days per week;
  1 Technical personnel, who will be onsite 2 days per Month; and
  4 Laborers, who will be onsite 3 days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Mike Roe

  Position / Certifications: Arborist

  Duties / Responsibilities: Tree Care and Removal

  % of Time to Be Dedicated to This Project: 25 %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: The Crossings Eagle Harbor

Contact: Steve Anderson Contact Phone: 904-509-6445

Project Type/Description: Community Development District

Duties / Responsibilities: Trim Trees and Tree Removal

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: Tree trimming tree removal throughout the property when needed

Dates Serviced: When needed

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes* X *No* ___ *For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name Agrow Pro

Street Address 1339 Kavie Ct

P. O. Box (if any) _____

City Green Cove Springs State FL Zip Code 32043

Telephone 904-449-1299 Fax no. _____

1st Contact Name Kyle Hutchings Title Branch Manager

2nd Contact Name Spencer Mays Title Operations Manager

Proposed Duties / Responsibilities: Turf Management

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: The Crossings Eagle Harbor

Contact: Steve Anderson Contact Phone: 904-509-6445

Project Type/Description: Community Development District/Turf Management

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: Treats turf on property when needed

Dates Serviced: As Needed

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

Employees provide a complete application including E-verify and an I-9/background check and license/ id verification. These documents are monitored regularly and updated as they expire or as necessary. If they are operating motor vehicles they additionally have Motor Vehicle Records checked. They are not permitted to drive if an established list of criteria are not met and MVR's are rechecked annually

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

OFFICERS

PROPOSER: Ruppert Landscape LLC DATE: August 14,2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Rob Huether	Region Manager	Region Manager	Ponte Vedra, FL
Jim Proctor	Region Market Manager	Region Market Manager	St. Augustine, FL
Anthony Bretz	Branch Manager	Branch Manager	St. Augustine, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Ruppert Landscape LLC

DATE: August 14, 2025

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Anthony Bretz	Branch Manager	Manages Maintenance, Irrigation and Enhancement on commercial Properties	3350 St Rd 16 St. Augustine, FL 32092	10%	20 years	20 years
Roger Dylan Claxton	Area Manager	Oversees Production Customer Relations and Operations	3350 St Rd 16 St. Augustine, FL 32092	20%	2 Months	9 years
Tyler Snell	Field Manager	Supervises Maintenance Crew on Property	3350 St Rd 16 St. Augustine, FL 32092	100%	6 Years	6 Years
Kyle Carasea	Enhancement Manager	Manages all Enhancements done on the Property	3350 St Rd 16 St. Augustine, FL 32092	20%	2 Years	15 Years
Nick Angelo	Irrigation Manager	Manages Irrigation Crew During Inspections and Repairs	3350 St Rd 16 St. Augustine, FL 32092	20%	7 years	7 Years
Colleen Ryan	Branch Administrator	General Accounting and Office Mangcment	2105 Harbor Lake Dr, Fleming Island, FL 32003		18 years	28 years

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

PROPOSER: Ruppert Landscape LLC DATE: August 14,2025

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	Please see attached		

1	John Deere Z-Sprayer	Landscape Maintenance	1	
2	Water Wagon	Landscape Maintenance	2	
1	EZGO CV003 ST400 Spray Cart	Landscape Maintenance	1	
3	Cushman Hauler and Shuttle	Landscape Maintenance	3	
2	Isuzu Spray Truck	Landscape Maintenance	2	
4	Isuzu Dump Truck	Landscape Maintenance	4	
1	LT313 Bobcat Trencher	Landscape Maintenance	1	
1	RT40 Track Loader	Landscape Maintenance	1	
1	Agrimetal Turbine Blower	Landscape Maintenance	1	
2	Bobcat A770 Skid Steer Loader	Landscape Maintenance	2	
1	John Deere Compact Track Loader w/bucket	Landscape Maintenance	1	
1	Imperial Large Gooseneck Trailer	Landscape Maintenance	1	
1	Ryan Sod Cutter	Landscape Maintenance	1	
2	Big Tex Trailer	Landscape Maintenance	1	
1	78” Grapple Rake	Landscape Maintenance	1	
5	636 M Quicktrak Mower	Landscape Maintenance	5	
14	Z930M Mower	Landscape Maintenance	14	
6	950m Midz Mower	Landscape Maintenance	6	
2	Allens Utility Trailer	Landscape Maintenance	2	
1	Finn BB-5 Bark and Mulch Blower	Landscape Maintenance	1	
1	TC2176 Trailer/Storage Container	Landscape Maintenance	1	
1	ASV RT-40 Canopy	Landscape Maintenance	1	
1	Gator Utility Vehicle	Landscape Maintenance	1	
3	Yamaha golf cart	Landscape Maintenance	3	
1	Classen Sod Cutter	Landscape Maintenance	1	
2	Billy Goat Blower	Landscape Maintenance	2	

1	John Deere Z-Sprayer	Landscape Maintenance	1	
2	Water Wagon	Landscape Maintenance	2	
1	EZGO CV003 ST400 Spray Cart	Landscape Maintenance	1	
3	Cushman Hauler and Shuttle	Landscape Maintenance	3	
2	Isuzu Spray Truck	Landscape Maintenance	2	
4	Isuzu Dump Truck	Landscape Maintenance	4	
1	LT313 Bobcat Trencher	Landscape Maintenance	1	
1	RT40 Track Loader	Landscape Maintenance	1	
1	Agrimetal Turbine Blower	Landscape Maintenance	1	
2	Bobcat A770 Skid Steer Loader	Landscape Maintenance	2	
1	John Deere Compact Track Loader w/bucket	Landscape Maintenance	1	
1	Imperial Large Gooseneck Trailer	Landscape Maintenance	1	
1	Ryan Sod Cutter	Landscape Maintenance	1	
2	Big Tex Trailer	Landscape Maintenance	1	
1	78” Grapple Rake	Landscape Maintenance	1	
5	636 M Quicktrak Mower	Landscape Maintenance	5	
14	Z930M Mower	Landscape Maintenance	14	
6	950m Midz Mower	Landscape Maintenance	6	
2	Allens Utility Trailer	Landscape Maintenance	2	
1	Finn BB-5 Bark and Mulch Blower	Landscape Maintenance	1	
1	TC2176 Trailer/Storage Container	Landscape Maintenance	1	
1	ASV RT-40 Canopy	Landscape Maintenance	1	
1	Gator Utility Vehicle	Landscape Maintenance	1	
3	Yamaha golf cart	Landscape Maintenance	3	
1	Classen Sod Cutter	Landscape Maintenance	1	
2	Billy Goat Blower	Landscape Maintenance	2	

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes* X *No* ___ *If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location: The Crossings Eagle Harbor

  Contact: Steve Anderson Contact Phone: 904-509-6445

  Project Type/Description: CDD- Landscape and Irrigation Maintenance

  Dollar Amount of Contract: $863,115.84

  Scope of Services for Project: Mowing, edging, weed control, pest control fertilization, Irrigation, shrub and bed maintenance, mulch, flowers, and select tree trimming. This is a Community Development District and we provide same services as we will be performing for Sampson Creek CDD

  Dates Serviced: February of 2014 to present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2024 = $863,115.84

  2023 = $893,374.14

  2022 = $822,915.82

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: South Village CDD

Contact: Jim Hahn Contact Phone: 904-637-0648

Project Type/Description: CDD- Landscape and Irrigation Maintenance for CDD

Dollar Amount of Contract: $234,963.00

How was the project similar to this project? Ponds and common areas, this is a Community Development District same service we would be providing for Sampson Creek CDD Full Horticulture Services including Amenities, Common Ground and Entry Ways.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, edging, weed control, Pest Control, Fertilization, Irrigation, Shrub and Bed Maintenance, Mulch, Flowers, Select Tree Trimming, and Design/Enhancements.

List of equipment used on site: Mowers, Trimmers, Edgers, Blowers, Weed Eaters

List of subcontractors used: Tree Tech/Agrow Pro

Is this a current contract? Yes X No ___

Duration of contract: 1 Year Renewal

- *(Information regarding similar projects – continued)*

Project Name/Location: Fleming Island Plantation

Contact: Margaret Alfono Contact Phone: 904-278-8613

Project Type/Description: CDD- Landscape and Irrigation Maintenance

Dollar Amount of Contract: $658,400.00

How was the project similar to this project? Ponds and common areas, this is a Community Development District same services we would provide Sampson Creek CDD Full Horticulture Services including Amenities, Common Grounds, and Entry Way

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, Edging, Weed Control, Pest Control, Fertilization, Irrigation, Shrub and Bed Maintenance, Mulch, Flowers, Select Tree Trimming and Design/ Enhancements

List of equipment used on site: Mowers, Trimmers, Edgers, Blowers, Weed Eaters

List of subcontractors used: Tree Tech/ Agrow Pro

Is this a current contract? Yes X No ___

Duration of contract: 3 year renewal with 2 single year options after that

- *(Information regarding similar projects – continued)*

Project Name/Location: Marsh Landing CDD

Contact: Caryn Scott Contact Phone: 904-412-1926

Project Type/Description: Landscape and Irrigation Maintenance

Dollar Amount of Contract: $331,196.44

How was the project similar to this project? Ponds and common areas. This is a Community Development District and we would provide same services we will be performing for Sampson Creek CDD.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Fertilization, Pest Control, Mowing, Weed Control, Edging, Blowing, Irrigation Inspections and Repairs, Flowers and Mulch. Full horticulture Services, Including Amenities, Common Ground and Entry Ways.

List of equipment used on site: Mowers, Trimmers, Edgers, Blowers, Weed Eaters

List of subcontractors used: Tree Tech and Agrow Pro

Is this a current contract? Yes X No ___

Duration of contract: 1 Year Renewal

- *(Information regarding similar projects – continued)*

Project Name/Location: Cypress Village

Contact: Ty Morgan Contact Phone: 904-223-6189

Project Type/Description: Landscape and Irrigation Maintenance

Dollar Amount of Contract: $576,339.60

How was the project similar to this project? Ponds and Common Areas. We would Be Performing same services we will be performing at Sampson Creek CDD.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Fertilization, Pest Control, Mowing Weed Control, Edging, Blowing Irrigation Inspections and Repairs, Flowers and Mulch Full Horticulture Services Including Amenities, Common Ground and Entry Ways.

List of equipment used on site: Mowers, Trimmers, Edgers, Blowers, Weed Eaters.

List of subcontractors used: Tree Tech and Agrow Pro

Is this a current contract? Yes X No ___

Duration of contract: 3 Year Renewal

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No __X__ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

  Reason for Termination: _____

  _____

  _____

  _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating?

  _____

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No X If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  None

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  None

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (X) If yes, provide the following:*

  Identify the Case # and Tribunal:_____

  Describe the Nature of the Action:_____

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (X) If yes, please explain:*

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

PROPOSAL FORM
PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE

SERVICES BID SUMMARY

Basic Services

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

	Proposed Lump Sum	Monthly	Annual Term Total
Term 1	$ 162,312.98	$ 13,526.08	(Twelve (12) months)
Term 2	$ 167,182.37	$ 13,931.86	(Twelve (12) months)
Term 3	$ 172,197.84	$ 14,349.82	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (34 site visits)	$ 53,839.98	$ 55,455.18	$ 57,118.84
Tree and Palm Maintenance (34 site visits)	$ 5,253.25	$ 5,410.85	$ 5,573.18
Shrub and bed Maintenance (34 site visits)	$ 24,001.01	$ 24,721.04	$ 25,462.67
Fertilization St Aug Turf (6 times per year)	$ 11,931.70	$ 12,289.65	$ 12,658.34
Fertilization Bermuda Turf (8 times per year)	$ 2,375.92	$ 2,447.19	$ 2,520.62
Fertilization Bahia Turf (3 times per year)	$ 2,274.55	$ 2,342.79	$ 2,413.07
Fertilization Shrubs, Trees and Palms (min 4 times per year)	$ 800.00	$ 824.02	$ 848.72
Pesticide Program Turf	$ 2,300.00	$ 2,369.00	$ 2,440.07
Pesticide Program Shrubs, Trees and Palms	$ 405.71	$ 417.86	$ 430.40
TOTAL LUMP SUM	$ 103,182.11	$ 106,277.56	$ 109,465.90

Additional Services	$ 59,130.87	$ 60,904.80	$ 62,731.94
Mulch – Brown Mulch (200 cubic yards annually)	$ 15,400.00	$ 15,862.00	$ 16,337.86
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	$ 9,000.00	$ 9,270.00	$ 9,548.10
Annuals (1715 units every 3 months)	$ 20, 942.08	$ 21,570.34	$ 22,217.45
All-Inclusive Irrigation Lump Sum	$ 13,788.79	$ 14,202.45	$ 14,628.52

Additional Services

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

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

Irrigation Alternate: All-Inclusive Irrigation Option

-This option will include the following:

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

Note the following items are excluded from this alternate option.

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

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

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

SOD/SEED/MULCH:	
Sod installed: St Aug, per pallet	$ 650.00
Pine Straw per Bale	$ 7.50
Shredded Brown Mulch, CY	$ 70.00
Seeded Winter Rye, per bag	$ N/A
Removal of Aged Mulch - Entrances, Amenity Area, Roadways and Round-About	$ 55.00 per hour
SHRUBS:	
Chord Grass - 3 gal.	$ 20.00
Lorapetalum - 3 gal.	$ 20.00
Glendale Fashion Azalea (Pink) - 3 gal.	$ 20.00
Podocarpus "Pringle" - 3 gal.	$ 22.00
Blue Daze- 1 gal.	$ 9.00
Eugenia Globe 7 Gal.	$ 60.00
ANNUALS:	
Annuals in 4" pots per flat of 18	$ 2.85
TREES (CONTAINER):	
Crape Myrtle - 65 gal., 100 gal.	$ 600.00
	$ 800.00
Southern Magnolia - 65 gal.	$ 575.00
	$ 900.00
Live Oak - 100 gal., 200 gal.	$ 1,400.00
IRRIGATION:	
CONTROLLERS:	
Hunter ICC Outdoor Controller 8 Station	$ 942.00
Hunter Pro-C Controller 4 Station	$ 656.00
VALVES WITH VIOLET INDICATORS:	
Compatible valves	$ 265.00
SPRAY HEADS AND ROTORS:	
4" Spray head	$ 15.00
6" Spray head	$ 25.00
12" Spray head	$ 30.00
6" Rotor	$ 35.00
12"Rotor	$ 65.00
VALVE BOX:	
6" Round	$ 28.00
10" Round	$ 42.00
14" Rectangular	$ 78.00

MISCELLANEOUS:

Mowers (riding mower)	$80.00	per acre
Mowers (mower - not to exceed 36")	$ 150.00	per acre
Bush-Hog	$ 300.00	per acre
Tractor/Skid Steer	$ 150.00	per acre
Supervisor with Transportation	$ 100.00	per hour
Laborer with hand equipment	$ 65.00	per hour
Dump/Flat-Bed Truck	$ 60.00	per load
Irrigation tech labor rate	$ 85.00	per hour
Irrigation tech after hour rate (evenings/weekends)	$ 85.00	per hour
Additional site pick-up	$ 675.00	per trip/load
Additional Irrigation Inspection	$ 85.00	per hour
Additional Palm Tree Trimming	$ 100.00	per visit
Back-Hoe/Trencher/Excavator	$ 150.00	per hour
Fire Ant Control	$ 50/Acre	Top Choice
application		
Fire Ant Control	$ 5/Mound	Spot treatment
Ornamental Grass Maintenance		
Berms, Medians & Entryways	$ Site Visit	per visit
Amenity Center (including pool area)	$ Site Visit	per visit
Common Area Fields & Courts	$ Site Visit	per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	$ 85.00	per hour
Backhoe/Front end Loader	$ 250.00	per hour
Skid steer Loader	$ 250.00	per hour
Chipper	$ 250.00	per hour
Specialty Rental Equipment	Proposed as needed	

Subcontractor costs (if necessary)	Proposed as needed
Disposal Fees	Proposed as needed

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of Ruppert Landscape LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 14th day of August, 2025.

Proposer: Ruppert Landscape LLC

By: _____

Title: Branch Manager

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was sworn and subscribed before me this 14th day of August, 2025, by Anthony Bretz of Ruppert Landscape LLC, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Heidi D Bouchie

Notary Public, State of Florida
Print Name: Heidi D Bouchie
Commission No.: HH289037
My Commission Expires: July 18,2026

HEIDI D. BOUCHIE
MY COMMISSION # HH 289037
EXPIRES: July 18, 2026

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for Ruppert Landscape LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5000-18 Hwy 17 #235, Fleming Island, FL 32003

4. Proposer's Federal Employer Identification Number (FEIN) is 20-0802650

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

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

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

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

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

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

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

Dated this 14th day of August, 2025.

Proposer: Ruppert Landscape LLC
By: _____
Title: Branch Manager

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14th day of August, 2025, by Anthony Bretz of Ruppert Landscape LLC, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Heidi D. Bouchie
Notary Public, State of Florida
Print Name: Heidi Di Bouchie
Commission No.: HH289037
My Commission Expires: July 18,2026

HEIDI D. BOUCHIE
MY COMMISSION # HH 289037
EXPIRES: July 18, 2026

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for Ruppert Landscape LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5000-18 Hwy 17 #235, Fleming Island, FL 32003

4. Proposer's Federal Employer Identification Number (FEIN) is 20-0802650

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 14th day of August, 2025.

Proposer: Ruppert Landscape LLC

By: _____

Title: Branch Manager

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14th day of August, 2025, by Anthony Bretz of Ruppert Landscape LLC, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Heidi D. Bouchie
Notary Public, State of Florida
Print Name: Heidi D Bouchie
Commission No.: HH289037
My Commission Expires: July 18,2026

HEIDI D. BOUCHIE
MY COMMISSION # HH 289037
EXPIRES: July 18, 2026

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BETWEEN SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT AND Ruppert Landscape LLC

THIS AGREEMENT (the "Agreement") is made and entered into this 14th day of August, 2025, by and between:

Sampson Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

Ruppert Landscape LLC, a LLC, whose address is 5000-18 Hwy 17 #235, Fleming Island, FL 32003 (the "Contractor").

RECITALS

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

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

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

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

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

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

E. The Contractor shall report directly to the District's Designee who shall be Joe Roethke, District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the completion of the Services, the District agrees to pay the Contractor One Hundred Sixty-two Thousand Three Hundred Twelve Dollars and Ninety Eight Cents ($ 162,312.98) per year, which amount includes all tools, labor and materials necessary to complete the Services. The term of this Agreement shall be from _____ through _____ unless terminated earlier in accordance with the terms of this Agreement or renewed for optional one (1) year renewals at the option of the parties hereto at the same price and terms as provided for herein.

B. If the District should desire additional work or services not provided in **Exhibit A**, or to add additional lands to be maintained not contained in **Exhibit B**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement as set forth in Section 4.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. If to Contractor: Ruppert Landscape LLC
5000-18 Hwy 17 #235
Fleming Island, FL 32003
Attn: Anthony Bretz

B. If to District: Sampson Creek Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

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

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

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

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

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

SECTION 18. INDEMNIFICATION.

A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars ($1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

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

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

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

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

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DANIEL LAUGHLIN, GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114 St. Augustine, Florida 32092, (904) 940-5850, DLAUGHLIN@GMSNF.COM

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

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

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

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

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

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

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

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

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

[SIGNATURES ON NEXT PAGE]

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

Attest:

Sampson Creek Community Development District

Secretary

Chairman/Vice Chairman, Board of Supervisors

Witness:

Signature of Witness

Colleen Ryan
Print Name

By: Ruppert Landscape LLC

Print Name: Anthony Bretz

Title: Branch Manager

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

EXHIBIT A
Scope of Services

I. LANDSCAPE MAINTENANCE PROGRAM

Scope of Work:

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

A. Turf grass Maintenance

1. Mowing
   a. Frequency of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance of the turf (weekly during growing season (April 1 – October 31, bi-weekly during cool season (November 1 – March 31)) . Scheduled cuts missed due to inclement weather will be made up as soon as possible. **Please see attached map with mowing locations and frequency (Exhibit B).**
   -St Augustine Turf will be cut up 34 times per year with a rotary type mower.
   -Bermuda Turf will be cut 34 times per year with a rotary type mower.
   -Bahia Turf will be cut up to 34 times per year with a rotary type mower.
   - Bahia on pond banks will be cut up to 24 times per year with rotary type mower.
   b. Mower blades will be always kept sharp to prevent the tearing of grass blades.
   c. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance in which case clippings must be removed.
   d. All 11 Lake banks will be mowed at a minimum of 2 times per month from the water's edge line all the way up to the residents' lot line. Where turf is growing up against resident fences it will be cut by the contractor with a string trimmer. Ensure best practices are used to avoid any damage to a resident's property.
   e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance the health and vigor of turf.
   -St Augustine Turf will be cut to a mowing height of 4 to 5 inches.
   -Bermuda Turf will be cut to a mowing height of 2½ to 3 inches.
   -Bahia Turf will be cut to a mowing height of 3 to 4 ½ inches.
   f. Contractor will neatly edge and trim around all plant beds, curbs, streets,

trees, buildings, etc., including those occurring on pond banks to maintain shape and configuration.

g. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
h. All walks will be blown after edging to maintain a clean, well-groomed appearance with each turf mowing.
i. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
j. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
k. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers.
l. During the blowing off sidewalks, curb lines, etc. workers and equipment will yield to cars and pedestrians so as not to cause damage

2. Debris Removal

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

3. Fertilizer

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

4. Insect, Disease, and Weed Control

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

chinch bugs in St Augustine turf areas. Contractor will be responsible for additional applications as needed for additional control.

g. Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur the contractor will use treatments to stop or slow the progression of disease.

B. Plant Material

1. Wood line Maintenance
   All common area wood lines adjacent to nature preserves need to be trimmed and maintained as to not encroach onto the common areas on a minimum once a year**. Please see Wood line Maintenance Map for locations (Exhibit B).**

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

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

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

5. Edging and Trimming
   a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
   b. Keep beds free of broadleaf or grassy weeds, preferably with pre-emergent or

selective post emergent. Chosen chemical will be recommended and legally approved for the specific weed problem.

6. Insect, Disease and Weed Control
    a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments (e.g., Asian Scale *[cycad aulacaspis scale]* infestations on Sago Palms), Contractor will offer suggestions and apply best course of action.
    b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
    - A pre-emergent herbicide will be applied to open ground in plant beds as needed to improve weed control. In addition,
    c. Contractor is required to inspect for evidence of fire ant mounds and immediately treat upon evidence of an active mound.
    d. Contractor will maintain a log listing all applications and will have MSDS sheets available for each product used on the District's property.
    e. The District will provide access to a suitable water source on their property for use by Contractor in spray applications.
7. Fertilization
    a. Shrubs and ground cover will be fertilized no less than 2 times per year.
    b. Number of applications will be dependent on the type of nitrogen used and the type of plant material.
    c. Soil testing of ornamental bed areas will be performed on as needed basis per year to evaluate pH and nutrient content.

c. Irrigation

a. A Contractor technician will inspect the performance of the District's sprinkler system one (1) time per month. This inspection will include sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property. A monthly irrigation inspection report will be turned in to the designated CDD representative. This report shall include quantities of heads replaced due to normal wear and tear, as well as heads replaced due to mowing/pruning operations.
b. All batteries for battery operated controllers (approx.. 30) shall be replaced throughout the year as needed.
c. Contractor will inspect and ensure that both well systems and pump system are operating correctly during each inspection.
d. All clocks (Amenity, Golf Course) will be inspected and adjusted as needed during each inspection.
e. Irrigation rotors and spray nozzles will be kept free of grass and unobstructed by other plant
f. material to ensure proper performance.
g. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.

h. Contractor will promptly inform the District of any system malfunction or deficiencies.
i. Repairs for items such as head replacement, broken lines, and timers will be performed with prior approval from onsite District representative.
j. Irrigation schedules shall be provided to the designated C.D.D. representative and must comply with current regulations and restrictions.

D. Mulching

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

E. Annuals

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

F. General Clean-up

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

b. Excluding heavy leaf fall pick up from parking areas, sidewalks, pool, etc.

II. ADDITIONAL SERVICES

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

III. PERSONNEL

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

IV. CONTRACTOR'S VEHICLES AND EQUIPMENT

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

V. ADDITIONAL PROVISIONS

a. Landscape inspections will be conducted weekly followed by a **monthly**

RUPPERT LANDSCAPE

Proposer's Approach to Providing Landscape Maintenance Services
Sampson Creek Community Development District

We recognize the Sampson Creek Community Development District's commitment to excellence in maintaining a clean, healthy, and visually appealing landscape. Our approach is grounded in proactive management, horticultural expertise, and dependable service delivery. To meet and exceed the District's high standards, we will provide a **dedicated on-site crew five days per week, eight hours per day**, ensuring consistency, accountability, and responsiveness throughout the year. Our services are guided by the District's specifications and the Map of Service Levels.

I. Turfgrass Maintenance

Our turf program prioritizes aesthetics, health, and safety. All turf within rights-of-way and easements will be mowed to exact boundaries, including up to pavement, wetlands, and planting beds.

- **Mowing Frequency:**
  - *St. Augustine & Zoysia:* 40+ times/year
  - *Bahia:* 22+ times/year
- **Best Practices:**
  - Sharp blades and rotating patterns to protect turf
  - Grass cut to ideal heights (3–4" for Bahia/St. Augustine; 2–3" for Zoysia)
  - Edging performed every other mowing for crisp lines
  - Grass runners and debris removed to maintain a clean appearance

II. Fertilization & Pest Control

We follow a balanced, seasonal fertilization and pest control schedule:

- **Turf Fertilization:** Five applications per year with slow-release blends
- **Weed & Pest Management:** Pre/post-emergent treatments and spot applications as needed
- All treatments are performed by licensed professionals and coordinated with the District

III. Shrub, Tree, and Bed Maintenance

- **Shrubs:** Pruned monthly to retain natural shape and health
- **Trees:**
    - *Small/Medium Trees:* Annual pruning and canopy lifts to 10 feet
    - *Palm Trees:* Pruned twice annually to remove only dead or damaged fronds
- **Groundcovers:** Maintained within bed limits with weed control as needed
- **Mulch Rings:** Maintained at a 2-ft diameter around trees
- **Plant Fertilization:**
    - *Shrubs & Groundcovers:* 3x/year
    - *Ornamental Trees:* 1x/year
    - *Palms:* 1–4x/year depending on species
    - *Urban Core Live Oaks:* Fertilizer stakes refreshed 2x/year

IV. Irrigation System Oversight

- Monthly full inspections and checks during regular visits (Irrigation inspection reports provided)
- Minor adjustments included (e.g., nozzles, timers)
- Emergencies addressed immediately; major repairs quoted for District approval
- Overspray issues corrected within two hours of notice

V. Seasonal Color and Mulch

- **Flowers:** Four rotations per year with 22 visits for maintenance and fertilization. Roto-tilled to a depth of 10 inches after every change out with potting added as needed.
- **Mulch:** Brown shredded mulch replenished annually to a depth of 2–3 inches

VI. Staffing, Communication & Reporting

- Professional, trained staff act as courteous representatives of the District
- Weekly inspections and monthly service calendars/reports provided
- Deficiencies corrected within one week; emergency contacts available 24/7
- All equipment and vehicles are clean, safe, and clearly branded

VII. Optional Services

With District approval, we offer:

- Selective wooded-area pruning
- Turf renovations (e.g., topdressing, dethatching)
- Stormwater structure cleaning
- Landscape enhancements

Conclusion

Our approach reflects more than technical expertise—it reflects a proactive partnership. We are committed to maintaining a landscape that showcases the District's standards, adds value to the community, and leaves a lasting impression on residents and visitors alike.

written report by an authorized Contractor representative, detailing work completed on a weekly basis. Contractor will document and correct any landscape maintenance deficiencies that are identified within one week or provide a status update for work requiring a longer period to accomplish.

b. Contractor shall provide an annual fertilization and pesticide application plan which is to include all labels, proposed rates of application and MSDS sheets.

c. Within 5 days of notice to proceed the Contractor and a representative of the District will inspect the irrigation system for acceptance by the Contractor. Any defects will be noted for repair under the District's existing warranty.

d. Contractor will provide the District with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

e. Contractor and District agree that Contractor is an independent contractor and, as such, shall assume liability for its own withholding taxes, social security taxes, unemployment taxes, licenses and insurance pertaining to its employees or operations.

f. Contractor agrees to always secure and maintain in effect, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof to District of such liability insurance with limits of not less than $1,000,000, with workers compensation coverage as required under the laws of the State of Florida.

g. Contractor shall maintain applicable licenses and permits within the cities, counties, and states of operation.

h. Contractor will be proactive in identifying any landscape site conditions that affect long-term plant health and vigor and will immediately advise District accordingly. Contractor does not provide any warranty, whether express or implied, pertaining to the improvement or survival of the planted or sodded areas; furthermore, this proposal does not include any allowance for tree, shrub, or plant replacement. Contractor will only be responsible for replacement of plant material that dies as a direct and identifiable result of improper maintenance practices.

i. As applicable, Contractor agrees to pay all sales taxes on materials supplied. The District agrees that if sales taxes become applicable to the services or any portion(s) thereof, they will pay these taxes in addition to the fees quoted in the Landscape Maintenance Service Agreement

VI. SPECIAL PROVISIONS

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
11311 McCormick Road
Suite 450
Hunt Valley MD 21031

CONTACT NAME: Certificate Administrator
PHONE (A/C, No, Ext): 443-798-7499 **FAX (A/C, No):** 443-798-7290
E-MAIL ADDRESS: BW2.BSD.CERTS@AJG.COM

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Property Casualty Co of America	25674
INSURER B : Hartford Fire Insurance Company	19682
INSURER C : Navigators Insurance Company	42307
INSURER D : Hartford Accident and Indemnity Company	22357
INSURER E :	
INSURER F :	

INSURED 37729
Ruppert Landscape, LLC
23601 Laytonsville Road
Laytonsville, MD 20882-2525

COVERAGES **CERTIFICATE NUMBER:** 2100305346 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			30CSES51809	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X Comp $2,000 X Coll $2,000			30CSES51802	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Incl. Hired Auto PD	$ 2,000,000 $ $ $ $
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 10,000			GA25UMRZ0CX3PIV	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		30WNS51800	4/1/2025	4/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Excess Umbrella Liability			EX6W02809725NF	4/1/2025	4/1/2026	Each Occurrence Aggregate	$10,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Contractors Equipment & Leased and Rented Equipment - Ascot Insurance Company - Policy #IMMA241000163503 - 4/1/2025-4/1/2026
Catastrophe Limit $30,458,318 (includes scheduled equipment, unscheduled tools & equipment $50,000 and borrowed, leased or rented equipment $250,000)

Pollution/Professional Liability - Policy # 30CPIZM3626 - Pacific Insurance Company Ltd. (10046) - Effective 4/1/2025-4/1/2026 - Claims Made - Limits Per Incident $2,000,000 Aggregate $2,000,000

Installation Floater - Policy #IMMA241000163503 - Ascot Insurance Company - Effective 4/1/2025-4/1/2026 - $1,000,000 per occurrence included landscape materials, Temporary Storage $250,000, Property in Transit $250,000
See Attached...

CERTIFICATE HOLDER

Evidence of insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: 37729

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Arthur J. Gallagher Risk Management Services, LLC	Ruppert Landscape, LLC 23601 Laytonsville Road Laytonsville, MD 20882-2525
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

RUPPERT LOCATION CODE - JAM/261

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

RUPPERT LANDSCAPE, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

23601 LAYTONSVILLE ROAD

Requester's name and address (optional)

6 City, state, and ZIP code

LAYTONSVILLE, MD 20882-2525

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

2	0	–	0	8	0	2	6	5	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** [signature] **Date** 1/8/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Clay County Board of County Commissioners
477 Houston Street
Green Cove Springs FL, 32043
1 (904) 269-6307

PROFESSIONAL LICENSE CERTIFICATE

Qualified to operate in Clay County

Issued To:	**James Proctor**	**Certification(s):**	30CSES51809 - Liability Insurance Certification, 30WNS51800 - Workman's Compensation Insurance
Mailing Address:	2105 Harbor Lake Dr Fleming Island, FL 32003		
License Number:	REGS-000025-2023	**License Type:**	Registered Specialty Contractor
Issued Date:	7/25/2025	**Classification:**	Irrigation Specialty Contractor
Expiration Date:	9/30/2025	**Fees Paid:**	$35.00

Building Official

County Authorized Signature

Signature of Holder

NOTIFY THIS OFFICE OF ANY CHANGE IN YOUR ADDRESS. RENEWAL NOTICES ARE A COURTESY OF CLAY COUNTY CONTRACTORS.WE DO NOT HAVE A RECORD WHEN YOU MOVE UNLESS YOU NOTIFY US.

NOTE:
ALL CONTRACTORS AND MASTERS PULLING PERMITS IN CLAY COUNTY MUST BE REGISTERED WITH THE STATE OF FLORIDA

TO BE POSTED IN A CONSPICUOUS PLACE

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF184463

JAMES PROCTOR

This is to certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 06/13/2025

Expiration Date: 06/01/2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF184463

PROCTOR, JAMES
219 TENTH ST
SAINT AUGUSTINE, FL 32084

Categories
LAWN

Issued: 06/13/2025 **Expires: 06/01/2026**

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category Key

FUM	Fumigation
WDO	Termites and Other Wood-Destroying Organisms
GHP	General Household Pest
LAWN	Lawn and Ornamental

License Certificate

PROCTOR JAMES D III

This is to certify that

is the qualifying agent for THE TREE AMIGOS OUTDOOR SERVICES, INC.

and has met all the requirements of law and this Board and is certified as a IRRIGATION CONTRACTOR

contractor expires SEPTEMBER 30, 2025

No : I - 287

Date Issued : 10/2/2023

Clifford D. Snell
CHAIRMAN

This certificate must be renewed by SEPTEMBER 30, 2025 to remain valid. An application for renewal must be filed with the Board by September 30th to obtain a new card. This certificate is void unless signed and requested information is supplied on reverse side. This certificate must be carried on person at all times while working.

LICENSE CERTIFICATE

This is to certify that the following licensee has met all the requirements of law and this Board and therefore this License certificate is renewed as follows :

CITY OF JACKSONVILLE, FLORIDA
CONSTRUCTION TRADES
QUALIFYING BOARD

Q/A : PROCTOR JAMES D III

Name : THE TREE AMIGOS OUTDOOR SERVICES, INC.

Address : 50001-18 HIGHWAY 17 #235

FLEMING ISLAND FL 32003

Type : I

No : I - 287

Date issued : 10/2/2023

License Year : 2023 / 2025

Expiration Date SEPTEMBER 30, 2025

EXHIBIT B
Landscape Maintenance Map

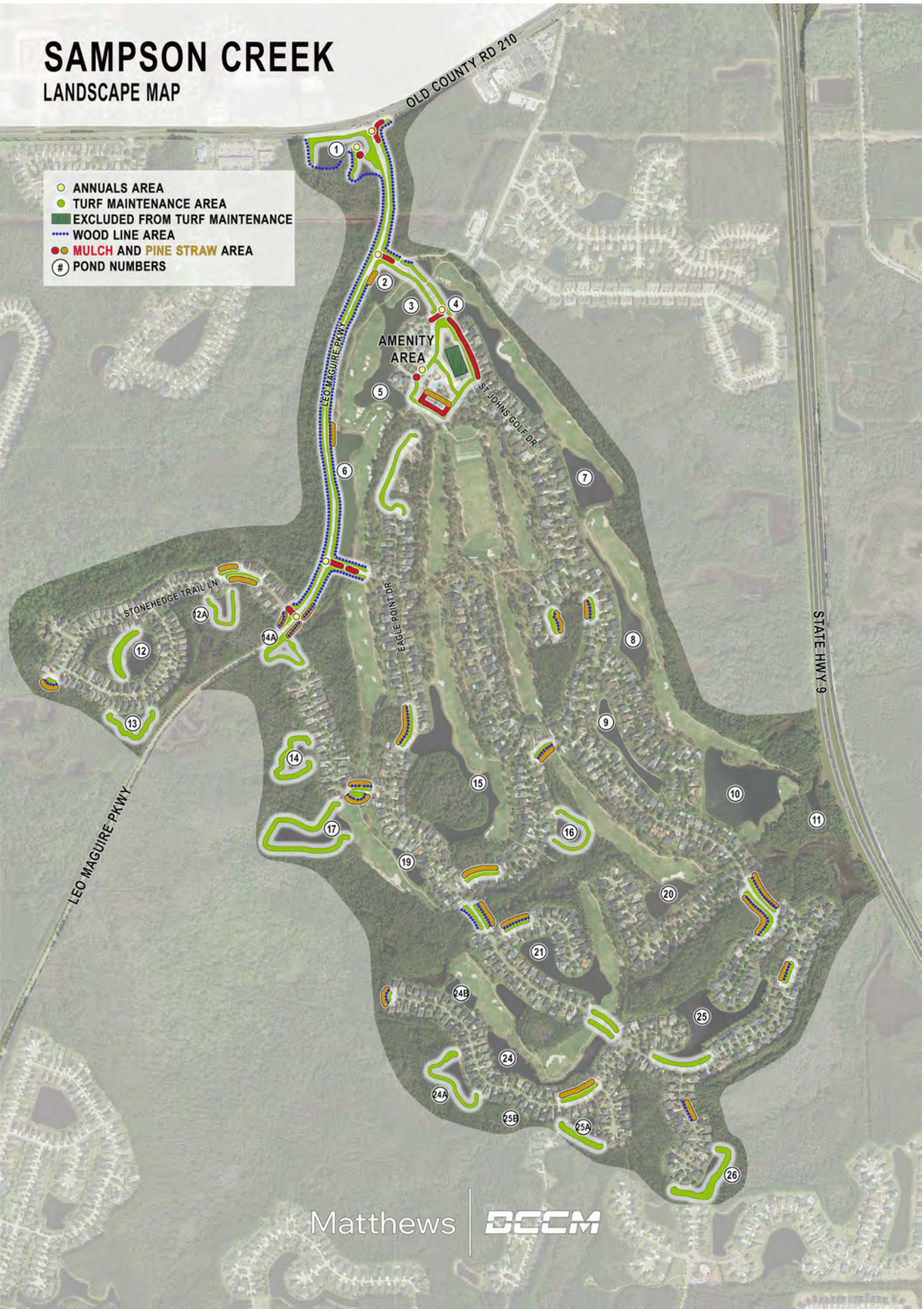

SAMPSON CREEK
LANDSCAPE MAP
OLD COUNTY RD 210
ANNUALS AREA
TURF MAINTENANCE AREA
EXCLUDED FROM TURF MAINTENANCE
WOOD LINE AREA
MULCH AND PINE STRAW AREA
POND NUMBERS
AMENITY AREA
LEO MAGUIRE PKWY
ST JOHNS GOLF DR
EAGLE POINT DR
STONEHEDGE TRAIL LN
STATE HWY 9
LEO MAGUIRE PKWY
Matthews
DCCM

EXHIBIT C
Form of Change Order

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated August 14, 20 25 authorizes certain work in accordance with that certain *Agreement for Landscape and Irrigation Maintenance Services* (the "Agreement"), dated _____, by and between:

> **Sampson Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

Ruppert Landscape LLC, a Limited Liability Company, whose address is _____ (the "Contractor").

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

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

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

[SIGNATURES ON NEXT PAGE]

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

SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairman, Board of Supervisors

Colleen Ryan

Witness

Ruppert Landscape LLC

Anthony Bretz

By:

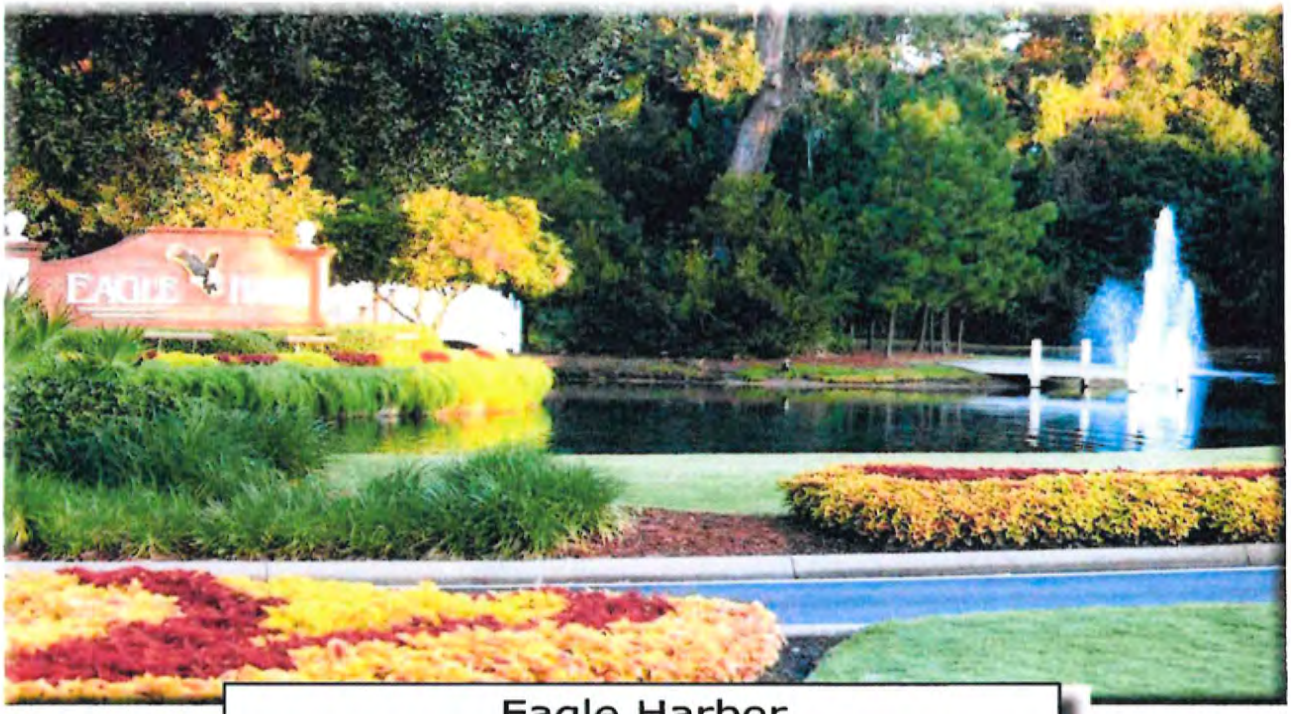
Its: Branch Manager

Exhibit A: Proposal/Scope of Additional Services

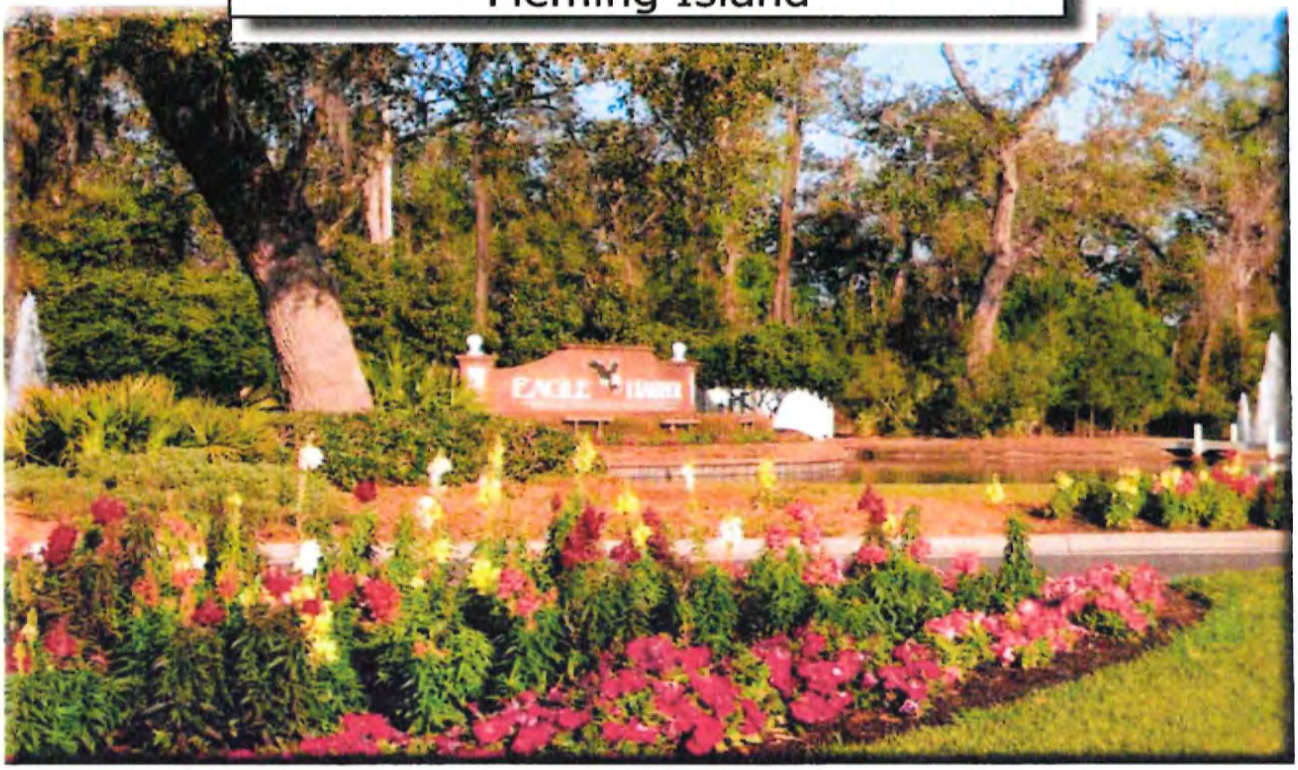

Rolling Hills
Amenity Complex
Green Cove Springs







Eagle Harbor
Fleming Island



E.

Uniting partners through exceptional landscape services

UNITED
Land Services

Sampson Creek
Community Development District

UNITED Land Services

Sampson Creek

Community Development District

Proposal

For

Landscape & Irrigation Maintenance

August 14, 2025

Pricing Valid for 90 Days Upon Receipt

August 14, 2025

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

RE: Landscape Maintenance & Irrigation Services for Sampson Creek Community Development District

Dear Board of Directors,

Thank you for considering **United Land Services** as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Based upon the meticulous RFP language, our thorough site visits, and scope of services; we fully understand the high expectations for **Sampson Creek CDD.** Our proposal has been uniquely crafted to address your specific needs and expectations you have expressed throughout the RFP process.

As green industry professionals, we look forward to partnering with the community and to carryout the shared mission of constantly improving the overall experience and customer satisfaction. United Land Services is committed to providing best in class communication, proactiveness and commercial landscape maintenance services. Our team of dedicated landscape professionals welcome the opportunity to openly discuss costs, quantities and possible reductions to help **Sampson Creek CDD** increase quality but not necessarily increase the budget.

Again, we sincerely appreciate the opportunity to provide you with our proposal. If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly. ***We serve all our customers with this attitude.***

Integrity & Honesty

We will fix it before it's a problem. Procedures, checklists and training all focus on one result - making sure our clients don't have to manage our work.

Your Community, Our People

You want to know what's going on with the landscape in your community. Our people, systems and policies put communication first which results in superior quality. We are locally owned and invested in your neighborhood.

Teamwork

One size doesn't fit all. Our experienced staff and Phased Development Strategy™ allows us to find unique solutions to meet your property and budgetary needs.

Yours in Success,

George Rugen
Senior Business Development Manager
grugen@unitedlandservices.com
352-647-5968

Approach to RFP Requirements

1. Company History, Experience & Services
2. Bid Forms Including Pricing
3. Organizational Chart & Key Personnel
4. Financial Strength & Company Assets
5. Narrative Approach & Map
6. Reporting
7. Phased Development Strategy
8. Certifications, W-9, COI
9. Scope of Services Summary

Company History, Experience & Services

Company History

Locations, History, Services & Approach

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Additional Areas Served

- Alabama
  - Montgomery
- Florida
  - Central Florida
  - Ocala
  - Ft. Peirce
  - Fernandina Beach
  - Tampa
  - Bradenton
  - Jacksonville,
  - Ft. Lauderdale
  - Panama City
  - West Palm
- North Carolina
  - Greensboro
  - Charlotte
  - Raleigh
- South Carolina
  - Myrtle Beach
- Georgia
  - Savannah
  - Atlanta

Our History

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

Irrigation Experts

Your Team of Certified & Licensed Specialists

Installation, Maintenance & Repairs

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.

- **Maintenance** - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.

- **Improvements** - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

Agronomics Program

Certified Pest Control Operators

Fertilization, Pest Control & Agronomy Management

- **Fertilization** - We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

- **Pest Control** - United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management** - We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action

United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach to get customers back online quickly.

Phase I

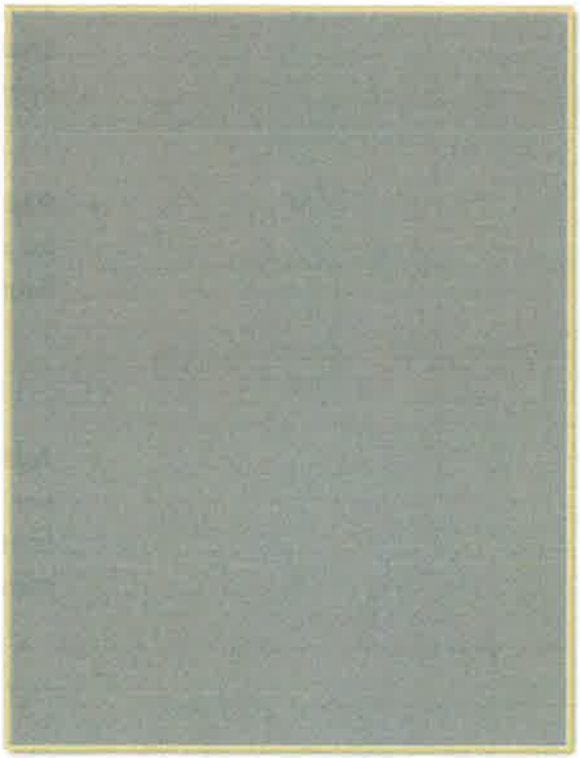
- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove "hangers",



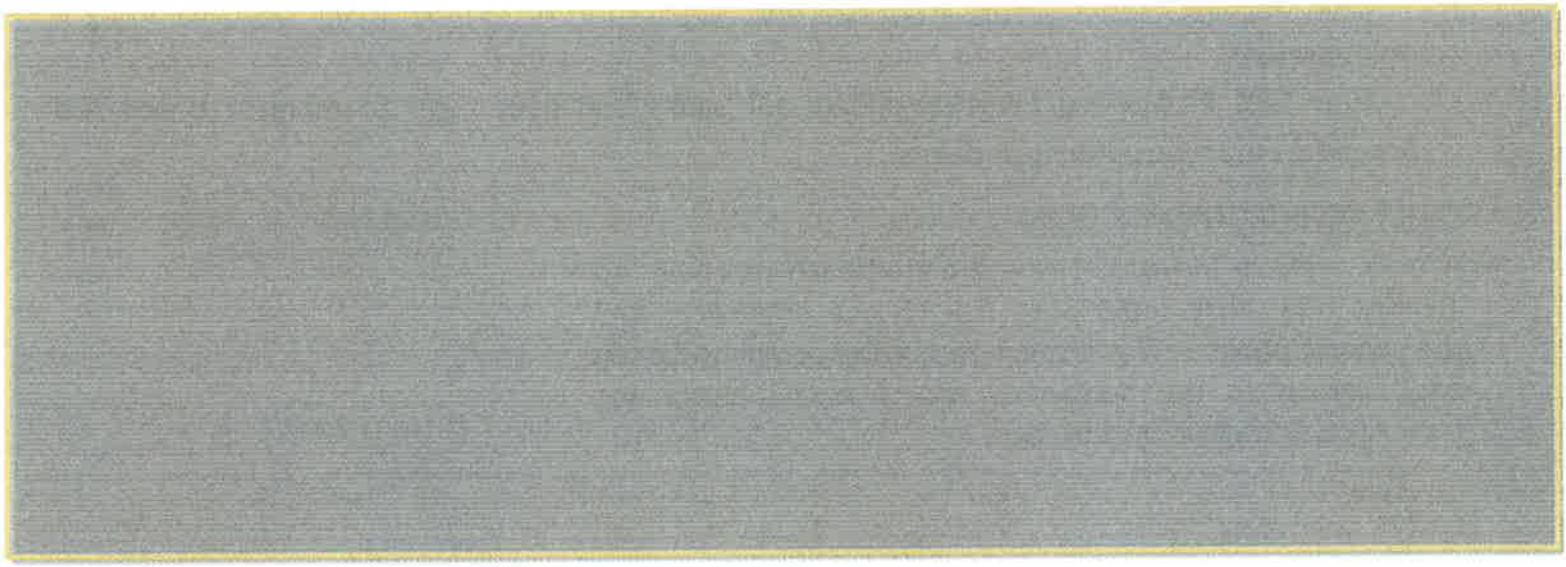
Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing



Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.



SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and potential hazardous driving patterns.

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Experience & References

Uniting Partners Through Exceptional Landscape Services

Project Name: **Town of Orange Park,** $250,000 since 2023
Contact Information: Town of Orange Park
Kyle Croce, *Public Works Director*
772 332-6942
kcroce@townop.com

Scope of Services: Orange Park has grown dramatically and has developed as the northeastern gateway to Clay County. Commerce and business has flourished, not only in the Town, but in the greater Orange Park area as well. The Town and its government have continued to make a wide variety of improvements in an effort to meet the demands of its citizens and residents. The new Town Hall built in 1995 is a tribute to the Town of Orange Park and stands as an outstanding example of the character of residents and the farsightedness of those who call Orange Park home.

Project Name: **Reverie at SilverLeaf,** $400,000 since 2019
Contact Information: First Service Residential
Jennifer Salazar LCAM
510-932-3309
jennifer.salazar@fsresidential.com

Scope of Services: Reverie is a master-planned community comprised of approximately 500 acres and all inclusive landscaping. United Land services the roadways, common areas, amenity areas, ponds, and all homes.

Project Name: **Aphora at Marina San Pablo,** $175,000 since 2022
Contact Information: Sovereign & Jacobs Property Management Companies
Larisa Agan, *LCAM*
904-484-4462
lagan@sovereign-jacobs.com

Scope of Services: Aphora at Marina San Pablo, a collection of 57 residences, including the 12 story tower in this maintenance free community. All-inclusive landscape approach, irrigation inspections, in house agronomics program - 10,720 annual rotation, mulching, weekly walk throughs and site audits.

Experience & References

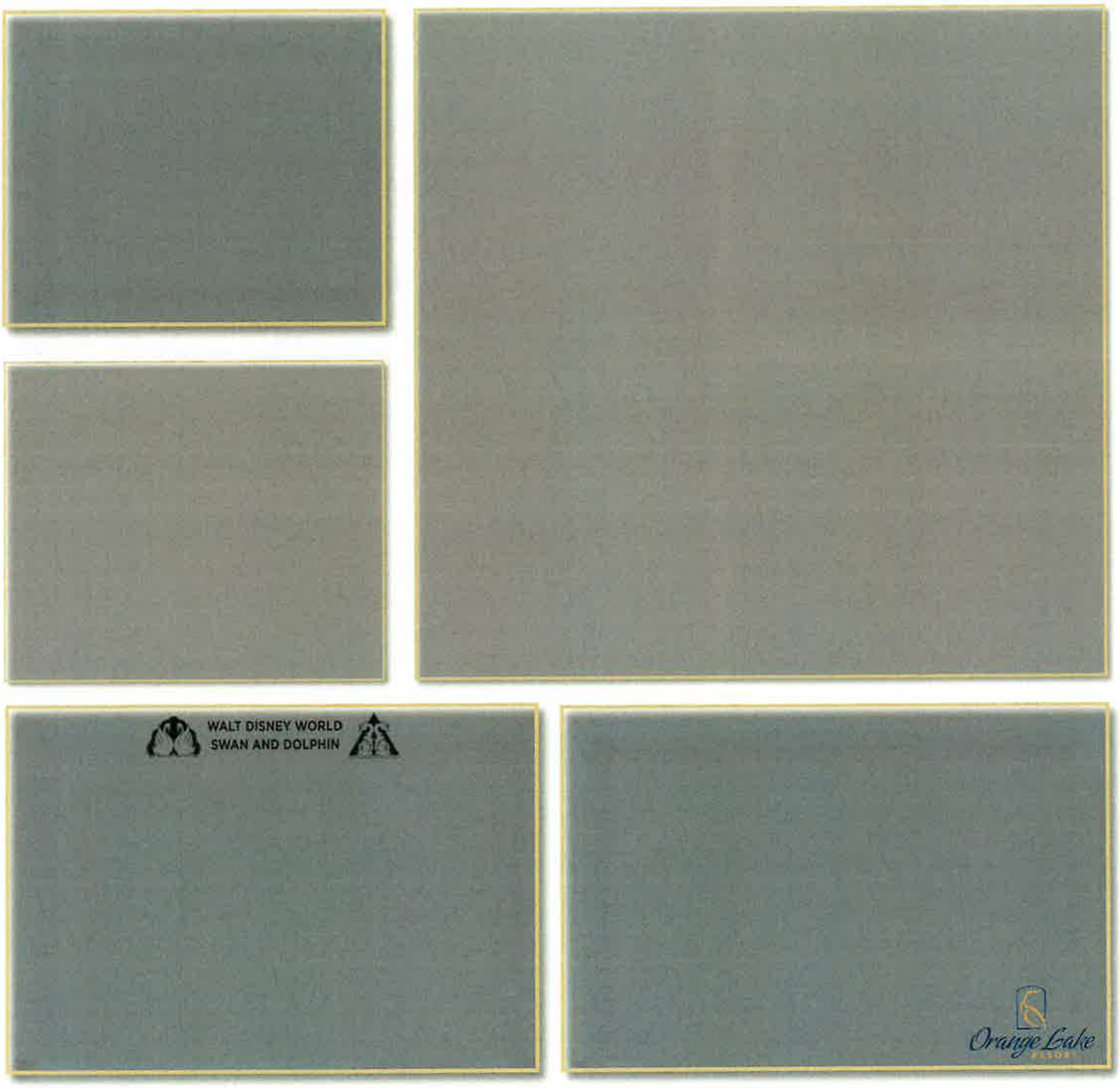
Uniting Partners Through Exceptional Landscape Services

Project Name:	**Plantation Estates HOA,** $100,000 since 2022
Contact Information:	Leland Management Lifestyles Leilani Chamberlain, *LCAM* 904-426-4473 lchamberlain@lelandmanagement.com
Scope of Services:	Plantation Estates is a premiere gated community in St. Johns County. All-inclusive landscape approach.

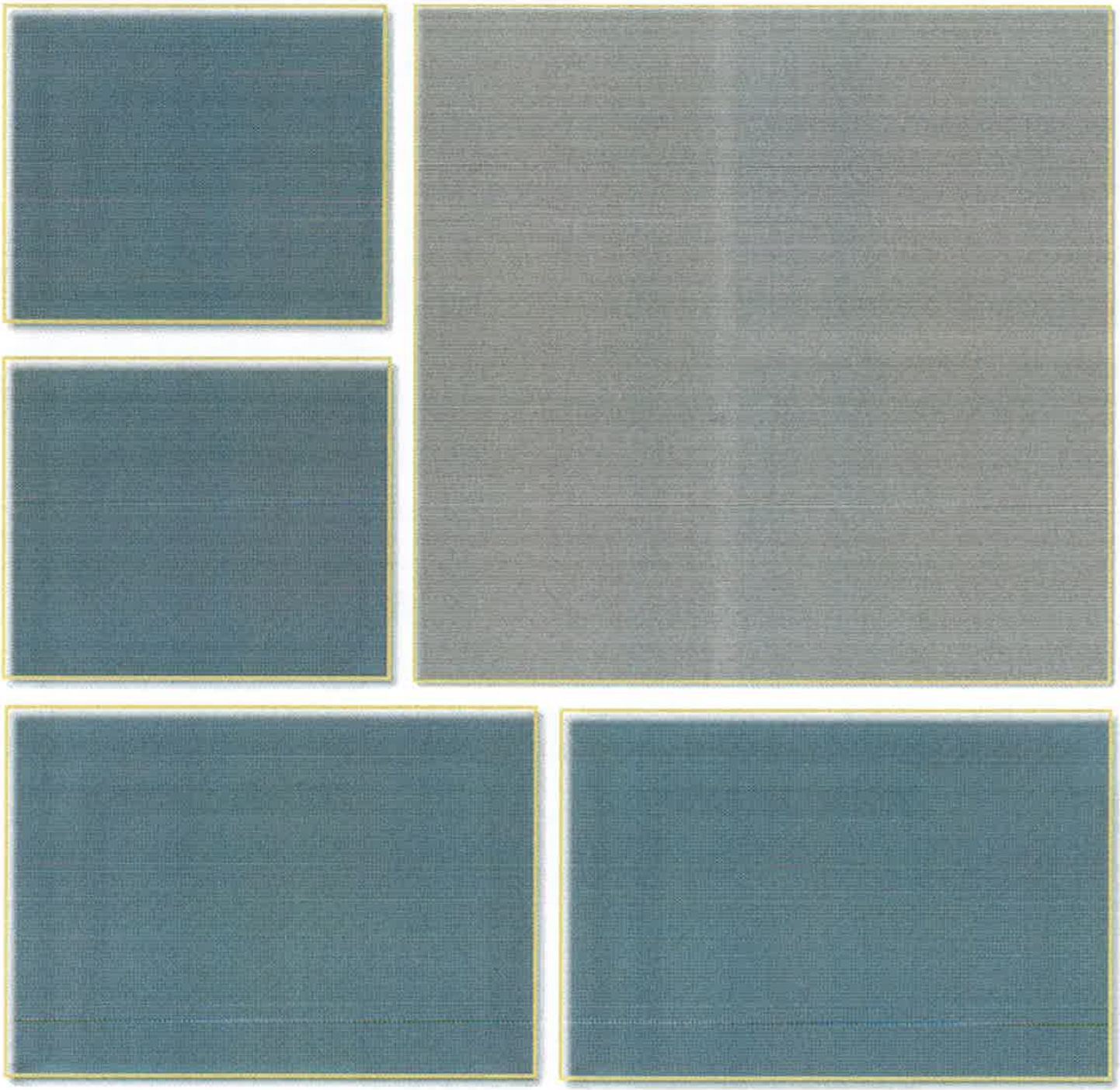
Project Name:	**Country Club at Champions Gate,** $2M since 2023
Contact Information:	First Service Residential Kristina Inkrott, Regional Director 407-758-2577 Kristina.Inkrott@fsresidential.com
Scope of Services:	Champions Gate is a new addition to our portfolio. United Land Services currently maintains all common areas including 996 homes in this maintenance free community. All-inclusive landscape approach for Stillwater. Fifty-two visits, irrigation inspections, in house agronomics program - 24,000 annual rotation, mulching, specialty palm pruning, weekly walk throughs and site audits.

Project Name:	**Heathrow Master Association,** $500,000 since 2019
Contact Information:	Sentry Management Inc. Deanna Sims, *Division Manager* 407-333-0884 Deanna.Sims@sentrymgt.com
Scope of Services:	Heathrow is a master plan HOA community comprised of an 18-hole golf course that boasts 13 individual communities. There are common areas with walking trails, athletic fields, parks, and lakes. Mowing, detailing, selective hand pruning, arbor care, floral rotations, fertilization, agronomics and irrigation services. 1en fulltime employees and one dedicated irrigation technician.

Exclusive Partnership



Exclusive Partnership



Bid Forms & Pricing

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Jason Lamb, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CFO for United Land Services ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

United Land Services

CFO

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name United Land Services

Street Address 1240 Lawn Care Rd.

P. O. Box (if any) _____

City Green Cove Springs State Florida Zip Code 32043

Telephone 904-284-3165 Fax no. 904-203-1250

1st Contact Name Donnie Cope Title Sr. VP of Operations

2nd Contact Name Jeremy Duke Title Regional Dir. of Operations

Parent Company Name (if any) Florida ULS Operating, LLC DBA United Land Services, LLC

Street Address 12276 San Jose Blvd. Suite 747

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32043

Telephone 904-829-9255 Fax no. 904-203-1250

1st Contact Name Bob Blandford Title CEO

2nd Contact Name Ray Leach Title COO

- *Company Standing:*

  Proposer's Corporate Form: Limited Liability Comany
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Delaware Date 2020

  Is the Proposer in good standing with that State? Yes x No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes x No ___

  If no, please explain _____

  _____

  _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	3/3/26

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  Certified General Contractor

  Certified Pest Control Operator

  Certified Irrigation Contractor

  FDOT - TCC License

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address 1240 Lawn Care Rd.

  P. O. Box (if any) _____

  City Green Cove Springs State Florida Zip Code 32043

  Telephone 904-284-3165 Fax no. 904-203-1250

  1st Contact Name Derek Allen Title Branch Manager

  2nd Contact Name Rachel Pinczewski Title Branch Administrator

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  2 Supervisors, who will be onsite 2 days per week;
  2 Technical personnel, who will be onsite 1 days per week; and
  4 Laborers, who will be onsite 2 days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Brian Easley

  Position / Certifications: Director of Agronomy / CPO

  Duties / Responsibilities: Directs the company in best practices for turf management.

  % of Time to Be Dedicated to This Project: 40 %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: Marina San Pablo

Contact: Larisa Agan Contact Phone: 904-484-4462

Project Type/Description: Aphora at Marina San Pablo, a collection of residences including 12 story tower in this maintenance free community. Brian manages

Duties / Responsibilities: all aspects of horticulture related to community.

Dollar Amount of Contract: $190,000.00

Proposer's Scope of Services for Project: All inclusve landscape maintenance

including maintenance, irrigation wet checks and repairs, agronomics, mulch installation,

annual rotations, and palm trimming

Dates Serviced: 2022-Present

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes* X *No* ___ *For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name First Coast Mulch

Street Address 4672 Race Track Rd.

P. O. Box (if any)

City St. Johns State Florida Zip Code 32259

Telephone 904-254-5366 Fax no.

1st Contact Name David Robinson Title Managing Partner

2nd Contact Name Leslie Pragasam Title Dir. of Marketing

Proposed Duties / Responsibilities: Mulch all Common Areas of Property

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: Julington Creek Plantation Estates

Contact: Leilani Chamberlain Contact Phone: 904-420-0166

Project Type/Description: Large Scale HOA

Dollar Amount of Contract: $125,000.00

Proposer's Scope of Services for Project: All inclusive landscape and irrigation maintenance.

Dates Serviced: 2022-Present

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

Background Checks, E-Verify, and Drug Screens

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

OFFICERS

PROPOSER: United Land Services DATE: August 2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Bob Blandford	CEO	Oversees Growth	St. Johns, FL
Ray Leach	COO	Oversees Department Heads	St. Johns, FL
Jason Lamb	CFO	Oversees Finances	St. Johns, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: United Land Services

DATE: August 2025

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Donnie Cope	Sr. VP Ops	Oversees Operations	Green Cove	33% / 1 Day	8	18
Jeremy Duke	Regional Ops	Oversees Quality	Green Cove	33% / 1 Day	5	12
Derek Allen	Branch Manager	Oversees Local Ops	Green Cove	67% / 1 Day	6	10
Jesse Knaust	Sr. Account Mgr	Quality / Client Relations	Green Cove	100% / 2 Days	6	10
Brian Easley	Director of Agronomy	Turf and Ornamentals	Green Cove	33% / 1 Day	8	20
Cecil Gester	Dir. Irrigation	Irrigation	Green Cove	33% / 1 Day	8	28

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

PROPOSER: United Land Services

DATE: August 2025

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	72" Exmark Mower	2	Green Cove Springs
2	52" Exmark Mower	2	Green Cove Springs
1	60" Exmark Mower	2	Green Cove Springs
2	String Trimmers	2	Green Cove Springs
2	Edgers	2	Green Cove Springs
3	Backpack Blower	2	Green Cove Springs
1	NPR Isuzu Truck	2	Green Cove Springs
2	Hedge Trimmers	2	Green Cove Springs
1	Z- Spreader (Agronomics)	10 Projects - Agronomics	Green Cove Springs

- *(Information regarding similar projects – continued)*

Project Name/Location: Town of Kindred CDD - Kindred, FL

Contact: Paul Almonte Contact Phone: 407-705-2190

Project Type/Description: Multi Phase CDD

Dollar Amount of Contract: $850,000

How was the project similar to this project? Project included all aspects of landscape maintenance, very similar to the scope provided for Sampson Creek.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): 52 maintenance visits, 6x turf fertilization, 2x shrub fertilization, 2x palm tree trimming, monthly wet checks, mulch installation, and quarterly flower changeouts.

List of equipment used on site: Project included different sized mowers, hand held equipment, tree trimming equipment, fertilization equipment.

List of subcontractors used: Mulch Masters

Is this a current contract? Yes x No ___

Duration of contract: 2022 - Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Harmony West CDD - Harmony FL

Contact: Shelley Kaercher Contact Phone: Email: shelleykaercher@forestar.com

Project Type/Description: Landscape and Irrigation Maintenance

Dollar Amount of Contract: $1,200,000

How was the project similar to this project? This CDD is larger but has the same specs including a spread out community with alot of common area and ponds.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Scope included 52 visits, full agronomics, wet checks, flowers, and mulch installation.

List of equipment used on site: Variety of mowers from push to riders. Box trucks and all hand held equipment including Kubota, Z Spray, Isuzu Fert Truck, Stihl Back Pack chemical tanks.

List of subcontractors used: n/a

Is this a current contract? Yes x No ___

Duration of contract: 2022-Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Reverie - SilverLeaf - St. Augustine, FL

Contact: Jennifer Salazar Contact Phone: 866-378-1099

Project Type/Description: Large Scale HOA - Full Service Landscape and Irrigation

Dollar Amount of Contract: $400,000

How was the project similar to this project? The project includes all aspects of the scope for Sampson Creek CDD and additionally includes maintenance for all of the homesites.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Scope includes full landscape maintenance, full agronomics on a variety of turf grass, irrigation wet checks, quarterly annual changeouts. United Land Services helped write the rfp which is currently used on all Dreamfinders Reverie Properties throughout the country.

List of equipment used on site: All commercial landscape equipment and 2 cycle.

List of subcontractors used: n/a

Is this a current contract? Yes x No ___

Duration of contract: 2023-Present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes* x *No* _____ *For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: Winward Ranch HOA

Contact: Miranda Blankenship Contact Phone: 904-660-1201

Project Type/Description: Large Scale HOA - Full Landscape and Irrigation Service

Dollar Amount of Contract: $250,000

Scope of Services for Project: The project included all aspecs of Sampson Creek CDD specifications for Landscape Maintenance.

Dates Serviced: 2017-2024

Reason for Termination: Project was terminated due to budget restraints.

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  n/a

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (x) If yes, provide the following:*

  Identify the Case # and Tribunal:

  Describe the Nature of the Action:

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (x) If yes, please explain:*

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

PROPOSAL FORM
PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE

SERVICES BID SUMMARY

Basic Services

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

	Proposed Lump Sum	Monthly	Annual Term Total
Term 1	$ 13,724	$ 164,688	(Twelve (12) months)
Term 2	$ 13,724	$ 164,688	(Twelve (12) months)
Term 3	$ 14,547	$ 174,564	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (34 site visits)	$ 49,874	$ 49,874	$ 52,866
Tree and Palm Maintenance (34 site visits)	$ 3,000	$ 3,000	$3,180
Shrub and bed Maintenance (34 site visits)	$ 50,000	$ 50,000	$ 53,000
Fertilization St Aug Turf (6 times per year)	$ 7,076	$ 7,076	$7,501
Fertilization Bermuda Turf (8 times per year)	$ 3,000	$ 3,000	$ 3,180
Fertilization Bahia Turf (3 times per year)	$ 0	$ 0	$0
Fertilization Shrubs, Trees and Palms (min 4 times per year)	$ 800	$ 800	$ 848
Pesticide Program Turf	$ 4,000	$ 4,000	$ 4,240
Pesticide Program Shrubs, Trees and Palms	$ 150	$ 150	$ 159
TOTAL LUMP SUM	$ 117,900	$117,900	$ 124,974
Note: Yearly Irrigation Pricing	$6,084	$6,084	$6,444

Additional Services	$	$	$
Mulch – Brown Mulch (220 cubic yards annually)	$12,756	$12,756	$13524
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	$10,800	$10,800	$11,448
Annuals (1715 units every 3 months)	$17,148	$17,148	$18,180
All-Inclusive Irrigation Lump Sum	$18,000	$18,000	$19,080

Additional Services

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

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

Irrigation Alternate: All-Inclusive Irrigation Option

-This option will include the following:

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

Note the following items are excluded from this alternate option.

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

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

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

SOD/SEED/MULCH:

Sod installed: St Aug, per pallet	$600
Pine Straw per Bale	$9
Shredded Brown Mulch, CY	$58
Seeded Winter Rye, per bag	$200
Removal of Aged Mulch - Entrances, Amenity Area, Roadways and Round-About	$55 per hour

SHRUBS:

Chord Grass - 3 gal.	$22.40
Lorapetalum - 3 gal.	$22.40
Glendale Fashion Azalea (Pink) - 3 gal.	$22.40
Podocarpus "Pringle" - 3 gal.	$22.40
Blue Daze- 1 gal.	22.40
Eugenia Globe 7 Gal.	$ 52.50

ANNUALS:

Annuals in 4" pots per flat of 18	$45

TREES (CONTAINER):

Crape Myrtle - 65 gal., 100 gal.	$680
	$1,365
Southern Magnolia - 65 gal.	$1,043
	$1,680
Live Oak - 100 gal., 200 gal.	$4,130

IRRIGATION:

CONTROLLERS:

Hunter ICC Outdoor Controller	$2,750
Hunter Pro-C Controller	$1,500

VALVES WITH VIOLET INDICATORS:

Compatible valves	$250

SPRAY HEADS AND ROTORS:

4" Spray head	$28
6" Spray head	$28
12" Spray head	$35
6" Rotor	$43
12"Rotor	$65

VALVE BOX:

6" Round	$15
10" Round	$20
14" Rectangular	$50

MISCELLANEOUS:

Mowers (riding mower)	$35	per acre
Mowers (mower - not to exceed 36")	$45	per acre
Bush-Hog	$150	per acre
Tractor/Skid Steer	$300	per hour
Supervisor with Transportation	$60	per hour
Laborer with hand equipment	$55	per hour
Dump/Flat-Bed Truck	$300	per load
Irrigation tech labor rate	$70	per hour
Irrigation tech after hour rate (evenings/weekends)	$90	per hour
Additional site pick-up	$varies	per trip/load
Additional Irrigation Inspection	$507	per hour
Additional Palm Tree Trimming	$250	per visit
Back-Hoe/Trencher/Excavator	$200	per hour
Fire Ant Control	$10,804	Top Choice
application		
Fire Ant Control	$Included	Spot treatment
Ornamental Grass Maintenance		
Berms, Medians & Entryways	$5,800	per visit
Amenity Center (including pool area)	$750	per visit
Common Area Fields & Courts	$400	per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	$60	per hour
Backhoe/Front end Loader	$400	per hour
Skid steer Loader	$600	per hour
Chipper	$600	per hour
Specialty Rental Equipment	Proposed as needed	

7th August

United Land Services
CFO

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CFO for United Land Services ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223

4. Proposer's Federal Employer Identification Number (FEIN) is 85-2497925

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

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

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

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

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

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

7th August

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CFO for United Land Services ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223

4. Proposer's Federal Employer Identification Number (FEIN) is 85-2497925

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

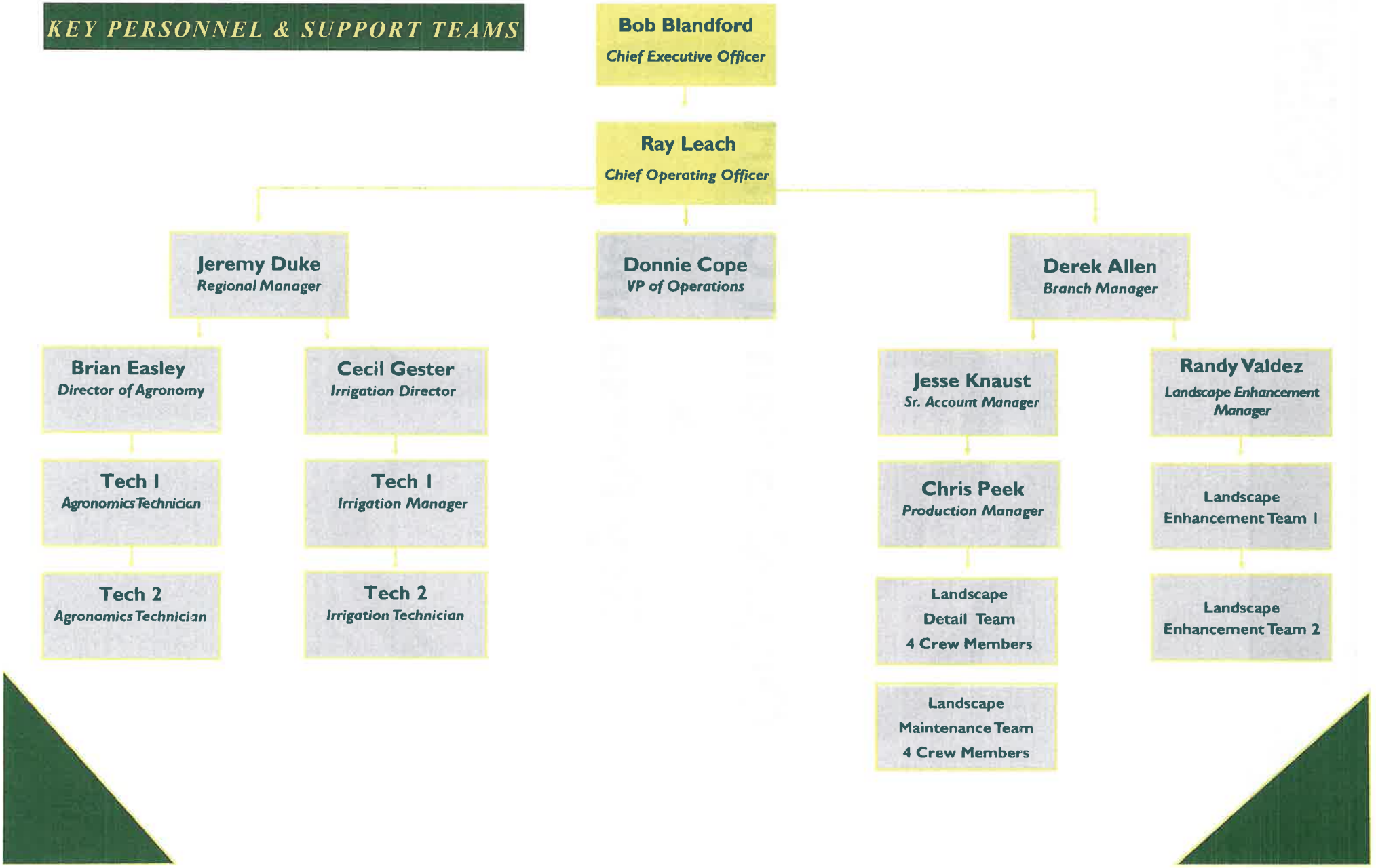
7th August

United Land Services

CFO

Organizational Chart
&
Key Personnel

KEY PERSONNEL & SUPPORT TEAMS



Bob Blandford

Chief Executive Officer

UNITED Land Services

Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

Experience

2019 – Present

United Land Services – *Chief Executive Officer*

- Oversee executive leadership, public relations of the company and all company-related training.
- Effectively manage a team of more than 1,300 employees in 15 locations throughout the Southeast.
- Develop and accomplish short-term goals and long-term objectives that further the company's growth.

1998 - 2019

United Landscapes – *Owner*

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 700 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- *Certified General Contractor*
- *Certified Pest Control Operator*
- *Certified Irrigation Contractor*
- *Certified Dealer in Agriculture*
- Leadership & Growth Mindset
- Business Strategy & Planning

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer

UNITED Land Services

Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2019 – Present

United Land Services – *Chief Operating Officer*

- Formulate business strategy with others in the executive team.
- Design policies that align with overall strategy
- Implement efficient processes and standards.
- Coordinate labor operations and find ways to ensure customer retention.
- Ensure compliance with local and state laws.
- Evaluate risk and lead quality assurance efforts

1994 - 2021

Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements, and sales reports
- Implement efficient processes and standards.
- Coordinate labor operations and find ways to ensure customer retention.
- Ensure compliance with local and state laws.
- Evaluate risk and lead quality assurance efforts.
- Identifying areas to cut costs while improving programs, performance, and policies.

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Donnie Cope

Vice President of Operations

UNITED Land Services

Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization, and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2021 – Present

United Land Services – *VP of Operations*

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers.

2016 - 2020

Florida Turf Grass – *Owner*

- Sod sales, installation, and grading services for Northeast Florida.

2014- 2016

Outdoor Concepts – *Owner*

- Landscape design and construction services for Northeast Florida.

Education

2001 - 2003

A.A. Business Administration and Management

St. Johns Community College

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
dcope@unitedlandservices.com
linkedin.com/in/donnie-cope-69677b20/

Jeremy Duke

Regional Manager

UNITED Land Services

Accomplished leader with 28 years of experience improving quality, cost, and results for commercial landscape companies. Kevin oversees branch activities and engages in weekly team meetings throughout the Southeast to maintain quality, consistency and safety

Experience

2022 – Present

United Land Services – *Regional Manager*

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Oversees multiple branches and key accounts to implement quality, consistency and safety.
- Helping branches to meet and exceed growth targets and achieving company goals

2013 - 2022

BrightView Landscape Services – *General Manager*

- Inspect key client properties to monitor performance and overall job quality
- Ensure existing accounts are renewed each year
- Adhere to annual budgets
- Develops landscape maintenance programs
- Supervision of monthly inspections and reporting consulting services for turf health, horticultural and irrigation

1995 - 2013

ValleyCrest Companies – *Branch Manager*

- Inspect key client properties to monitor performance and overall job quality
- Ensure existing accounts are renewed each year
- Adhere to annual budgets
- Develops landscape maintenance programs
- Supervision of monthly inspections and reporting consulting services for turf health, horticultural and irrigation

Licenses & Skills

- Relationship Management
- Safety
- Business Strategy
- Finance & Operations
- Team Leader
- ISA Board Certified Arborist

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-544-0671
mduke@unitedlandservices.com

Derek Allen

Branch Manager

UNITED Land Services

Derek has been in the Green Industry for 13 years. He has an extensive background and experience in both landscape management and Environmental Health and Safety. Derek takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2022 – Present

United Land Services – *Branch Manager*

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service

2015 - 2021

BrightView – *Senior Account Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Served as the main point of contact for key clients. Met with them proactively and regularly while serving as a consultative subject matter expert.
- Used creativity to design and propose enhancements to existing landscapes.
- Coordinated with other departments including Irrigation, Agronomics, Safety and the Field Support Team to promote a seamless workflow.
- Additional responsibilities include complying with Department of Agriculture/OSHA standards, site EHS programs, overseeing the site Personal Protective Equipment program (P.P.E.). Equipment certification program and managing Department of transportation fleet compliance and record keeping. Onsite crew safety audits to ensure compliance in safety standards and P.P.E. use.

2010 - 2015

ValleyCrest – *Account Manager*

Education

2000 - 2002

A.A. Agriculture Management

Florida Southern College at Lakeland

Licenses & Skills

- State of Florida Department of Agriculture – JE104237
- State of Florida Department of Environmental Protection Green Industries B.M.P. GV16732 -1
- Trenching, Shoring, Excavation Competent Person 1926.650 -1926.652(p)
- OSHA 10 – 10-hour occupational safety and health studies in construction safety and health.
- OSHA 30 – 30-hour training in general industry safety and health 20-601251033
- C.P.R. / first aid – American Red Cross
- C.P.R. / First Aid Certified Trainer – Instructor – American Red Cross
- Florida Department of Transportation Approved maintenance of traffic (M.O.T.) – FDOT 125/4678

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-574-2032
dallen@unitedlandservices.com

Brian Easley

Director of Agronomics

UNITED Land Services

Seasoned certified pest control operator with over 18 years of experience in the industry. Proven ability to identify and suppress or eliminate pests while providing excellent customer service. Passion for performing and supervising year-round maintenance field operations involving Florida turfgrass and ornamentals.

Experience

2019 – Present

United Land Services – *Horticulture Manager*

- Built out the United Land Services in house Agronomics Division
- Oversee and manage full time technicians that deliver best in class quality and results to commercial landscapes turf grasses and ornamentals.

2007 - 2019

TruGreen – *Horticulture Manager*

- Oversaw company growth and retention.
- Managed a 2M book of business from all aspects.

Licenses & Skills

- Certified Pest Control Operator
- Lawn & Ornamental
- General Household Pest Control
- Safety
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
beasley@unitedlandservices.com

Jesse Knaust

Senior Account Manager

Jesse serves as the primary contact for United Land Services clients. He builds and sustains long-term relationships, focusing on both client retention and ancillary sales, while providing oversight for field operations. Jesse supervises the Production Manager, who directly manages all field operations and Associate Account Managers. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 – Present

United Land Services – *Senior Account Manager*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2014 - 2022

BrightView – *Account Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Served as the main point of contact for key clients. Met with them proactively and regularly while serving as a consultative subject matter expert.
- Used creativity to design and propose enhancements to existing landscapes.
- Coordinated with other departments including Irrigation, Agronomics, Safety and the Field Support Team to promote a seamless workflow.

Education

2006 - 2010
B.S. Turfgrass Science
FSCj

Licenses & Skills

- Strategic Planning & Execution
- Personnel Development
- Communication
- Problem Solving
- Team Work

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-544-0668
jknaust@unitedlandservices.com

George Rugen

Business Development Manager

Dedicated to solving problems and creating solutions for commercial and residential living spaces. With 20 years of experience in sales, operations, design, and entrepreneurship, I am committed to collaborating with clients to create functional and innovative solutions for commercial properties and business. A dynamic team player with a strong consultative sales approach by continually producing quality solutions while adhering to demanding deadlines and budgets. Advanced understanding of customer needs coupled with strict attention to detail, results in superior customer service and high levels of client satisfaction.

Experience

2024 – Present

United Land Services – *Business Developer*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met.
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers

2001-2024

BrightView – *Senior Business Developer*

- Managed the growth and retention of the Jacksonville Branch for Commercial Landscape Maintenance.
- Held weekly, bi-weekly and monthly sales meetings for each division to keep the teams motivated with company culture and assist personal employee and company goals. Daily communication and over 25 direct reports to maintain high levels of customer satisfaction.
- Engage in monthly financial meetings with upper management to improve internal business performance.

Education

2000 - 2004

BS Business Management

University of Tampa

Licenses & Skills

- Best Management Practices Certified
- Critical Thinker
- Problem Solver
- Project Management

Contact

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-855-5300

grugen@unitedlandservices.com

www.linkedin.com/in/mattstinson11

Financial Strength & Company Assets

UNITED
Land Services

Financial Reporting Deck

For the Period Ended June 30, 2024

United Land Services
Consolidated Income Statement - Pro-Forma
United Land Services
For the Period Ended June 30, 2024

	Current Month					Year to Date					Trailing Twelve Months		
	6/30/2024 Actual	6/30/2024 Budget	6/30/2023 Prior	Variance F/(U) Budget	Variance F/(U) Prior	6/30/2024 Actual	6/30/2024 Budget	6/30/2023 Prior	Variance F/(U) Budget	Variance F/(U) Prior	6/30/2024 Actual	6/30/2023 Prior	Var F/(U) Prior
Net Revenue	**20,774**	**18,220**	**18,444**	**2,553**	**2,329**	**120,704**	**110,305**	**113,888**	**10,399**	**6,816**	**233,197**	**180,720**	**52,477**
% Net Sales to Gross Revenue	*100.0%*	*100.0%*	*100.1%*			*100.0%*	*100.0%*	*99.7%*			*100.0%*	*99.9%*	*29.0%*
Direct Labor	4,847	4,812	4,870	(34)	24	26,287	27,270	24,364	983	(1,923)	52,928	38,395	(14,532)
Direct Subcontractor Costs	2,444	1,307	1,266	(1,137)	(1,178)	13,795	7,402	10,583	(6,393)	(3,212)	26,756	17,635	(9,121)
Direct Material	6,423	5,233	5,601	(1,190)	(821)	36,191	33,175	38,306	(3,016)	2,115	69,446	65,661	(3,785)
Other Direct Costs	175	188	254	13	79	1,182	1,048	1,052	(134)	(130)	2,484	1,720	(764)
Total COGS	**13,888**	**11,540**	**11,991**	**(2,348)**	**(1,896)**	**77,456**	**68,896**	**74,305**	**(8,560)**	**(3,150)**	**151,613**	**123,411**	**(28,202)**
Direct Margin	**6,886**	**6,680**	**6,453**	**206**	**433**	**43,248**	**41,409**	**39,583**	**1,839**	**3,666**	**81,584**	**57,309**	**24,275**
% Direct Margin to Sales	*33.1%*	*36.7%*	*35.0%*		*1.84%*	*35.8%*	*37.5%*	*34.8%*			*35.0%*	*31.7%*	
Indirect Labor	1,271	1,215	1,209	(56)	(62)	8,328	8,348	5,819	20	(2,509)	16,891	10,642	(6,250)
Vehicle & Equipment	1,376	1,248	1,173	(128)	(203)	8,149	7,556	6,785	(593)	(1,364)	15,963	11,763	(4,200)
COGS Depreciation	838	853	674	15	(164)	4,910	5,147	3,117	237	(1,792)	9,357	5,206	(4,152)
Other Indirect Costs	83	112	170	29	87	678	625	758	(54)	80	770	1,307	537
Total Indirect COGS	**3,567**	**3,427**	**3,226**	**(141)**	**(342)**	**22,065**	**21,676**	**16,479**	**(390)**	**(5,586)**	**42,982**	**28,917**	**(14,064)**
Gross Profit	**3,319**	**3,254**	**3,227**	**65**	**91**	**21,183**	**19,733**	**23,104**	**1,449**	**(1,921)**	**38,602**	**28,392**	**10,210**
% Gross Profit to Sales	*16.0%*	*17.9%*	*17.5%*			*17.5%*	*17.9%*	*20.3%*			*16.6%*	*15.7%*	
Selling Expenses	204	176	246	(28)	42	1,284	1,116	1,099	(168)	(185)	2,545	1,715	(830)
Administrative Salaries	1,177	1,031	1,219	(145)	42	7,570	6,835	7,795	(735)	225	14,424	9,107	(5,318)
Rent	230	194	178	(36)	(52)	1,326	1,165	1,018	(160)	(308)	2,449	1,349	(1,100)
Professional Fees	49	38	32	(11)	(17)	271	229	143	(42)	(128)	352	230	(122)
Technology Expenses	67	62	73	(5)	7	361	370	373	9	12	792	577	(215)
Other G&A	414	315	360	(99)	(54)	2,135	1,916	2,969	(219)	834	4,273	3,507	(767)
SG&A Depreciation	53	43	41	(10)	(12)	310	255	227	(55)	(82)	585	421	(165)
Regional Allocation	-	-	-	-	-	-	-	357	-	357	-	357	357
Total SG&A	**2,192**	**1,859**	**2,148**	**(334)**	**(44)**	**13,257**	**11,886**	**13,982**	**(1,371)**	**725**	**25,422**	**17,263**	**(8,159)**
% SG&A to Sales	*10.6%*	*10.2%*	*11.6%*			*11.0%*	*10.8%*	*12.3%*			*10.9%*	*9.6%*	
Operating Income	**1,126**	**1,395**	**1,079**	**(269)**	**47**	**7,926**	**7,847**	**9,121**	**78**	**(1,196)**	**13,180**	**11,129**	**2,051**
% Operating Income to Sales	*5.4%*	*7.7%*	*5.8%*			*6.6%*	*7.1%*	*8.0%*			*5.7%*	*6.2%*	
Amortization	772	466	407	(306)	(365)	4,759	2,797	2,228	(1,961)	(2,531)	9,319	4,233	(5,086)
Interest	1,316	768	633	(548)	(683)	7,937	4,608	3,881	(3,329)	(4,056)	15,248	6,385	(8,863)
Non-Op (Income)/Expense	(1)	(0)	(41)	1	(39)	92	(0)	(28)	(93)	(120)	(263)	14	277
Non-Recurring	91	36	2,430	(55)	2,338	292	214	5,136	(78)	4,844	4,049	4,762	713
Mgt/BOD Fees	67	67	50	0	(17)	403	400	300	(3)	(103)	770	600	(170)
Tax Expense	-	23	-	23	-	3	138	0	135	(2)	194	1	(193)
Net Income	**(1,119)**	**35**	**(2,401)**	**(1,154)**	**1,282**	**(5,560)**	**(310)**	**(2,396)**	**(5,250)**	**(3,163)**	**(16,137)**	**(4,866)**	**(11,271)**
% Net Income to Sales	*-5.4%*	*0.2%*	*-13.0%*			*-4.6%*	*-0.3%*	*-2.1%*			*-6.9%*	*-2.7%*	
Depreciation	890	895	714	5	(176)	5,220	5,402	3,345	182	(1,875)	9,943	5,627	(4,316)
Amortization	772	466	407	(306)	(365)	4,759	2,797	2,228	(1,961)	(2,531)	9,319	4,233	(5,086)
Interest	1,316	768	633	(548)	(683)	7,937	4,608	3,881	(3,329)	(4,056)	15,248	6,385	(8,863)
Taxes	-	23	-	23	-	3	138	0	135	(2)	194	1	(193)
EBITDA	**1,860**	**2,187**	**(646)**	**(328)**	**2,506**	**12,358**	**12,635**	**7,058**	**(277)**	**5,300**	**18,566**	**11,379**	**7,188**
% EBITDA to Sales	*9.0%*	*12.0%*	*-3.5%*			*10.2%*	*11.5%*	*6.2%*			*8.0%*	*6.3%*	
Mgt/BOD Fees	67	67	50	0	(17)	403	400	300	(3)	(103)	770	600	(170)
Pro-forma Adjustment	-					-	-				-		
Other Non-Recurring	91	36	2,430	(55)	2,338	292	214	5,136	(78)	4,844	4,049	4,762	713
Adjusted EBITDA	**2,018**	**2,290**	**1,834**	**(272)**	**184**	**13,053**	**13,249**	**12,494**	**(196)**	**559**	**23,385**	**16,741**	**6,644**
% Adjusted EBITDA to Sales	*9.7%*	*12.6%*	*9.9%*			*10.8%*	*12.0%*	*11.0%*			*10.0%*	*9.3%*	

United Land Services
Consolidated Income Statement - Pro-Forma
Rolling TTM
United Land Services
For the Period Ended June 30, 2024

	June 2023 Actual	July 2023 Actual	August 2023 Actual	September 2023 Actual	October 2023 Actual	November 2023 Actual	December 2023 Actual	January 2024 Actual	February 2024 Actual	March 2024 Actual	April 2024 Actual	May 2024 Actual	June 2024 Actual	TTM Actual
Net Revenue	**18,444**	**18,523**	**19,839**	**17,451**	**19,005**	**19,461**	**18,194**	**18,402**	**18,351**	**19,432**	**20,939**	**21,608**	**20,774**	**233,197**
% Net Sales to Gross Revenue	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*	*100.0%*
Direct Labor	4,870	4,947	5,577	4,657	4,368	3,668	3,423	3,651	3,918	4,063	4,766	5,043	4,847	52,928
Direct Subcontractor Costs	1,266	1,783	2,779	2,279	1,701	1,994	2,426	1,926	2,031	2,152	2,513	2,730	2,444	26,756
Direct Material	5,601	5,533	5,510	4,671	6,085	6,170	5,285	5,473	5,924	5,664	6,339	6,370	6,423	69,446
Other Direct Costs	254	189	232	197	240	174	269	230	232	176	201	169	175	2,484
Total COGS	**11,991**	**12,453**	**14,098**	**11,803**	**12,394**	**12,006**	**11,403**	**11,279**	**12,105**	**12,055**	**13,818**	**14,311**	**13,888**	**151,613**
Direct Margin	**6,453**	**6,070**	**5,741**	**5,647**	**6,611**	**7,475**	**6,792**	**7,123**	**7,246**	**7,378**	**7,121**	**7,496**	**6,886**	**81,584**
% Direct Margin to Sales	*35.0%*	*32.8%*	*28.9%*	*32.4%*	*34.8%*	*38.4%*	*37.3%*	*38.7%*	*37.4%*	*38.0%*	*34.0%*	*34.4%*	*33.1%*	*35.0%*
Indirect Labor	1,209	1,091	1,229	1,340	1,497	1,675	1,730	1,543	1,226	1,340	1,301	1,647	1,271	16,891
Vehicle & Equipment	1,173	1,359	1,376	1,354	1,336	1,236	1,152	1,236	1,415	1,293	1,350	1,479	1,376	15,963
COGS Depreciation	674	700	912	763	788	851	433	897	710	822	795	849	838	9,357
Other Indirect Costs	170	(272)	(3)	71	(6)	189	113	98	103	123	179	93	83	770
Total Indirect COGS	**3,226**	**2,878**	**3,515**	**3,528**	**3,615**	**3,951**	**3,428**	**3,774**	**3,453**	**3,578**	**3,624**	**4,069**	**3,567**	**42,982**
Gross Profit	**3,227**	**3,191**	**2,226**	**2,119**	**2,995**	**3,524**	**3,363**	**3,349**	**3,793**	**3,798**	**3,496**	**3,428**	**3,319**	**38,602**
% Gross Profit to Sales	*17.5%*	*17.2%*	*11.2%*	*12.1%*	*15.8%*	*18.1%*	*18.5%*	*18.2%*	*19.6%*	*19.5%*	*16.7%*	*15.7%*	*16.0%*	*16.6%*
Selling Expenses	246	276	192	184	202	221	185	187	221	211	229	233	204	2,545
Administrative Salaries	1,219	1,092	983	1,078	1,143	1,365	1,193	1,333	1,236	1,182	1,364	1,278	1,177	14,424
Rent	178	183	181	180	175	202	203	219	225	211	215	225	230	2,449
Professional Fees	32	35	30	(43)	15	33	11	42	40	53	43	45	49	352
Technology Expenses	73	69	80	75	70	65	73	66	66	63	59	41	67	792
Other G&A	360	345	366	351	313	300	463	341	342	357	346	336	414	4,273
SG&A Depreciation	41	42	43	43	49	48	49	51	51	52	52	52	53	585
Regional Allocation														-
Total SG&A	**2,148**	**2,042**	**1,875**	**1,869**	**1,966**	**2,235**	**2,177**	**2,239**	**2,181**	**2,129**	**2,307**	**2,209**	**2,192**	**25,422**
% SG&A to Sales	*11.6%*	*11.0%*	*9.5%*	*10.7%*	*10.4%*	*11.5%*	*12.0%*	*12.2%*	*11.9%*	*11.0%*	*11.0%*	*10.1%*	*10.6%*	*10.9%*
Operating Income	**1,079**	**1,149**	**351**	**250**	**1,028**	**1,289**	**1,187**	**1,110**	**1,612**	**1,669**	**1,190**	**1,219**	**1,126**	**13,180**
% Operating Income to Sales	*5.8%*	*6.2%*	*1.8%*	*1.4%*	*5.4%*	*6.6%*	*6.5%*	*6.0%*	*8.8%*	*8.6%*	*5.7%*	*5.6%*	*5.4%*	*5.7%*
Amortization	407	425	425	426	479	475	2,331	701	729	807	720	1,030	772	9,319
Interest	633	1,206	902	1,198	1,394	1,399	1,212	1,324	1,320	1,344	1,316	1,317	1,316	15,248
Non-Op (Income)/Expense	(41)	(86)	(22)	(20)	(37)	(149)	(40)	53	6	(32)	8	58	(1)	(263)
Non-Recurring	2,430	662	678	1,914	(297)	490	311	359	182	333	260	(934)	91	4,049
Mgt/BOD Fees	50	50	50	67	67	67	67	67	67	67	68	69	67	770
Tax Expense	-	-	-	-	143	-	49	-	-	-	3	-	-	194
Net Income	**(2,401)**	**(1,106)**	**(1,681)**	**(3,333)**	**(720)**	**(983)**	**(2,742)**	**(1,384)**	**(692)**	**(850)**	**(1,184)**	**(321)**	**(1,119)**	**(16,137)**
% Net Income to Sales	*-13.0%*	*-6.0%*	*-8.5%*	*-19.1%*	*-3.8%*	*-5.1%*	*-15.1%*	*-7.5%*	*-3.8%*	*-4.4%*	*-5.7%*	*-1.5%*	*-5.4%*	*-6.9%*
Depreciation	714	742	956	807	838	899	482	948	761	874	846	901	890	9,943
Amortization	407	425	425	426	479	475	2,331	701	729	807	720	1,030	772	9,319
Interest	633	1,206	902	1,198	1,394	1,399	1,212	1,324	1,320	1,344	1,316	1,317	1,316	15,248
Taxes	-	-	-	-	143	-	49	-	-	-	3	-	-	194
EBITDA	**(646)**	**1,285**	**601**	**(903)**	**2,133**	**1,780**	**1,331**	**1,579**	**2,117**	**2,175**	**1,700**	**2,928**	**1,860**	**18,586**
% EBITDA to Sales	*-3.5%*	*6.9%*	*3.0%*	*-5.2%*	*11.2%*	*9.1%*	*7.3%*	*8.6%*	*10.9%*	*11.2%*	*8.1%*	*13.4%*	*9.0%*	*8.0%*
Mgt/BOD Fees	50	50	50	67	67	67	67	67	67	67	68	69	67	770
Pro-forma Adjustment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Non-Recurring	2,430	662	678	1,914	(297)	490	311	359	182	333	260	(934)	91	4,049
Adjusted EBITDA	**1,834**	**1,977**	**1,329**	**1,077**	**1,903**	**2,337**	**1,708**	**2,005**	**2,366**	**2,575**	**2,028**	**2,061**	**2,018**	**23,385**
% Adjusted EBITDA to Sales	*9.9%*	*10.7%*	*6.7%*	*6.2%*	*10.0%*	*12.0%*	*9.4%*	*10.9%*	*12.7%*	*13.3%*	*9.7%*	*9.5%*	*9.7%*	*10.0%*

United Land Services
Consolidated Balance Sheets
For the Period Ended June 30, 2024
Amounts in $000's

	6/30/2024 Actual	6/30/2023 Actual	12/31/2023 Actual	CME v PYCME Actual	CME V PYE Actual
Assets					
Cash & Equivalents	1,750	1,160	3,318	590	(1,569)
Net Receivables	35,457	30,607	33,602	4,850	1,855
Inventory	4,373	3,092	3,588	1,281	784
Prepaid Expenses	4,549	1,306	1,160	3,243	3,389
Other	4,059	3,184	3,271	875	789
Total Current Assets	50,187	39,349	44,940	10,838	5,247
Fixed Assets	56,973	41,850	52,271	15,123	4,702
Accumulated Depreciation	(10,503)	(5,351)	(7,708)	(5,152)	(2,795)
Net Fixed Assets	46,471	36,499	44,564	9,972	1,907
Assets Under Construction	-	-	-	-	-
Deferred Taxes	0	2,094	0	(2,094)	-
Loan Origination Fees	-	-	-	-	-
Net Intangibles	58,214	49,448	65,164	8,766	(6,950)
Related Party Receivable	3,286	0	2,837	3,286	449
Other Long Term Assets	673	481	853	192	(179)
Total Assets	**158,831**	**127,872**	**158,357**	**30,959**	**474**
Liabilities					
Accounts Payable	16,810	9,125	13,889	7,686	2,921
Accrued Interest	-	-	-	-	-
Related Party payable	-	-	-	-	-
Other Current Liabilities	11,329	5,249	8,825	6,080	2,504
Total Current Liabilities	28,139	14,373	22,714	13,766	5,425
Debt					
Long Term Notes Payable-Twinbrook	103,090	84,338	103,614	18,752	(524)
Deferred Financing Costs	(2,232)	(2,991)	(2,677)	758	445
Long Term Notes Payable-John Deere	3,767	2,004	2,368	1,764	1,399
Revolver	5,500	-	5,500	5,500	-
Capital Lease	12,274	11,690	11,905	585	369
Operating Lease	5,644	2,099	6,203	3,545	(559)
Sellers Note	917	1,500	1,438	(583)	(521)
Pre-Acquisition Debt	-	-	-	-	-
Total Debt	128,960	98,640	128,351	30,320	609
Other Long Term Liabilities	801	2,392	801	(1,590)	-
Total Liabilities	**157,900**	**115,405**	**151,866**	**42,496**	**6,034**
Equity					
Capital Stock	39,099	33,728	39,099	5,370	-
Retained Earnings	(38,168)	(21,261)	(32,608)	(16,907)	(5,560)
Total Equity	931	12,467	6,491	(11,537)	(5,560)
Total Liabilities and Shareholder's Equity	**158,831**	**127,872**	**158,357**	**30,959**	**474**
	-	-	-		

UNITED Land Services

Vehicle and Major Equipment Inventory

Inventory Overview	Quantity
Trucks, Vans and SUV's	231
Trailers	127
Semi Trucks	18
Commercial Mowers (36"-72")	105
Skid Steer Loaders	16
Gators and UTV's	15
Trenchers	12
Wheel Loaders	4
Mini Excavators	2
Tree Chippers	2
60' Spider Tree Lift	1

ULS Field Support Office

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1FT7W2BT5MEC29105	2021	FORD	BLUE	F250	TRUCK
3C63R3ML5LG108937	2020	DODGE	GREY	RAM 3500	TRUCK
JTEBU5JR2K5655463	2019	TOYOTA	WHITE	4RUNNER	SUV
1FTEW1C50LKE91552	2020	FORD	WHITE	F-150	TRUCK
1GT48LE71NF287516	2022	GMC	WHITE	2500HD	TRUCK

ULS Jacksonville

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1GCRXCED7MZ360919	2021	CHEVY	WHITE	SILVERADO	TRUCK
1GC2WLE72NF192122	2022	CHEVY	WHITE	2500WT	TRUCK
1GC2WLE78NF192089	2022	CHEVY	WHITE	2500	TRUCK
1GCRWCED9MZ359772	2021	CHEVY	WHITE	1500	TRUCK
1GT59ME72NF172561	2022	GMC	WHITE	2500	TRUCK
1FT7W2BT0LEC08905	2020	FORD	WHITE	F250	TRUCK
1GC4YME7XLF330673	2020	CHEVY	WHITE	2500	TRUCK
1FVACWD20KHKV1958	2019	FRHT	WHITE	WATER TRUCK	SEMI TRUCK
1GB3CVCG1KF109095	2019	CHEVY	WHITE	W4500	TRUCK
1N6BD0CT0JN767724	2018	NISSAN	WHITE	FRONTIER	TRUCK
1N6BD0CT6GN754646	2016	NISSAN	WHITE	FRONTIER	TRUCK
3FRXF75N17V440730	2007	FORD	WHITE	F750 WATER	TRUCK
54DB4J1B5JS807859	2018	ISUZU	WHITE	NPR	TRUCK
54DC4J1B1FS802752	2015	ISUZU	WHITE	NPR	TRUCK
4RWBE2024MH036134	2021	RICE	SILVER	FLAT BED	TRAILER
5TFRM5F10JX124819	2018	TOYOTA	WHITE	TUNDRA	TRUCK
1GC5WLE77LF299614	2020	CHEVY	WHITE	2500	TRUCK
1GD38PE79NF216269	2022	GMC	WHITE	2500HD	TRUCK
1GB3CZCGOEF131939	2013	CHEVY	WHITE	1500	TRUCK
1N6BF0KY6MN811365	2021	NISSAN	WHITE	NV2500	VAN
3C7WRNFL4MG546979	2021	RAM	WHITE	5500	TRUCK
3C7WRNFL4MG546982	2021	RAM	WHITE	5500	TRUCK
1GC2CVCG2DZ255076	2013	CHEVY	WHITE	2500	TRUCK
1GC0CVCG8CF244249	2012	CHEVY	WHITE	2500	TRUCK
1GC0CVCG8DF170462	2013	CHEVY	WHITE	2500	TRUCK
1GC2CUEG7FZ135901	2015	CHEVY	WHITE	2500	TRUCK
1GCRCPEHXFZ295988	2015	CHEVY	WHITE	1500	TRUCK
1GTN1LEC9GZ901865	2016	GMC	WHITE	2500	TRUCK
1N6AA1R88HN560862	2017	NISSAN	WHITE	TITAN	TRUCK
1N6AA1R8XHN563522	2017	NISSAN	WHITE	TITAN	TRUCK
1GC0WLE73MF222606	2021	CHEVY	WHITE	2500	TRUCK
1GB3WRE75MF262190	2021	CHEVY	WHITE	2500	TRUCK
1GB4WREY5LF325333	2020	CHEVY	WHITE	3500	TRUCK
1WF200D1883058265	2008	WELS	SILVER		TRAILER
NOVIN0201064510	2014	HMDE	SILVER		TRAILER
1N6DD0ER3JN731696	2018	NISSAN	WHITE	FRONTIER	TRUCK
1GC4WME77MF264509	2021	CHEVY	WHITE	3500	TRUCK
JALC4J16477009570	2007	ISUZU	WHITE	NPR	TRUCK
1GCPYBEK2NZ194045	2022	CHEVY	WHITE	1500	TRUCK
1GC5YLE76NF223329	2022	CHEVY	WHITE	SILVERADO	TRUCK
1N6ED0EA8MN701094	2021	NISSAN	WHITE	FRONTIER	TRUCK
1N6BF0KY4MN809646	2021	NISSAN	WHITE	NV2500	VAN
1N6BF0KY0MN811314	2021	NISSAN	WHITE	NV2500	VAN
1FD0W4GYXDEA04675	2013	FORD	WHITE	F450	TRUCK
54DC4J1D0M6203940	2022	ISUZU	WHITE	NPR	TRUCK

1GT08LE70NF247197	2022	GMC	WHITE	3500HD	TRUCK
54DC4J1D0LS208697	2020	ISUZU	WHITE	NPR	TRUCK
54DB4J1B4CS804759	2012	ISUZU	WHITE	NPR	TRUCK
1GC4KYC85FF113217	2015	CHEVY	WHITE	3500	TRUCK
1N6DD0ER8JN731662	2018	NISSAN	WHITE	FRONTIER	TRUCK
54DB4J1B1HS808968	2017	ISUZU	WHITE	NPR	TRUCK
54DC4J1B4FS804009	2015	ISUZU	WHITE	NPR	TRUCK
54DC4J1BXGS802542	2016	ISUZU	WHITE	NPR	TRUCK
54DC4J1D2MS201638	2021	ISUZU	WHITE	NPR	TRUCK
54DC4W1B6FS807281	2015	ISUZU	WHITE	NPR	TRUCK
54DCDJ1B6KS804359	2019	CHEVY	WHITE	W4500	TRUCK
JALC4J162F7000753	2015	ISUZU	WHITE	NPR FERT	TRUCK
JALC4W16787003664	2008	ISUZU	WHITE	NPR FERT	TRUCK
54DC4J1D0MS201637	2021	ISUZU	WHITE	NPR	TRUCK
54DC4J1D7MS204440	2021	ISUZU	WHITE	NPR	TRUCK
54DC4J1D2MS203499	2021	ISUZU	WHITE	NPR	TRUCK
54DC4J1D2MS203499	2021	ISUZU	WHITE	OPEN BACK	TRUCK
4DJA16TC75A007046	2005	PROTRAK	SILVER		TRAILER
1GC4YWLE71MF128595	2021	CHEVY	WHITE	2500 WT	TRUCK
1GCRWBEF1MZ257216	2021	CHEVY	WHITE	1500	TRUCK
1GT59ME75NF173011	2022	GMC	WHITE	2500	TRUCK
3AKJGEDV3ESFW2421	2014	FRHT	WHITE	CASCADIA	SEMI TRUCK
1FDRF3G64EEB09391	2014	FORD	WHITE	F350	TRUCK
1GT11REG9GF298891	2016	GMC	WHITE	2500	TRUCK
1GCRWBEF1MZ256910	2021	CHEVY	WHITE	1500	TRUCK
1GB4WREY8NF215525	2022	GMC	WHITE	3500HD	TRUCK
54DB4J1B3JS807858	2018	ISUZU	WHITE	NPR	TRUCK
54DC4J1B6JS806479	2018	ISUZU	WHITE	NPR	TRUCK
54DC4J1BXJS806579	2018	ISUZU	WHITE	NPR	TRUCK
54DC4J1B1KS807377	2019	ISUZU	WHITE	NPR	TRUCK
1FTNF1CF9DKF01120	2013	FORD	WHITE	F150	TRUCK
1FD0W4GY5EEA80550	2014	FORD	WHITE	F450	TRUCK
1GCPYAEK8NZ238219	2022	CHEVY	WHITE	1500 Crew Cab WT	TRUCK
54DC4J1B2HS807185	2017	ISUZU	WHITE	NPR	TRUCK
54DC4J1BXJS809725	2018	ISUZU	WHITE	NPR	TRUCK
1GCRCNEC7GZ234852	2016	CHEVY	WHITE	1500	TRUCK
4RWBE2020NH042367	2022	BIG TEX	BLACK	16' TANDUM AXLE	TRAILER
4RWBE2029NH042366	2022	BIG TEX	BLACK	16' TANDUM AXLE	TRAILER
4RWBE2027NH042365	2022	BIG TEX	BLACK	16' TANDUM AXLE	TRAILER
PCW915184	2022	CAT	YELLOW	259D3	SKIDSTEER
B4SB23771	2022	BOBCAT	WHITE	T290	SKIDSTEER

Green Cove Springs

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1GB3WRE76LF260771	2020	CHEVY	WHITE	3500	TRUCK
1GCRCNEH1JZ204541	2018	CHEVY	WHITE	1500	TRUCK
1GCRCNEHXGZ221220	2016	CHEVY	WHITE	1500	TRUCK
1D7KS28AX7J590827	2007	DODGE	BLACK	2500	TRUCK
1GB3CVCGXKF219417	2019	CHEVY	WHITE	3500 HD SILVERADO	TRUCK
1GB3CYCG5FF556942	2015	CHEVY	WHITE	3500	TRUCK
1GB3CYCG5FF671315	2015	CHEVY	WHITE	3500	TRUCK
1GB3CYCG9GF244690	2016	CHEVY	WHITE	3500	TRUCK
1GB3CYCGXFF520146	2015	CHEVY	WHITE	3500	TRUCK
1GB4CVCY1KF140540	2019	CHEVY	WHITE	3500 SILVERADO	TRUCK
1GB4CVCY3KF161597	2019	CHEVY	WHITE	3500 HD SILVERADO	TRUCK
1GB4CYC85GF290868	2016	CHEVY	WHITE	3500 SILVERADO	TRUCK
1GB4CYC87FF619357	2015	CHEVY	WHITE	3500	TRUCK
1GB4CZC83DF235885	2013	CHEVY	WHITE	3500	TRUCK
1GB4WREY5LF325333	2020	CHEVY	WHITE	3500 SILVERADO	TRUCK
1GC1CVCGXBF149274	2011	CHEVY	WHITE	2500 SILVERADO	TRUCK
1GC5WLE7XLF299526	2020	CHEVY	WHITE	2500 SILVERADO	TRUCK
1GT12UEY5JF266794	2018	GMC	BLACK	SIERRA 2500	TRUCK
3C6UR5PL6LG116184	2020	DODGE	WHITE	RAM 2500	TRUCK
3C7WRKFL2KG602753	2019	DODGE	WHITE	RAM 4500	TRUCK
3C7WRKFL7JG360296	2018	DODGE	WHITE	RAM 4500	TRUCK
3C7WRMDL7JG383429	2018	DODGE	WHITE	RAM 5500	TRUCK
3C7WRNFL4MG546979	2021	Dodge	WHITE	Ram 4500	TRUCK
5MYEE2027EB043535	2014	DOWN2EARTH	BLACK	N/A	TRAILER
5R8BC2021KM058720	2018	MaxxD	BLACK	N/A	TRAILER
5MYEE2023EB042480	2014	DOWN2EARTH	BLACK	N/A	TRAILER
5MYEE2027EB043534	2014	DOWN2EARTH	N/A	N/A	TRAILER
4YNBN14187C051265	2007	ANDERSON	N/A	UTILITY	TRAILER
1DS0000A4W17R0247	1998	DITCH WITCH	N/A	TRENCHER	TRAILER
5LPUF16204M000542	2004	HAWKLINE	N/A	UTILITY	TRAILER
16VDX1424F5002154	2015	BIGTEX	N/A	DUMP	TRAILER
5R8BC2023KM058850	2018	MaxxD MFG	BLACK	N/A	TRAILER
4RWBE2024MH036134	2021	Rice	N/A	N/A	TRAILER
LMU15004	2004	New Holland	N/A	180	SKIDSTEER
188328	2003	New Holland	N/A	180	SKIDSTEER
A3P018752	2013	Bobcat	N/A	T650	SKIDSTEER
CMWRT20XIE0000348	2014	Ditch Witch	N/A	RT20	TRENCHER
CMWRT20XCE0000318	2014	Ditch Witch	N/A	RT20	TRENCHER
CMWRT20XCF0000420	2015	Ditch Witch	N/A	RT20	TRENCHER
B3NK12451	2017	Bobcat	N/A	T595	SKIDSTEER
B3NK12452	2017	Bobcat	N/A	T595	SKIDSTEER
B3NK18139	2018	Bobcat	N/A	T595	SKIDSTEER
B3NK30056	2019	Bobcat	N/A	T595	SKIDSTEER
CMWC24XAVG0000118	2016	Ditch Witch	N/A	C24X	TRENCHER
ASVRT040KMDS01622	2021	ASV	N/A	RT40	SKIDSTEER
B4SB17239	2021	Bobcat	N/A	T66 T4	TRENCHER

Jacksonville Nursery

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1GT49REY9MF266260	2021	GMC	BLACK	2500	TRUCK
1FDUF5GY9BEB41188	2011	FORD	WHITE	F550	TRUCK
1GB3CZCG2EF155062	2014	CHEVY	WHITE	W4500	TRUCK
1GD421C87FF197690	2015	GMC	WHITE	3500 FLAT	TRUCK
3FRNF6FC7BV390231	2011	FORD	WHITE	F650	TRUCK
1GC4KZC87DF177116	2013	CHEVY	WHITE	3500	TRUCK
1FUJF0CV56LW08297	2006	FRHT	WHITE	COLUMBIA	SEMI TRUCK
1FUJGEDV7CSBH7261	2012	FRHT	WHITE	CASCADIA	SEMI TRUCK
1HSDJSJR5DJ308070	2013	INTL	WHITE	PROSTAR	SEMI TRUCK
16VNX162XF3028397	2015	BIGT	NA		TRAILER
4P5GN402541059169	2004	PJTM	NA		TRAILER
	2005	COTC	NA		TRAILER
57BEE7229E1020759	2014	CALB	BLACK		TRAILER
5MYUU1628HB052670	2017	DOWN	NA		TRAILER
4RWBE2027MH036130	2021	RICE			TRAILER

Palatka

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1N6AA1EE2MN507869	2021	NISSAN	WHITE	TITAN	TRUCK
1GC0CVCG4DF203053	2013	CHEVY	WHITE	2500	TRUCK
1FT7X2BT3KEE86659	2019	FORD	WHITE	F250	TRUCK
3FRWF75E47V398162	2007	FORD	WHITE	F750 DUMP	TRUCK
1FUJGBDV0JLKC6349	2018	FRHT	YELLOW	FREIGHTLINER	SEMI TRUCK
1XPCDP9X7ND797713	2021	PETERBUILT	WHITE	PETERBUILT	SEMI TRUCK
1XPCDP9X0ND797715	2021	PETERBUILT	WHITE	PETERBUILT	SEMI TRUCK
1XPCDP9X9ND797714	2021	PETERBUILT	WHITE	PETERBUILT	SEMI TRUCK
1XPCDP9X5ND797712	2021	PETERBUILT	WHITE	PETERBUILT	SEMI TRUCK
1XPCDP9X0ND807918	2021	PETERBUILT	WHITE	PETERBUILT	SEMI TRUCK
1XPCDP9X3ND797711	2021	PETERBUILT	WHITE	PETERBUILT	SEMI TRUCK
1XPBDP9X9FD297498	2020	PETERBUILT	WHITE	PETERBUILT	SEMI TRUCK
1W9FH4528PE285793	2023	WADE	SILVER	FLAT BED	TRAILER
1W9FH4527ME285506	2022	WADE	BLACK	FLAT BED	TRAILER
53VBU2029KG035094	2019	BARI	BLACK	FLAT BED	TRAILER
57BBH8254H1027701	2017	CLBT	WHITE	FLAT BED	TRAILER
1W9FH4529ME285507	2021	WADE	BLACK	FLAT BED	TRAILER
5MYEE2028CB036493	2012	DOWN	BLACK	FLAT BED	TRAILER
5MYEE2223DB039834	2013	DOWN	BLACK	FLAT BED	TRAILER
1W9FH4524GE285662	2016	WADE	BLACK	FLAT BED	TRAILER
5UJFS4520GE002925	2016	DIRT	BLACK	FLAT BED	TRAILER
5UJFS4521GW003043	2016	DIRT	BLACK	FLAT BED	TRAILER
1W9FH4525ME285505	2021	WADE	BLACK	FLAT BED	TRAILER
1W9FH4527NE285636	2022	WADE	BLACK	FLAT BED	TRAILER

Jacksonville North

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1GC4WLE74MF128784□	2021	CHEVY	WHITE	3500	TRUCK
1GC4YSEY4MF126126□	2021	CHEVY	WHITE	2500	TRUCK
1GC5WME79NF228259	2022	CHEVY	WHITE	2500	TRUCK
1A920029143B22507	2003	APTM	NA		TRAILER
1A920029143B22560	2004	APTM	NA		TRAILER

Jacksonville West

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1GCUYGED4NZ198261	2022	CHEVROLET	WHITE	SILVERADO	TRUCK
1GCNCPEX5BZ351576	2011	CHEVROLET	WHITE	SILVERADO	TRUCK
1GB0CUEG8FZ525420	2015	GMC	WHITE	SIERRA	TRUCK
1GC2CUEG3GZ109751	2016	CHEVROLET	WHITE	SILVERADO	TRUCK
1GC2CUEG3HZ401319	2017	CHEVROLET	WHITE	SILVERADO	TRUCK
1GC2CUEG2JZ132087	2018	CHEVROLET	WHITE	SILVERADO	TRUCK
2GB2CREGXK1216427	2016	CHEVROLET	WHITE	2500	TRUCK
1GCWGAGF2L1254369	2020	CHEVROLET	WHITE	EXPRESS	VAN
1GB2WLE77LF279001	2020	CHEVROLET	WHITE	2500	TRUCK
1GTN1TEC1FZ906475	2015	GMC	WHITE	SIERRA	TRUCK
1GCPYBEK7NZ233082	2022	CHEVROLET	WHITE	SILVERADO	TRUCK
16V1U1522M3061321	2021	Big Tex	BLACK	TRAILER	TRAILER
16VAX1018G3061169	2016	Big Tex	BLACK	TRAILER	TRAILER
16VAX1014G2047341	2016	Big Tex	BLACK	TRAILER	TRAILER
5YCBE1224EH017550	2013	Utility Trailer	BLACK	TRAILER	TRAILER
5YCBE1216DH02985	2013	Utility Trailer	BLACK	TRAILER	TRAILER
16VAX0815J3033867	2018	Water Trailer	BLACK	TRAILER	TRAILER
16VAX0811K3082422	2019	Water Trailer	BLACK	TRAILER	TRAILER
16VAX0818L3035664	2019	Water Trailer	BLACK	TRAILER	TRAILER
1Z9BU1013EJ213369	2014	APTM	BLACK	TRAILER	TRAILER
16V1U1113N2160136	2022	Big Tex	BLACK	TRAILER	TRAILER
16VNX1226L3061981	2020	Big Tex	BLACK	TRAILER	TRAILER

Ocala

Vehicle & Trailer Asset Lis

VIN NUMBER	YEAR	MAKE	COLOR	MODEL	TYPE
1GT48LE79NF287893	2022	GMC	WHITE	2500HD	TRUCK
5TFRX5GN5KX147846	2019	TOYOTA	WHITE	TACOMA	TRUCK
54DCJ1D1MS202294	2022	CHEVY	WHITE	3500	TRUCK
1GD38PE7XNF216250	2022	GMC	WHITE	3500HD	TRUCK

Narrative Approach
&
Map

Operational Approach

Sampson Creek Community Development District

Our operational approach will begin with our team of experienced, full-time employees dedicated specifically to Sampson Creek CDD throughout the year. Maintenance of the property will be serviced with a -man crew for mowing and for detail services, during the growing season, with the supervision of an Account Manger and Production Manager, as well as our Branch Manager and Regional Director of Operations. Also, we will have additional team support that will perform Irrigation, Fertilization and IPM services.

Action Items

- Implement a high quality IPM program for the trees and shrubs throughout the property to control pets and diseases.
- Restore unhealthy or damaged turf by taking soil samples and implementing the proper fertilization and herbicide program designed specifically for your property
- Control weed pressure in the turf and bed areas by using pre-emergent and herbicides along with detailed, manual pulling of weeds.
- Redefine bed lines to their original natural state.
- Add soil to the annual beds so that they are more visible and not hidden by the turf in front of them.
- Pull back the mulch from around the trunks of trees and shrubs to prevent root rot.
- Remove suckers from Oak trees, Ligustrum trees and Crape Myrtles for increased appearance and to limit the suckers from taking portions of the soil nutrients.
- Complete a full audit of the irrigation system. Irrigation will need to be monitored closely due to the wet conditions and soil type throughout the property.
- Plant replacement and or sod to fill in missing plant material will be a topic of discussion.

Safety, Personnel & Fleet

- New employee training on safe operating procedures
- Strict compliance to all OSHA regulations
- Weekly Tailgate Talks conducted with all field service teams.
- Annual safety symposiums with industry safety experts
- Dedicated safety officers in each branch location
- Mandatory use of appropriate Personal Protective Equipment (PPE) at all times
- Our service vehicles are well maintained, registered, insured, and operated only by responsible licensed personnel.
- All trailers, storage facilities, and maintenance equipment are clearly marked with the United Land Services logo and branded colors. All equipment is in good condition and presents a clean and neat appearance.
- We understand that our personnel are perceived as your representatives while on your property; rest assured in knowing they will conduct themselves in an efficient, well-mannered, well-groomed, and workman-like manner.
- All of our services are coordinated to minimize disruption and maximize safety for people and vehicular traffic.
- We provide all labor, transportation, and supervision necessary except in circumstances where we may use a reputable subcontractor (e.g. palm pruning and mulch) to carry out the task.

Procurement & Before Inception

- Create path of motion maps for mow and detail crews to gain efficiency in the field and minimize repeated motions. Maps will be distributed to the CDD as well.
- Start training/Certifications with Crew leaders.
- Introduce management and production team to District representatives.
- Meet with District representatives to discuss areas of immediate attention and concern.
- Discuss with District representative the quality inspection process and set up walk schedules.
- Develop schedule for daily, weekly, and monthly meetings and property walks, set up reporting formats.
- Provide First Month tentative schedules to District representatives.

Communication, Reporting & Response Time

United Land Services will dedicate a single point of contact, the Account Manager, with additional supervision from the Branch Manager. Our systems put communication first with regular updates. It is our policy to always be honest and responsive. Our objective is complete customer satisfaction. You can expect a 24-hour response time for all communications.

- Upon request we will gladly attend CDD meetings
- Monthly agronomics reports
- Monthly irrigation reports

- Monthly Newsletter Article
- Daily check-in before and after scheduled visits.

LANDSCAPE & IRRIGATION MAINTENANCE PROGRAM

The following serves as an outline detailing the Best Practices to ensure that we provide consistent landscape services to the property and meet all the contractual specifications of your landscape maintenance agreement.

Mowing, Edging, String Trimming & Debris Blowing

- Various mowing patterns will be used to prevent ruts in the turf caused by mowers.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.
- Hard surfaces will be mechanically edged and trimmed around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
- Hard edging, soft edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers.
- Prior to mowing, grounds will be policed for trash and other debris to reduce the risk of object propulsion and scattering.
- Landscape debris generated on the property during landscape maintenance will be removed and hauled off.

Ornamental Shrub & Selective Hand Pruning

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs, ornamental grasses, and groundcovers will be trimmed according to Florida BMP standards.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings and debris generated by crews will be removed and hauled off.

Fertilizer & Pest Control – *Turf & Ornamental Shrub Beds*

- Soil samples will be collected to determine the best blend of fertilizer for turf, shrubs, and groundcovers.
- Turf grass will be fertilized with a premium fertilizer containing micro and macro nutrients for optimal color and vigor.
- All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.
- Treatment of turf areas for damaging insect infestation or disease and weed control will be treated regularly.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all.
- state and federal regulations.
- United Land Services will possess and maintain an active Certified Pest Control Operator license. Only trained applicators will apply chemicals.

Irrigation

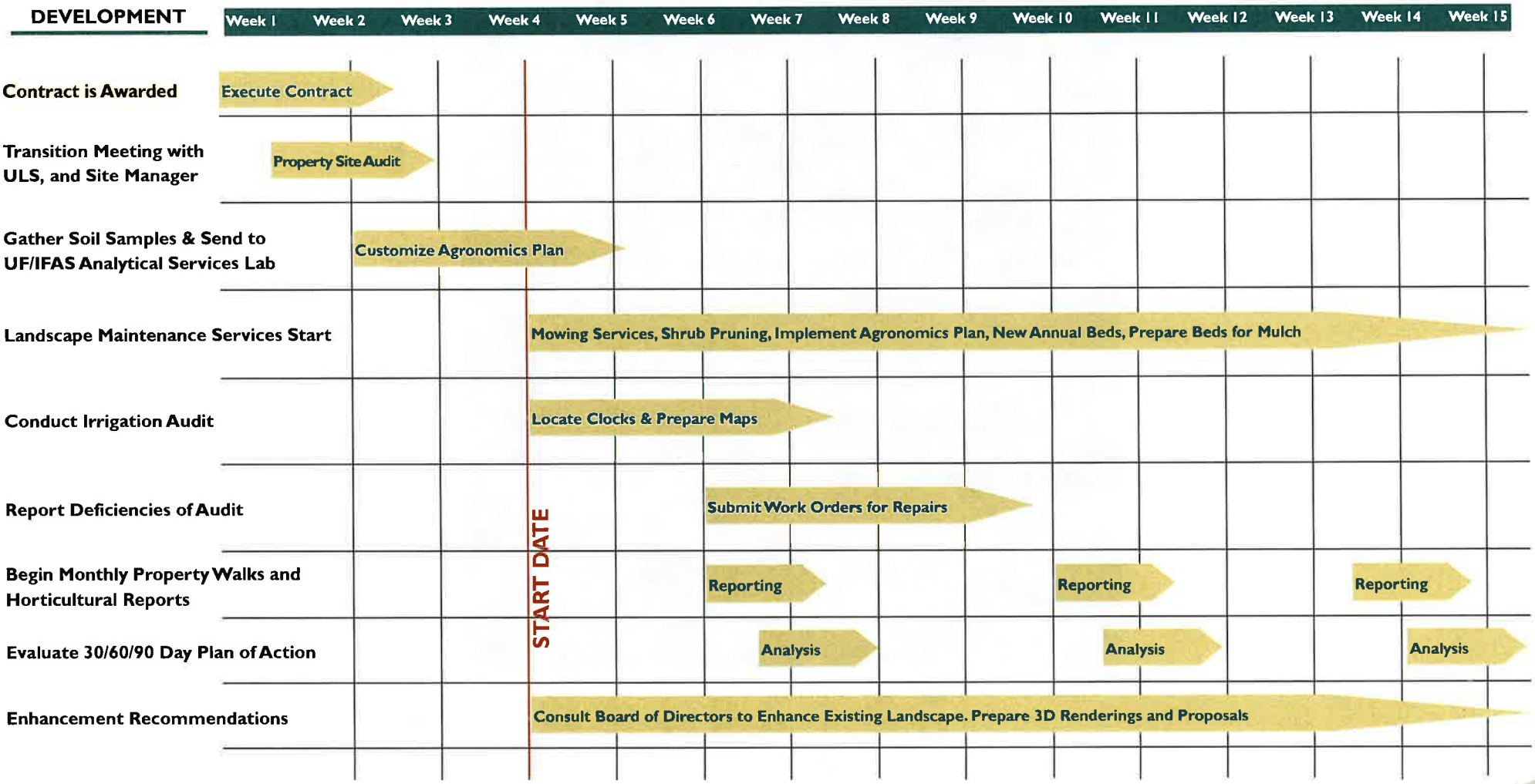
- Upon startup we will conduct an irrigation audit with pricing to repair all deficiencies to allow the system to operate at full capacity. These repairs will be upon District approval.
- After the initial irrigation inspection biweekly maintenance will commence following detailed reports.
- United Land Services will assume responsibility for deficiencies after the initial audit has been completed and all necessary repairs have been made.

Additional Services

- United Land Services will provide extra services, special services, and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized District representative of the Sampson Creek CDD.
- An authorized representative will regularly conduct property inspections. Documentation and correction of any landscape maintenance deficiencies identified within one week or provide a status update for work requiring a longer period to accomplish.
- A contact list will be provided in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

Sampson Creek CDD

Landscape & Irrigation Phased Development Strategy



UNITED Land Services

UNITED Land Services

Sampson Creek CDD

PI Map



Legend

Name	Quantity
Mowing with 60" North Florida	261940 SF
Mowing with 48/52" North Florida	173603 SF
Edge - Hard North Florida	33389.3 LF
Edge - Soft North Florida	6519.94 LF
Weedeat- North Florida	7033.38 LF
Weedeat - Pond Edges North Florida	8629.22 LF
Blow- North Florida	3961.01 LF
Shear / Bed Space- North Florida	102675 SF
Irrigation Checks- North Florida	38

Exported on 8/1/2025

Reporting

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Agronomics and Irrigation Inspection Reports

Yearly Service Calendar Guideline

UNITED Land Services

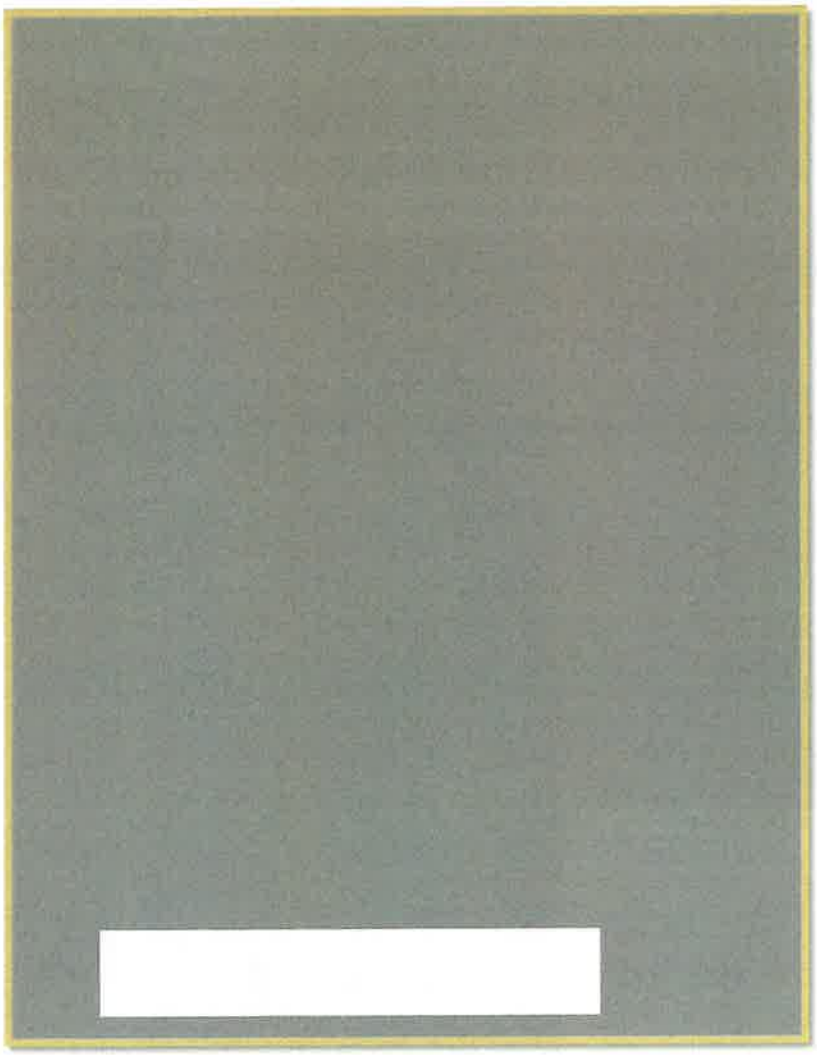
Sample Property

SCOPE OF WORK	JANUARY 1 2 3 4 5	FEBRUARY 6 7 8 9	MARCH 10 11 12 13	APRIL 14 15 16 17	MAY 18 19 20 21 22	JUNE 23 24 25 26	JULY 27 28 29 30 31	AUGUST 32 33 34 35	SEPTEMBE 36 37 38 39	OCTOBER 40 41 42 43 44	NOVEMBER 45 46 47 48	DECEMBE 49 50 51 52
CORE MAINTENANCE SERVICES												
Mowing - St. Augustine												
Mowing - Bahia												
Edging												
String Trimming												
Debris Blowing												
DETAIL SERVICES												
Ornamental Shrub Pruning												
Weeding - Manual & Chemical Applications												
IRRIGATION INSPECTIONS												
Monthly Inspections with Reports												
FERTILIZATION & PEST CONTROL SERVICES												
Granular Turf Applications												
Turf Weeds & Insect Control												
Shrub Fertilizations												
Shrub Insecticide & Fungicide Inspections												
Intergrated Pest Management												
ANCILLARY SERVICES												
Annual Flower Rotations												
Palm Pruning												
Rejuvenation Pruning (Ornamental Grasses)												
Small Tree Pruning												
Prune Crape Myrtles												
Mulch												

Closing the Communication Gap

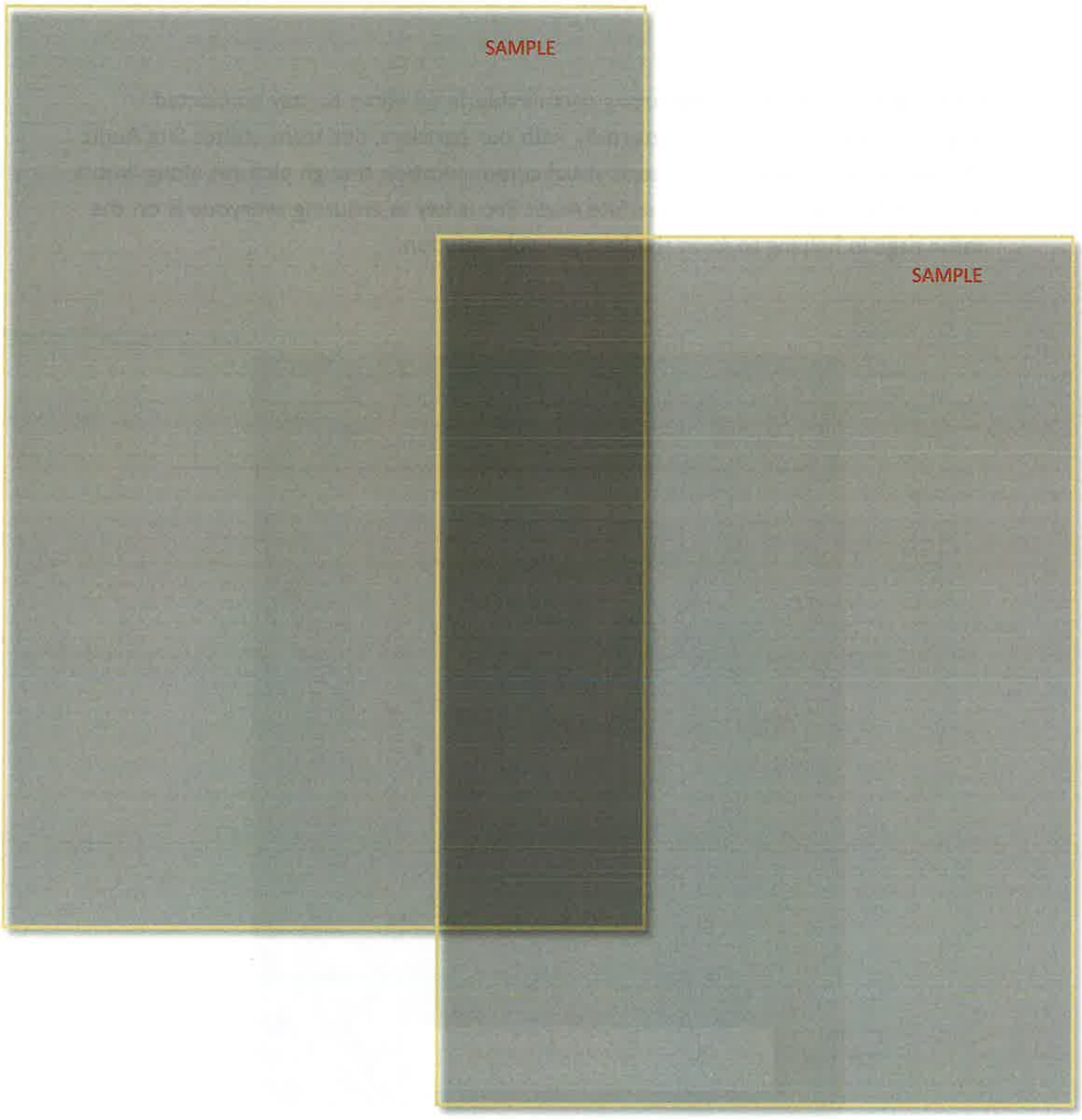
Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



Closing the Communication Gap

Alignment, Execution & Building Partnerships



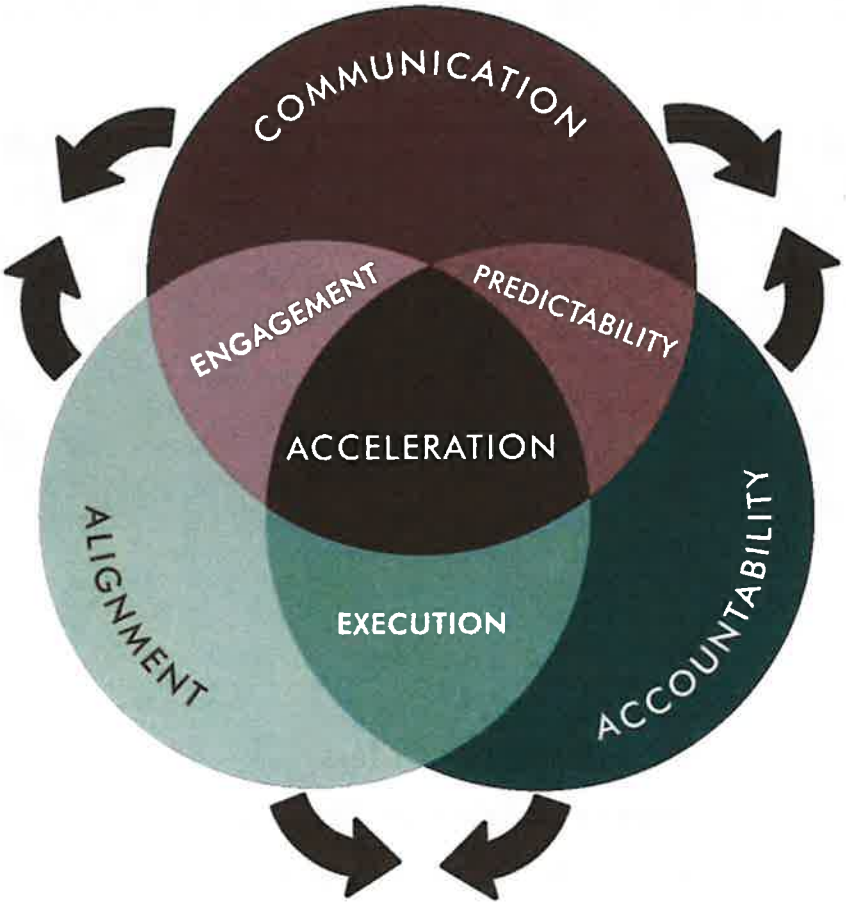
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



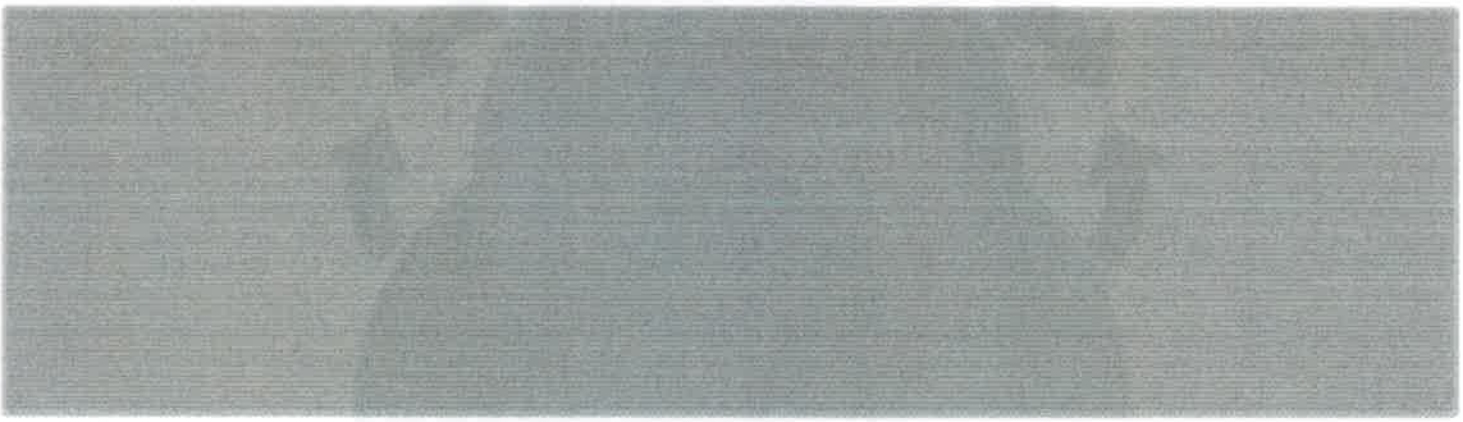
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:

aspire SOFTWARE

United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.

Phased Development Strategy

Plan of Action

Phase I (Days 1-30)



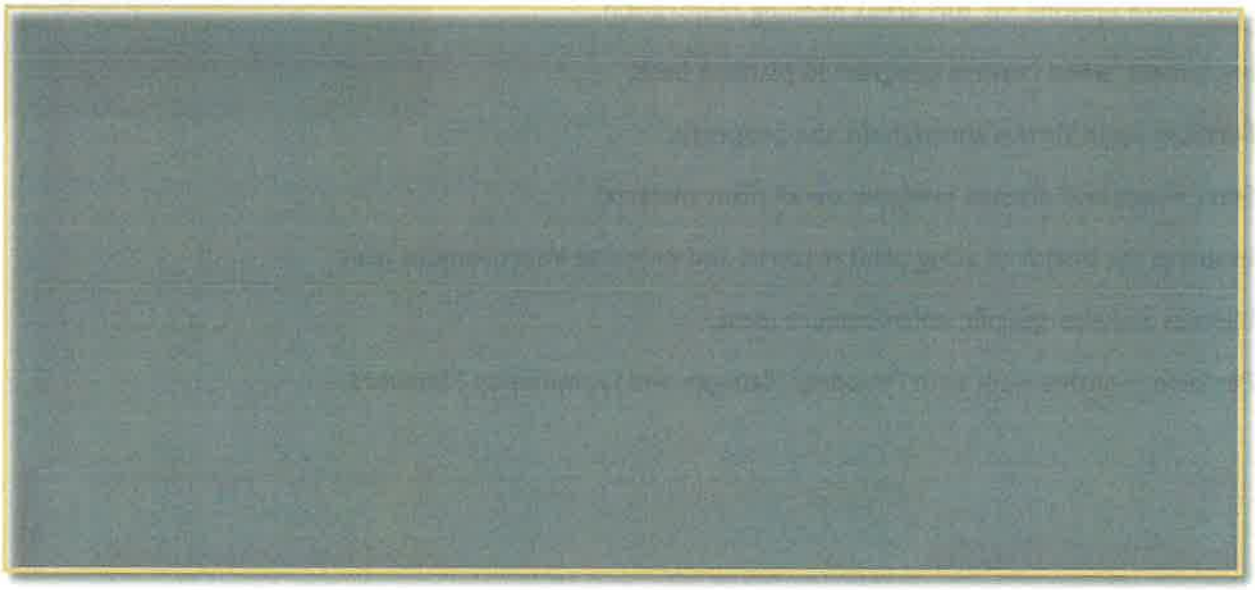
- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.



Certifications
&
Bid Bondd

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists



Certification

Your FNGLA Horticulturalist and ISA Certified Arborist

UNITED Land Services

Certification

Your BMP Certified Professional



FNGLA CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association

Confers on

Matt Stinson

H9359851

The Title of

FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2026
Certified Since: 10/18/2023

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director

Certification

W9

UNITED Land Services

Certification

Certificate of Liability

SAMPLE

Scope of Services Summary

EXHIBIT A
Scope of Services

I. LANDSCAPE MAINTENANCE PROGRAM

Scope of Work:

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

A. Turf grass Maintenance

1. Mowing
   a. Frequency of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance of the turf (weekly during growing season (April 1 – October 31, bi-weekly during cool season (November 1 – March 31))
   . Scheduled cuts missed due to inclement weather will be made up as soon as possible. **Please see attached map with mowing locations and frequency (Exhibit B).**
   -St Augustine Turf will be cut up 34 times per year with a rotary type mower.
   -Bermuda Turf will be cut 34 times per year with a rotary type mower.
   -Bahia Turf will be cut up to 34 times per year with a rotary type mower.
   - Bahia on pond banks will be cut up to 24 times per year with rotary type mower.
   b. Mower blades will be always kept sharp to prevent the tearing of grass blades.
   c. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance in which case clippings must be removed.
   d. All 11 Lake banks will be mowed at a minimum of 2 times per month from the water's edge line all the way up to the residents' lot line. Where turf is growing up against resident fences it will be cut by the contractor with a string trimmer. Ensure best practices are used to avoid any damage to a resident's property.
   e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance the health and vigor of turf.
   -St Augustine Turf will be cut to a mowing height of 4 to 5 inches.
   -Bermuda Turf will be cut to a mowing height of 2½ to 3 inches.
   -Bahia Turf will be cut to a mowing height of 3 to 4 ½ inches.
   f. Contractor will neatly edge and trim around all plant beds, curbs, streets,

trees, buildings, etc., including those occurring on pond banks to maintain shape and configuration.

g. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
h. All walks will be blown after edging to maintain a clean, well-groomed appearance with each turf mowing.
i. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
j. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
k. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers.
l. During the blowing off sidewalks, curb lines, etc. workers and equipment will yield to cars and pedestrians so as not to cause damage

2. Debris Removal

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

3. Fertilizer

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

4. Insect, Disease, and Weed Control

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

chinch bugs in St Augustine turf areas. Contractor will be responsible for additional applications as needed for additional control.

g. Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur the contractor will use treatments to stop or slow the progression of disease.

B. Plant Material

1. Wood line Maintenance
   All common area wood lines adjacent to nature preserves need to be trimmed and maintained as to not encroach onto the common areas on a minimum once a year. **Please see Wood line Maintenance Map for locations (Exhibit B).**

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

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

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

5. Edging and Trimming
   a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
   b. Keep beds free of broadleaf or grassy weeds, preferably with pre-emergent or

selective post emergent. Chosen chemical will be recommended and legally approved for the specific weed problem.

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

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

c. Irrigation

a. A Contractor technician will inspect the performance of the District's sprinkler system one (1) time per month. This inspection will include sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property. A monthly irrigation inspection report will be turned in to the designated CDD representative. This report shall include quantities of heads replaced due to normal wear and tear, as well as heads replaced due to mowing/pruning operations.
b. All batteries for battery operated controllers (approx.. 30) shall be replaced throughout the year as needed.
c. Contractor will inspect and ensure that both well systems and pump system are operating correctly during each inspection.
d. All clocks (Amenity, Golf Course) will be inspected and adjusted as needed during each inspection.
e. Irrigation rotors and spray nozzles will be kept free of grass and unobstructed by other plant
f. material to ensure proper performance.
g. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.

h. Contractor will promptly inform the District of any system malfunction or deficiencies.
i. Repairs for items such as head replacement, broken lines, and timers will be performed with prior approval from onsite District representative.
j. Irrigation schedules shall be provided to the designated C.D.D. representative and must comply with current regulations and restrictions.

D. Mulching

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

E. Annuals

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

F. General Clean-up

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

b. Excluding heavy leaf fall pick up from parking areas, sidewalks, pool, etc.

II. ADDITIONAL SERVICES

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

III. PERSONNEL

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

IV. CONTRACTOR'S VEHICLES AND EQUIPMENT

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

V. ADDITIONAL PROVISIONS

a. Landscape inspections will be conducted weekly followed by a **monthly**

written report by an authorized Contractor representative, detailing work completed on a weekly basis. Contractor will document and correct any landscape maintenance deficiencies that are identified within one week or provide a status update for work requiring a longer period to accomplish.

b. Contractor shall provide an annual fertilization and pesticide application plan which is to include all labels, proposed rates of application and MSDS sheets.

c. Within 5 days of notice to proceed the Contractor and a representative of the District will inspect the irrigation system for acceptance by the Contractor. Any defects will be noted for repair under the District's existing warranty.

d. Contractor will provide the District with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

e. Contractor and District agree that Contractor is an independent contractor and, as such, shall assume liability for its own withholding taxes, social security taxes, unemployment taxes, licenses and insurance pertaining to its employees or operations.

f. Contractor agrees to always secure and maintain in effect, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof to District of such liability insurance with limits of not less than $1,000,000, with workers compensation coverage as required under the laws of the State of Florida.

g. Contractor shall maintain applicable licenses and permits within the cities, counties, and states of operation.

h. Contractor will be proactive in identifying any landscape site conditions that affect long-term plant health and vigor and will immediately advise District accordingly. Contractor does not provide any warranty, whether express or implied, pertaining to the improvement or survival of the planted or sodded areas; furthermore, this proposal does not include any allowance for tree, shrub, or plant replacement. Contractor will only be responsible for replacement of plant material that dies as a direct and identifiable result of improper maintenance practices.

i. As applicable, Contractor agrees to pay all sales taxes on materials supplied. The District agrees that if sales taxes become applicable to the services or any portion(s) thereof, they will pay these taxes in addition to the fees quoted in the Landscape Maintenance Service Agreement

VI. SPECIAL PROVISIONS

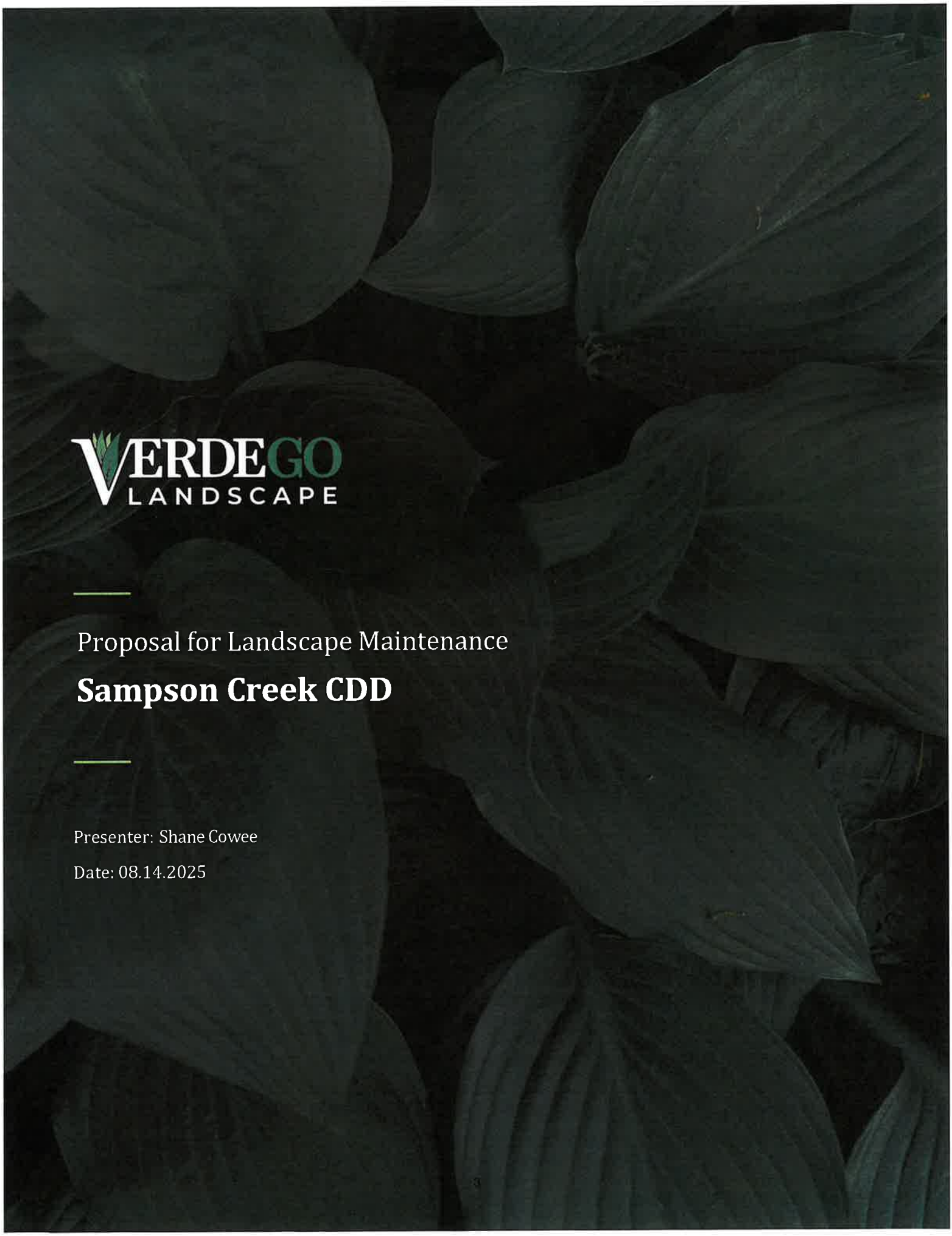
a. The Contractor will have experience maintaining residential CDD properties and/or MHOA properties with a minimum annual contract of $150,000.

EXHIBIT B
Landscape Maintenance Map



Uniting partners through exceptional landscape services

F.



VERDEGO LANDSCAPE

Proposal for Landscape Maintenance

Sampson Creek CDD

Presenter: Shane Cowee

Date: 08.14.2025

VERDEGO
LANDSCAPE

Contents

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6200 SR-13 N, St Augustine, FL 32092
Office: (386) 437-3122 | landscape@verdego.com

VERDEGO
LANDSCAPE

219 St Johns Golf Drive
St Augustine, FL 32092

ST. JOHNS
GOLF & COUNTRY CLUB
Sampson Creek CDD

Dear Board of Sampson Creek,

Thank you for the opportunity to present a proposal for your outstanding master-planned community. As Duval, St. Johns, Flagler counties, and the surrounding areas continue to grow and remain among Florida's most desirable places to live, VerdeGo fully understands the importance of delivering a landscape that enhances both property value and resident satisfaction.

With over 19 years of experience in Northeast Florida, VerdeGo specializes in providing comprehensive landscape design, construction, and maintenance services tailored to large-scale communities. Our team of more than 175 full-time professionals — including certified horticulturists, landscape architects, arborists, and dedicated maintenance crews — offers the expertise and resources needed to support the unique demands of a thriving HOA.

We recognize that beautifully maintained landscapes are central to your community's identity and appeal. Our holistic approach ensures that common areas, entrances, parks, and amenities create a welcoming and cohesive environment for residents and guests. We focus on proactive care and strategic enhancements that reflect the high standards expected in a premier master-planned community.

At VerdeGo, clear and consistent communication is a top priority. We provide detailed updates and transparent reporting so your board and management team can make informed decisions with confidence. Our proactive planning approach helps align landscape goals with long-term community objectives and budget priorities.

We are deeply committed to building lasting partnerships. By combining exceptional service, strong local knowledge, and a passion for landscape excellence, we aim to create outdoor spaces that foster community pride and enrich daily life for residents.

Thank you again for considering VerdeGo as your trusted landscape partner. We would welcome the opportunity to discuss how our expertise and vision can support and elevate your community's outdoor environment for years to come.

Sincerely,

Shane Cowee

Shane Cowee
Business Development Manager
904-673-3808
scowee@verdego.com

VERDEGO LANDSCAPE

Who We Are

Rooted in Relationships

For almost 20 years we've been rising before the sun, rolling up our sleeves, growing strong, healthy plants and creating beautiful environments. We understand that landscaping is a continuous process that requires diligence, responsibility, consistency, and that excellence lies in the details. We deliver exceptional results by going above and beyond, building relationships that blossom into long-term partnerships.

Our Mission

VerdeGo Landscape's promise goes beyond thriving landscapes. We take pride in our work and aim to act as trusted advisors to our clients with customized solutions and exceeded expectations. We are dedicated to delivering exceptional results.

Operational Approaches

Communication

Proactive and Continuous communication is a key factor to our success and sets us apart as a company.

Dedicated Staff

Results come when your team truly connects with the property, they are servicing.

Consistency

Retaining the same crew on a sited job allows them to take pride and ownership in their results.

Accountability

Being accountable means working with integrity. Monthly internal assessments are used to evaluate the property's status and our team's performance.

6200 SR-13 N, St Augustine, FL 32092
Office: (386) 437-3122 | landscape@verdego.com

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name VerdeGo LLC

Street Address 3335 N State Street

P. O. Box (if any) PO Box 789

City Bunnell State FL Zip Code 32110

Telephone 386-437-3122 Fax no. _____

1st Contact Name Bruno Perez Title Dir. of Operations

2nd Contact Name Bryan Wackes Title Branch Manager

Parent Company Name (if any) Heartland LLC

Street Address 1200 Main St

P. O. Box (if any) _____

City Kansas City State MO Zip Code 64105

Telephone 816-683-8698 Fax no. _____

1st Contact Name Peter Welch Title CFO

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: Limited Liability Company
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? FL Date 12/31/2010

Is the Proposer in good standing with that State? Yes X No ___

If no, please explain _____

_____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 1,000,000
Automobile Liability	$ 5,000,000
Workers Compensation	$ 1,000,000
Expiration Date	10/1/2025

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

See Attached

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address 3335 N. State Streey

P. O. Box (if any) _____

City Bunnell State FL Zip Code 32110

Telephone 386-437-3122 Fax no. _____

1st Contact Name Bruno Perez Title Dir. of Operations

2nd Contact Name Bryan Wackes Title Branch Manager

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

1 Supervisors, who will be onsite 1 days per week;
2 Technical personnel, who will be onsite 1 days per month and
3 Laborers, who will be onsite 2 days per week.

*Extra Two Days a month will be dedicated for Detail Services

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Morgan Harris

Position / Certifications: Spray Technician

Duties / Responsibilities: Runs the Day to Day operations for our Fertilization programs

% of Time to Be Dedicated to This Project: <10 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Riverfront Esplanade

Contact: Joe Yarbrough Contact Phone: 386-299-6373

Project Type/Description: Landscape Maintenance Contract

Duties / Responsibilities: Morgan is responsible for running the full Agrow Program onsite

Dollar Amount of Contract: over $600K

Proposer's Scope of Services for Project:

The project has the same requirements in the scope regarding full service maintenancecan care for the property.

Dates Serviced: 2022- Current

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):* **Only if necessary

Subcontractor Name AgrowPro

Street Address 1339 Kavie Ct

P. O. Box (if any)

City Green Cove Springs State FL Zip Code 32043

Telephone (904) 449-1299 Fax no.

1st Contact Name Kyle Hutchings Title President

2nd Contact Name Title

Proposed Duties / Responsibilities: Fertilization Program

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: Various Sites

Contact: Contact Phone:

Project Type/Description: Fertilization Program for Turf and Shrubs

Dollar Amount of Contract: Range from $40K - $600K

Proposer's Scope of Services for Project:

Run the full fertilization program for all turf and shrubs

Dates Serviced: On going

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*
  We use E-verify and run back ground checks

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

OFFICERS

PROPOSER: VerdeGo LLC DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
T.J. McNitt	President	Overall Business Operations	Flagler Beach, FL
Alan Hall	V.P. Operations	Financials and Operations	Ormond Beach, FL
Bruno Perez	Dir. of Operations	Operations for 3 Branches	Palm Coast, FL
Billy Genovese	Dir. of Business Develpment	Sales	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: VerdeGo LLC DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Brian Wackes	Branch Manager	Operations for our St Augustine Branch				
Scott Settlemires	Account Manager	Runs the day to day operations	St Augustine			
Brent Behrens	Irrigation Manager	Runs the day to day irrigation operations	St Augustine			

VERDEGO
LANDSCAPE

Our Team

VerdeGo is led by our President, TJ McNitt, who has over 24 years of industry experience and holds several certifications including a General Contractor's license. An assigned Account Manager will be your day-to-day point of contact. The Account Manager will supervise all crew members as well as monitor the property to ensure the highest quality of performance is met. Full transparency is important to us and that is why we have included the contact information for all administrators related to your job. Please feel free to reach out any time you have questions or concerns.







TJ McNitt
24 yrs. Industry Experience
President

Bruno Perez
25 yrs. Industry Experience
Director of Operations

Bryan Wackes
11 yrs. Industry Experience
Branch Manager

Scott Settlemires
10 yrs. Industry Experience
Account Manager

TJ McNitt	President	(386) 437-3122 tmcnitt@verdego.com
Bruno Perez	Director of Operations	(386) 237-2313 bperez@verdego.com
Bryan Wackes	Branch Manager	(386) 268-4915 bwackes@verdego.com
Scott Settlemires	Account Manager	(904) 495-9100 ssettlemires@verdego.com
Taneka Southern	Branch Admin	(904) 797-7474 tsouthern@verdego.com

BRYAN WACKES

SENIOR ACCOUNT MANAGER

317 Silkgrass Place
Saint Johns, FL 32259

(386) 268-4915

bwackes@verdego.com

OBJECTIVE

Enthusiastic business professional with eighteen years of management, sales, and customer service experience. Skilled and hardworking with knowledge in various industries and multi-tasking abilities to develop and maintain customer relations while simultaneously increasing sales revenue and customer satisfaction.

EDUCATION

Palm Beach State College
Lake Worth, FL

Bachelor of Science
Business Management & Supervision
Dean's List

Associate of Science
Horticulture Landscape & Management

EXPERIENCE

August 2023 – Present
Senior Account Manager • VerdeGo Landscape

September 2021 - August 2023
Business Relationship Manager & Sales Executive • Sperber Landscapes of Florida dba Top Cut Lawn Services

November 2019 – September 2021
Senior Account Manager • BrightView

May 2016 – November 2019
Senior Account Manager • Top Cut Lawn Services

June 2012 – May 2016
Pest Control/Landscape Assistant • Enviroscapes Plus

October 2004 – October 2009
Store Manager • Quiznos Subs

KEY SKILLS

Project Management
Sales & Customer Retention
Business Process Improvement
Proficient in CRM Software (Aspire & LMN)
Management Training

- Managed sales pipeline and pursues new business opportunities.
- Developed and nurtured relationships with existing and potential customers.
- Directed multimillion - dollar contract development and negotiations.
- Optimized margin dollars in under-penetrated accounts.
- Composed and presented proposals.
- Experienced in business start-up, inventory control and scheduling.
- Closed $5.5M in maintenance sales within 18 months.
- Directly managed up to fifty employees at a time.
- Developed, oversaw, and executed budgets.

COMMUNICATION

- Conducted presentations for new business.
- Lead board meetings and participates in all customer satisfaction/retention-based meetings.
- Maintained and shared professional knowledge through education, networking, events, and presentations.

LEADERSHIP

- Inspired employees to provide superior customer service.
- Onboarded and trained account managers.
- Spearheaded advanced various projects (hurricane clean-up, large clubhouse renovations, irrigation retrofit jobs, commercial landscape lighting, etc.).
- Promoted community involvement by engaging employees in local charity and volunteer work.
- Worked to resolve conflicts and motivate teams.

LICENSES

Certified Pest Control Operator License – License# JF243389

LTD Commercial Fertilizer Applicator License – License# LF222385

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

PROPOSER: VerdeGo LLC DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	See Attached		

VERDEGO LANDSCAPE

QUANTITY	DESCRIPTION	CAPACITY
96	Pickup Trucks	Grounds Maintenance
18	Vans	Irrigation
12	Dump Trucks	Landscaping
42	Utility and Equipment Trailer	Landscaping
67	Commericial Riding Lawn Mowers- 60" Deck	Heavy Mowers
27	Commercial Mower- 30"	Heavy Mowers
32	Commercial Mower- 72"	Heavy Mowers
58	Commercial Mowers- 52"	Heavy Mowers
42	Vacuum Blowers- Stihl	Hand Held Equipment
56	Stihl Trimmer	Hand Held Equipment
27	Stihl Edgers	Hand Held Equipment
5	Walk Behind Blower	Heavy Equipment
17	Kubota Tractors	Heavy Equipment
5	Sprayer Gator	Heavy Equipment
4	Aerator	Heavy Equipment







PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
  Yes X *No* ___
  If yes, please provide the following information for each project (attach additional sheets if necessary):

  Project Name/Location: Middle Village and Double Branch CDDs (Oakleaf Plantation)

  Contact: Jay Soriano Contact Phone: 904-562-0249

  Project Type/Description: Landscape Maintenance Contract

  Dollar Amount of Contract: Combined $1MM+

  Scope of Services for Project: All landscape services: mowing, detail, irrigation, fertilization, tree trimming, etc.

  Dates Serviced: 2019 - Current

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

  2024 = $29,000,000

  2023 = $27,000,000

  2022 = $28,000,000

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

  Project Name/Location: Middle Village and Double Branch CDDs

  Contact: Jay Soriano Contact Phone: 904-562-0249

  Project Type/Description: Landscape Maintenance Contract

  Dollar Amount of Contract: Combined $1MM+

  How was the project similar to this project?

  The project has the same requirements in the scope regarding full service maintenance can care for the property.

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): All landscape services: mowing, detail, irrigation,fertilization, tree trimming, etc.

List of equipment used on site: Exmark Mowers of various sizes, string Trimmers, blowers, edgers, pole saws, back pack sprayers, etc..

List of subcontractors used: AgrowPro

Is this a current contract? Yes X No ___

Duration of contract: 2019 - Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Grand Haven CDD

Contact: Louise Leister Contact Phone: 386-569-1639

Project Type/Description: Landscape Maintenance Contract

Dollar Amount of Contract: $650K+

How was the project similar to this project?

The project has the same requirements in the scope regarding full service maintenancecan care for the property.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

All landscape services: mowing, detail, irrigation,fertilization, tree trimming, etc.

List of equipment used on site:

Exmark Mowers of various sizes, string Trimmers, blowers,edgers, pole saws, back pack sprayers, etc..

List of subcontractors used: AgrowPro

Is this a current contract? Yes X No ___

Duration of contract: 2020- Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Glen St John CDD

Contact: Winslow Wheeler Contact Phone: 904-318-0797

Project Type/Description: Landscape Maintenance Contract

Dollar Amount of Contract: $120K+

How was the project similar to this project?

The project has the same requirements in the scope regarding full service maintenancecan care for the property.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

All landscape services: mowing, detail, irrigation,fertilization, tree trimming, etc.

List of equipment used on site:

Exmark Mowers of various sizes, string Trimmers, blowers,edgers, pole saws, back pack sprayers, etc..

List of subcontractors used: AgrowPro

Is this a current contract? Yes X No ___

Duration of contract: 2021 - Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Ocean Hammock POA

Contact: Amy Spradling Contact Phone: 386-446-0085

Project Type/Description: Landscape Maintenance Contract (includes homes)

Dollar Amount of Contract: $685K+

How was the project similar to this project?

The project has the same requirements in the scope regarding full service maintenancecan care for the property.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

All landscape services: mowing, detail, irrigation,fertilization, tree trimming, etc.

List of equipment used on site:

Exmark Mowers of various sizes, string Trimmers, blowers,edgers, pole saws, back pack sprayers, etc..

List of subcontractors used: AgrowPro

Is this a current contract? Yes X No ___

Duration of contract: 2019 - Current

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes* X *No* ____ *For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: Trout Creek CDD

Contact: Contact Phone:

Project Type/Description: Landscape Maintenance Contract

Dollar Amount of Contract: $350k

Scope of Services for Project: _____

All landscape services: mowing, detail, irrigation,fertilization, tree trimming, etc.

Dates Serviced: 2021-2024

Reason for Termination: Project went out to bid and community split the contract between 3 vendors.

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No X If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  N/A

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (_) If yes, provide the following:*

  Identify the Case # and Tribunal: N/A

  Describe the Nature of the Action:

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

  N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (X) If yes, please explain:*

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

VERDEGO LANDSCAPE

References

Property		Manager	Contact Info	Phone
Ocean Hammock POA	$650K+	Amy Spradling	aspradling@mayresort.com	386-446-0085
Middle Village CDD	$488K	Jay Soriano	jsoriano@gmsnf.com	904-562-0249
Double Branch CDD	$422K	Jay Soriano	jsoriano@gmsnf.com	904-562-0249
Town Center at Palm Coast CDD	$432K	Clint Smith	Clintsmith@aol.com	386-931-4496
Cascades at WGV	$871K	Stacey Jensen	cascadespropertymanagement@gmail.com	904-940-0530
World Golf Village	$240K	Ann Sutton	asutton@maymgt.com	904-940-1002 Ext 317



Oakleaf Plantation



Midtowne



World Golf Village







PROPOSAL FORM
PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE

SERVICES BID SUMMARY

Basic Services

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

	Proposed Lump Sum	Monthly	Annual Term Total
Term 1	$ 12,823.81	$ 153,885.77	(Twelve (12) months)
Term 2	$ 12,823.81	$ 153,885.77	(Twelve (12) months)
Term 3	$ 13,220.33	$ 158,644.00	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (34 site visits)	$ 91,910.22	$ 91,910.22	$ 94,752.80
Tree and Palm Maintenance (34 site visits)	$ 3,500.00	$ 3,500.00	$ 3,608.00
Shrub and bed Maintenance (34 site visits)	$ 25,065.48	$ 25,065.48	$ 25,840.70
Fertilization St Aug Turf (6 times per year)	$ 23,519.40	$ 23,519.40	$ 24,246.80
Fertilization Bermuda Turf (8 times per year)	$ 4,957.44	$ 4,957.44	$ 5,110.76
Fertilization Bahia Turf (3 times per year)	$ 1,999.95	$ 1,999.95	$ 2,061.80
Fertilization Shrubs, Trees and Palms (min 4 times per year)	$ 2,933.28	$ 2,933.28	$ 3,024.00
Pesticide Program Turf	$ Included	$ Included	$ Included
Pesticide Program Shrubs, Trees and Palms	$ Included	$ Included	$ Included
TOTAL LUMP SUM	$ 153,885.77	$ 153,885.77	$ 158,644.00

Additional Services	$	$	$
Mulch – Brown Mulch (200 cubic yards annually)	$13,000.00	$13,000.00	$13,400.00
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	$9,600.00	$9,600.00	$10,500.00
Annuals (1715 units every 3 months)	$16,807.00	$16,807.00	$4,287.50
All-Inclusive Irrigation Lump Sum	$15,000.00	$15,000	$16,000.00

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

SOD/SEED/MULCH:

Sod installed: St Aug, per pallet	$700.00
Pine Straw per Bale	$8.50
Shredded Brown Mulch, CY	$65.00
Seeded Winter Rye, per bag	$ 150.00
Removal of Aged Mulch - Entrances, Amenity Area, Roadways and Round-About	$100.00 per hour

SHRUBS:

Chord Grass - 3 gal.	$22.00
Lorapetalum - 3 gal.	$19.00
Glendale Fashion Azalea (Pink) - 3 gal.	$30.00
Podocarpus "Pringle" - 3 gal.	$24.00
Blue Daze- 1 gal.	$15.00
Eugenia Globe 7 Gal.	$160.00

ANNUALS:

Annuals in 4" pots per flat of 18	$44.00

TREES (CONTAINER):

Crape Myrtle - 65 gal., 100 gal.	$450.00 (30 gal)
	$850.00 (100 gal)
Southern Magnolia - 65 gal.	$1,700.00
	$22,000.00
Live Oak - 100 gal., 200 gal.	$1,500.00 (100 gal)

IRRIGATION:

CONTROLLERS:

Hunter ICC Outdoor Controller	$ 645.00
Hunter Pro-C Controller	$ 330.00

VALVES WITH VIOLET INDICATORS:

Compatible valves	$ N/A

SPRAY HEADS AND ROTORS:

4" Spray head	$N/A
6" Spray head	$12.00
12" Spray head	$25.00
6" Rotor	$40.00
12"Rotor	$ 65.00

VALVE BOX:

6" Round	$ 10.00
10" Round	$ 25.00
14" Rectangular	$ 75.00

MISCELLANEOUS:

Mowers (riding mower)	$60.00 per acre
Mowers (mower - not to exceed 36")	$60.00 per acre
Bush-Hog	$125.00 per acre
Tractor/Skid Steer	$150.00 per hour
Supervisor with Transportation	$75.00 per hour
Laborer with hand equipment	$50.00 per hour
Dump/Flat-Bed Truck	$600.00 per load
Irrigation tech labor rate	$65.00 per hour
Irrigation tech after hour rate (evenings/weekends)	$80.00 per hour
Additional site pick-up	$500.00 per trip/load
Additional Irrigation Inspection	$65.00 per hour
Additional Palm Tree Trimming	$0 per visit
Back-Hoe/Trencher/Excavator	$60.00 per hour
Fire Ant Control	$400.00 Top Choice
application	
Fire Ant Control	$400.00 Spot treatment
Ornamental Grass Maintenance	
Berms, Medians & Entryways	$1,200.00 per visit
Amenity Center (including pool area)	$700.00 per visit
Common Area Fields & Courts	$400.00 per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	$ 95.00 per hour
Backhoe/Front end Loader	$ 195.00 per hour
Skid steer Loader	$ 155.00 per hour
Chipper	$ 150.00 per hour
Specialty Rental Equipment	Proposed as needed

Subcontractor costs (if necessary)	Proposed as needed
Disposal Fees	Proposed as needed

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of VerdeGo LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 14th day of August, 2025.

Proposer: VerdeGo LLC

By: _____

Title: Dir. of Business Development

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was sworn and subscribed before me this 14th day of August, 2025, by William Genovese of VerdeGo LLC, who is personally known to me or who has produced Himself as identification, and did [ ] or did not [ ] take the oath.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Denise Tanguilig
Commission No.: HH 318779
My Commission Expires: 11/9/26

VERDEGO LANDSCAPE

Site Map for Sampson Creek CDD



VERDEGO LANDSCAPE

Landscape Management Expectations

Turf Care

Our Turf Program focuses on proper mowing techniques that promote optimal vigor for turf grass health. Great care will be taken to ensure proper edging, line trimming, and blowing are in the best interest of you, your guests, and the plants on your property.

- Turf areas will be free of bare spots, holes, and depressions.
- Hard edging of curbs and sidewalks will be performed with each mowing rotation.
- Grass clippings will be blown off of all hardscape surfaces after mowing.
- Mowing equipment will be well maintained (sharpened blades and proper deck height positioning).
- The health of the turf will be monitored. This includes:
    - Color
    - Density
    - Weed/Pest Control
- Pesticides will be applied as needed (herbicide, insecticide, and fungicide).
- Soil samples will be administered as part of our Start-Up Program to determine the appropriate fertilization program for your site.
- Pesticide applicators at VerdeGo are licensed with the Florida Department of Agriculture and Consumer Services.



VERDEGO
LANDSCAPE

Palms, Trees, Shrubs, and Ground Cover

Our horticulture techniques are based on the Green Industries 'Best Management Practices'. Many of our leaders are licensed and trained by UF-IFAS Florida-Friendly Landscaping program professionals. These programs are designed to promote environmentally friendly safe landscaping practices and protect Florida's water sources. VerdeGo Landscape promotes these practices at the same time as providing beautiful outdoor spaces that Florida residents and visitors have come to enjoy and expect.

Our management practices and components consist of, but are not limited to the following:

- Pruning and Shearing – equipment will be maintained to the highest of standards.
- Pruning and Shearing techniques will be performed according to horticulture industry standards.
- Soil samples will be taken to promote optimal tree and plant health.
- Fertilization will be performed per contractual obligation; however, VerdeGo Landscape will advise and make recommendations to promote plant health and vigor.
- Pesticide Applications will be administered to protect trees and plants from disease and decline.
- Recommendations for plant replacement will be made on an 'as needed' basis. "Right Plant, Right Place' will be promoted to enhance the aesthetics and health of all plant material.



VERDEGO
LANDSCAPE

Irrigation

VerdeGo irrigation experts have developed practices to ensure your turf, trees, palms, and shrubs are healthy and all water needs have been met. Our teams are trained and encouraged to consider Best Management Practices while achieving optimal plant health.

Our practices include the following:

- Monthly wet checks will be performed.
- Rain sensors will be used whenever possible.
- Highly trained personnel in all irrigation practices and techniques will work on your property.
- The VerdeGo irrigation team will receive continual education on the latest irrigation techniques and materials.



VERDEGO LANDSCAPE

Annuals & Mulch

Annuals bring a pop of color to landscapes. Whether it's to enhance and highlight a monument sign or simply bring attention to a community's entrance or Amenities, VerdeGo prides itself on providing great annual designs for your property.

Our practices include:

- Rotations will be determined per contract specifications.
- A variety of choices or annuals will be determined by seasonal availability.
- Pesticides (insecticides and fungicides) will be applied to prevent plant decline.
- Fertilization will be provided to promote optimal growth and longevity.
- Soil amendments and treatments will be administered before planting each rotation (fertilization and rototilling).

The installation or replenishment of mulch will be performed per contract specifications.



Sample Reports

Each Month your dedicated Account Manager will supply you with a Landscape Status Report along with monthly Irrigation Inspection Report.

VerdeGo
PO Box 789, Bunnell, FL 32110
386.437.3122 - Bunnell
904.797.7474 - St. Augustine

LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
12/30/22	Brannan Field	Russell McCrea	December

SERVICES SUMMARY

COMPLETED IN [MAIN SERVICE MONTH]:

- Full-Service Maintenance (Mowing/Edging/String Trimming/ Blowing)
- Detail Work (Weeding/Pruning)
- Pre-Emergent applied to all planter beds

ANTICIPATED FOR NEXT MONTH:

- Full-Service Maintenance (Mowing/Edging/String Trimming/ Blowing)
- Detail Work (Weeding/Pruning)
- Irrigation Inspection Wet Check

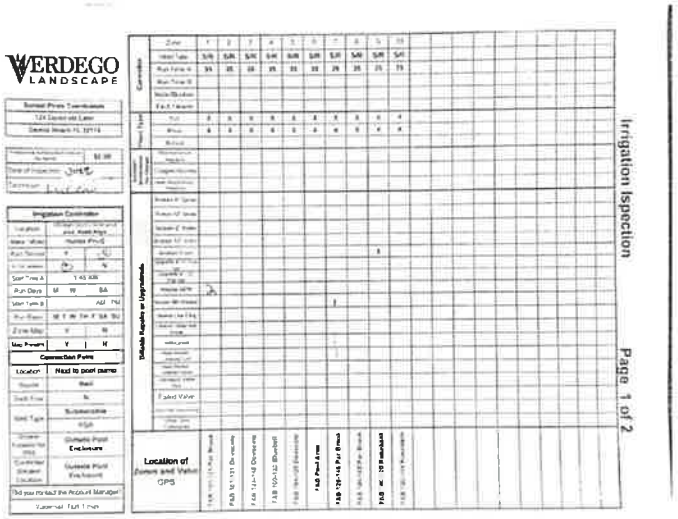
COMMENTS – SOME PLANTS DAMAGED DUE TO RECENT COLD WEATHER.

TURF
Some areas had damage due to cold weather.

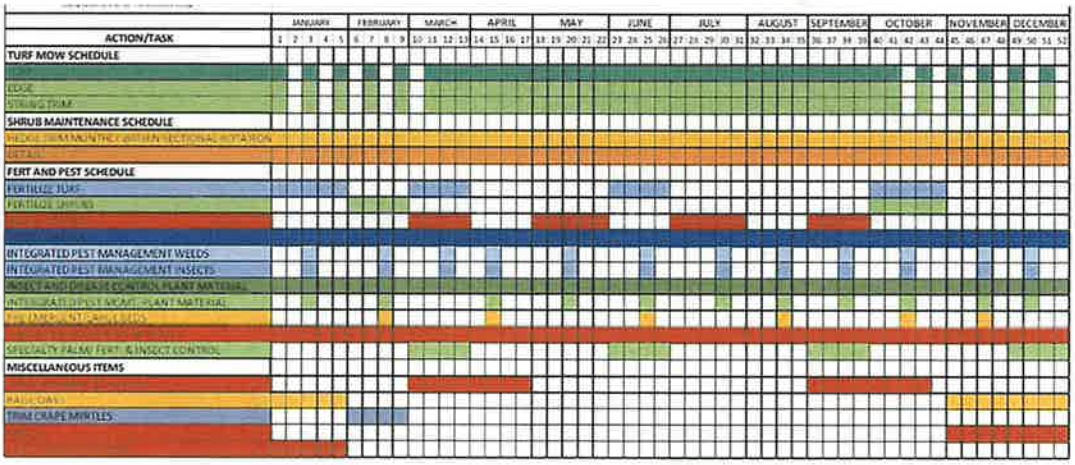
TREES & SHRUBS
Crape myrtles due to get pruned. Remove moss from crapes

PLANT BEDS
Some damage to plants due to weather. Will trim back, remove the dead.
Beds sprayed. Torpedo grass sprayed.

OTHER



YEARLY SERVICES SCHEDULE GUIDELINE



VERDEGO LANDSCAPE

PROPOSED SCOPE OF SERVICES

Landscape Maintenance Program:

Mowing

Mowing shall be performed as frequently as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance.

- Bermuda Turf will be cut up to 34 times per year with a rotary type mower.
- Bahia Turf will be cut up to 34 time per year with a rotary type mower
- Pond Banks (11) will be a minimum of 24 times per year with a rotary type mower.

VerdeGo may alter mowing frequencies according to seasonal needs and environmental conditions that may include but are not limited to, excessive rain and wet conditions, cold weather, extreme weather, etc. Areas that cannot be serviced due to risk of creating damage will be notified to the Customer and /or the Property Management.

We do not mow when your grass is wet. Wet grass clippings keep our mower blades from making the cleanest possible cut.

Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers.

Mower blades will be kept sharp to prevent the tearing of grass blades.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2" to 5" in height, with no more than 1/2 of leaf blade removed during mowing.

Zoysia turf should be maintained at a mowing height of 1" to 2" in height, with no more than 1/2 of leaf blade removed during mowing. The initial cut in the beginning of the season can be shorter to remove dead leaf tissue and increase the rate of green up.

Bermuda Sod shall be maintained at a mow height of 2" to 3", depending on seasonal requirements.

Edging

Sidewalks and driveways will be edged with every mow visit. Borders of plant beds are to be maintained with a distinct edge that separates the bed from adjoining grass. No chemicals shall be used for edging of the beds.

Hard surfaces will be blown to support a clean, well-groomed appearance.

VERDEGO LANDSCAPE

PROPOSED SCOPE OF SERVICES

Landscape Maintenance Program:

Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit. No chemicals will be used around ponds. Mowing services will be performed to the intended sod line of the turf.

Frequency of string trimming will correspond to frequency of turf maintenance except for lake banks, roadside drainage ditches, and Bahia turf areas.

Debris Removal

Each mowing operator is properly trained to not run over trash and or debris. Each mowing operator is equipped with trash pickers for the safety of our employees.

Dead plants will be removed while performing maintenance in that area each week or month. "A missing shrub is better than a dead shrub."

Fertilization

Irrigated Turf shall be fertilized:

- St Augustine Turf will be fertilized six (6) times per year
- Bermuda Turf will be fertilizes eight (8) times per year
- Bahia turf will be fertilized three (3) times per year. Pond banks will be excluded.

The method of application of fertilizer shall be the responsibility of VerdeGo and its vendor (AgrowPro).

At times, environmental conditions may require additional applications of nutrients augmenting the above fertilization programs to ensure that turf areas in top condition.

VerdeGo can provide service upon Customer request at an additional cost. All fertilizer applications will adhere to UF recommended Nitrogen application rates for the turf varieties present, using GI-BMP guidelines to help reduce the need for chemical intervention and protect the ground water.

Insect & Disease Control

VerdeGo will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. VerdeGo will strictly comply with all state and federal regulations.

VERDEGO LANDSCAPE

PROPOSED SCOPE OF SERVICES

Landscape Maintenance Program:

Tree Pruning

All Trees up to a maximum height of 10' overall will be pruned to allow for clearance and desired size. All sucker branching, seedpods, and ball moss will also be removed. No larger than 1" diameter branches will be removed.

Extensive cutbacks for Crape Myrtles ("Hat Racking") will be at the direction and approval of the Customer for an additional fee determined by debris and size of limbs being removed.

Palm Trees up to 12' of clear trunk will be trimmed of excessive palm fronds and cleaned of unwanted seed pods and debris. Trimming of palms exceeding 12' will require additional equipment and can be performed at an additional cost to the Owner.

Detailing

Detailing of planted areas will be performed in a sectional method with the frequency of rotation being dependent upon the desired appearance and budget chosen by the Owner. The detailing process will include trimming, edging, pruning and shaping of all shrubbery, ornamental and groundcover. The frequency established to detail the entire property is 12 time(s) per year.

Groundcovers will be confined to plant bed areas by manual or chemical means, as environmental condition permits. "Weed eating" type edging will not be used around trees.

Fertilization

Plant beds, shrubs, woody ornamental, and ground covers shall be fertilized up to **four (4)** times per year as to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of VerdeGo.

All ornamentals will be fertilized utilizing a product with a balanced analysis and good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

Insect and Disease Control

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit.

Irrigation

Upon award, VerdeGo will perform a thorough audit of the entire irrigation system listing items needing repair or replacement. Including items that would improve the irrigation system.

VERDEGO LANDSCAPE

PROPOSED SCOPE OF SERVICES

Landscape Maintenance Program:

Irrigation

The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred.

VerdeGo will be responsible for controlling the amount of water used for irrigation and any damage that results from over watering and insufficient watering. VerdeGo is not responsible and cannot control any City or County Watering Guidelines. Any plant or turf area damage caused by the lack of water due to these "watering guidelines" will not be our responsibility.

VerdeGo will fully inspect and operate all the irrigation zones monthly ***(12x per year).*** Repairs needed that are not covered under this contract will be proposed and billed separately.

All batteries for battery operated valves shall be replaced throughout the year as needed.

Annual Flower Maintenance Program

Annual Flowers are listed as "Additional Services" under this agreement. Total count is ***1,715*** **flowers** per rotation for a total of *6,860* flowers per year (4 rotations per year). Annual soil mix will be replenished one (1) time per year.

Please note that the flower count per rotation may be increased/decreased at the time of installation per customer request.

VerdeGo will not be held responsible for any acts of God (i.e., wind damage, freeze damage). The practice of covering plant material during a freeze to prevent damage is an extra charge to this contract and does not guarantee plant survival.

Mulching

Mulch and Pine straw are listed as "Additional Services" under this agreement. Below are the following counts if approved by board request:

- Brown Mulch- 200 cubic yards annually, to a depth of 3 inches
- Pine Straw- 600 bales for semi-annual application

Please note the yardage estimate may be increased/decreased at the time of installation per customer request.

VerdeGo will provide services over and above the contract specifications with written authorization from Customer. Rates for labor shall be provided upon request.

Verdego Landscape 30/60/90-Day Transition Plan for Sampson Creek CDD

30 Days – Initial Transition and Assessment

Objectives:

- Facilitate seamless transition from previous vendor
- Establish clear and consistent communication channels
- Address immediate landscaping and safety concerns
- Identify and remove dead plant material to enhance overall appearance

Key Activities:

- Conduct an initial kick-off meeting with the Sampson Creek property management team on Day 1
- Introduce VerdeGo's onsite supervisor and maintenance team
- Perform a comprehensive property inspection within the first week, documenting all existing landscape conditions and identifying urgent issues
- Identify all dead or declining plant material during initial inspection, marking these clearly for removal and replacement
- Remove all identified dead plant material by Day 14
- Develop and distribute a detailed landscape maintenance schedule by Day 7
- Complete immediate property cleanup (pruning, removal of debris, mowing, edging) by Day 14
- Establish a weekly communication protocol, including progress updates and emergency response contacts, by Day 7

Deliverables:

- Comprehensive property assessment and conditions report, including identified dead plant material, by Day 10
- Immediate action plan addressing urgent maintenance issues and dead plant removal by Day 10
- Confirmation of established communication channels

60 Days – Implementation and Enhancement

Objectives:

- Establish consistent routine maintenance practices
- Correct initial assessment findings
- Begin landscape enhancement projects

Key Activities:

- Consistently execute routine maintenance tasks (mowing weekly, edging bi-weekly, pruning monthly, and weed control bi-weekly)
- Conduct a detailed irrigation system audit by Day 45, implementing necessary adjustments for optimal efficiency
- Apply fertilization and turf treatments based on completed soil tests by Day 50
- Implement landscape repairs and initial enhancement projects (mulching, replacement of damaged plant materials) by Day 55
- Collect and analyze feedback from Sampson Creek management and board by Day 60
- Conduct ongoing landscape maintenance training for Verdego team members

Deliverables:

- Complete irrigation audit and efficiency improvement report by Day 50
- Report detailing executed enhancements by Day 60
- 60-day progress review meeting with Sampson Creek management by Day 60

90 Days – Optimization and Reporting

Objectives:

- Refine and optimize landscape maintenance processes
- Present measurable improvements and achievements
- Develop long-term landscaping goals and strategies

Key Activities:

- Comprehensive landscaping review conducted by Day 80 to evaluate maintenance effectiveness and implemented improvements
- Adjust and optimize maintenance schedules based on collected feedback and assessment data by Day 85
- Complete significant landscape enhancements (installation of new plantings, improvement of landscape beds) by Day 90
- Present detailed quarterly landscape performance report to management by Day 90
- Prepare and submit a long-term landscape sustainability and enhancement proposal by Day 90

Deliverables:

- Detailed 90-day landscape maintenance performance report by Day 90
- Comprehensive proposal for ongoing landscape sustainability and enhancements by Day 90
- Scheduled quarterly review meeting with property management by Day 90

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Flagler

Before me, the undersigned authority, appeared the affiant, Willliam Genovese, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Dir. of Business Development VerdeGo LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the pre-proposal meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

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

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

Dated this 14th day of August, 2025.

Proposer: VerdeGo LLC
By: _____
Title: Director of Business Development

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 14th day of August, 2025, by William Genovese of VerdeGo LLC, who is personally known to me or who has produced Himself as identification, and did [ ] or did not [ ] take the oath.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Denise Tanguilig
Commission No.: HH 318779
My Commission Expires: 11/9/26

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Dir of Business Dev. for VerdeGo LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 3335 N. State Street, Bunnell, FL 32110

4. Proposer's Federal Employer Identification Number (FEIN) is 27-4398666

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

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

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

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

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

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

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

Dated this 14th day of August, 2025.

Proposer: VerdeGo LLC
By: _____
Title: Dir. of Business Development

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 14th day of August, 2025, by William Genovese of VerdeGo LLC, who is personally known to me or who has produced Himslef as identification, and did [ ] or did not [ ] take the oath.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

Denise Tanguilig
Notary Public, State of Florida
Print Name: Denise Tanguilig
Commission No.: HH 318779
My Commission Expires: 11/9/26

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Dir. of Business Dev. for VerdeGo LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 3335 N. State Street, Bunnell, FL 32110

4. Proposer's Federal Employer Identification Number (FEIN) is 29-4398666

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 14th day of August, 2025.

Proposer: VerdeGo LLC

By: _____

Title: Dir. of Business Development

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 14th day of August, 2025, by William Genovese of VerdeGo LLC, who is personally known to me or who has produced Himself as identification, and did [ ] or did not [ ] take the oath.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

Denise Tanguilig
Notary Public, State of Florida
Print Name: Denise Tanguilig
Commission No.: HH 318779
My Commission Expires: 11/9/26

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Tasha Felts, TIA	
Brown & Brown Insurance Services, Inc. 6 Cadillac Drive, Suite 200 Brentwood TN 37027	PHONE (A/C, No, Ext): (615) 365-2660	FAX (A/C, No): (615) 365-6360
	E-MAIL ADDRESS: Tasha.Felts@bbrown.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Travelers Property Casualty Company of America	25674
	INSURER B: The Travelers Indemnity Company of Connecticut	25682
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

INSURED: Verdego, LLC, 3335 N. State Street, Bunnell FL 32110

COVERAGES **CERTIFICATE NUMBER:** 24/25 Verdego **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			TJ EXGL SH603396-TIL-24	10/01/2024	10/01/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			TC2JCAP-3P350755-TIL-24	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 5,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			CUP-0W036142-24-NF	10/01/2024	10/01/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB-4S050559-24-51-K	10/01/2024	10/01/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Inland Marine			QT-630- 4S014177-TIL-24	10/01/2024	10/01/2025	Leased/ Rented Equip Deductible	$200,000 $1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SAMPLE
CERTIFICATE

CERTIFICATE HOLDER

VERDEGO LLC / VERDEGO LANDSCAPE LLC
PO BOX 789
3335 N. STATE STREET
BUNNELL FL 32110

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

VerdeGo, LLC

2 Business name/disregarded entity name, if different from above

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☑ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

PO Box 789

Requester's name and address (optional)

6 City, state, and ZIP code

Bunnell, FL 32110

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ___ - ___ - ____

or

Employer identification number: 27-4398666

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Melissa Talley Date 2/25/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MCNITT, TERRY M JR

VERDEGO LLC
39 AUDUBON LANE
FLAGLER BEACH FL 32136

LICENSE NUMBER: CGC1506752

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/26/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Certifications & Licenses



Select Certified®
IRRIGATION ASSOCIATION
Experienced professionals. Efficient solutions.



Ryan Seifert
CIC, CLIA

Certification ID#: 75785

OSHA Occupational Safety and Health Administration

30-003961889

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Ryan Seifert

HAROLD BROWN — (Trainer name – print or type)

2/24/2012 — (Course end date)

OSHA Occupational Safety and Health Administration

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

RYAN SEIFERT

Marie Athey — (Trainer name – print or type)

8/18/2015 — (Course end date)

ProFirstAid® Basic

a ProTrainings.com company

This card certifies that the individual has successfully completed the National Cognitive Evaluation in accordance with ProTrainings Curriculum and the American Heart Association® guidelines

RYAN SEIFERT

has completed CPR & First Aid (AED inclusive) Certification

Certifications & Licenses


HUNTER Technician

Ryan Seifert

has successfully completed the

Hunter Product Technician

ONLINE TRAINING PROGRAM

PHIL ROBISCH

TODD D. POLDERMAN

Hunter


HUNTER Specialist

Ryan Seifert

has successfully completed the

Hunter Product Specialist

Hydrawise

ONLINE TRAINING PROGRAM

PHIL ROBISCH

Hunter


HUNTER Specialist

Ryan Seifert

has successfully completed the

Hunter Product Specialist

I-Core and Dual

ONLINE TRAINING PROGRAM

Hunter


HUNTER Specialist

Ryan Seifert

has successfully completed the

Hunter Product Specialist

ACC and ACC-99D

ONLINE TRAINING PROGRAM

PHIL ROBISCH

Hunter

Certifications & Licenses



FLORIDA

GV8442-1
Certificate #

GV8442
Trainee ID #

UF UNIVERSITY of FLORIDA
IFAS Extension

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Bruno Perez

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Donald P. Rainey	J. Sewards	1/28/2010	Heather Ritchie
Issuer	Instructor	Date of Class	DEP Program Administrator

Not valid without seal


VERDEGO
LANDSCAPE
THANK YOU!

G.

YELLOWSTONE
LANDSCAPE

2663 Robert Street
Jacksonville, FL, 32207
www.yellowstonelandscape.com

August 13th, 2025

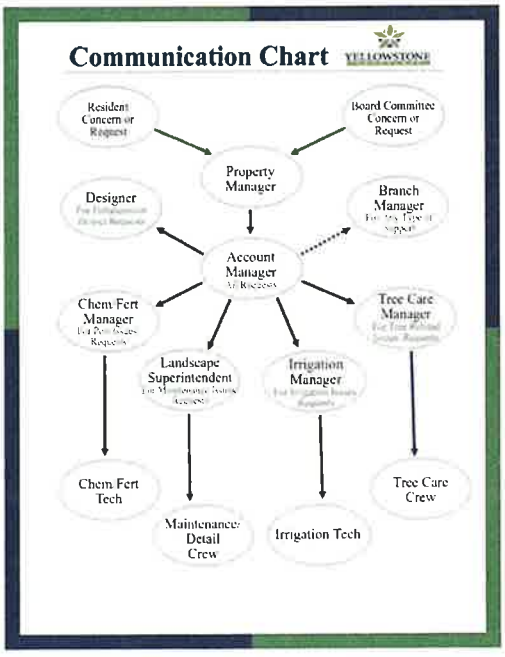
Re: Capabilities and Approach to Landscape Maintenance Services for Sampson Creek CDD

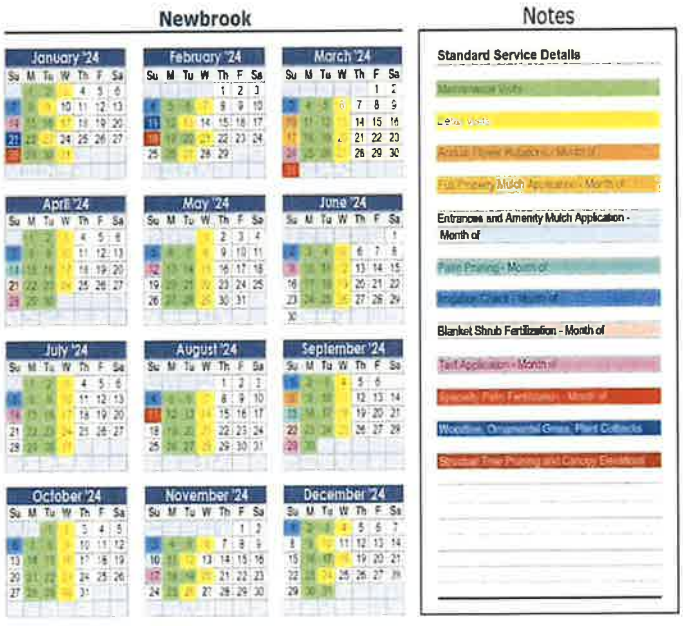
Dear board members,

We are **excited** and grateful to have the opportunity to propose this community. **Thank you** for considering a partnership with **Yellowstone Landscape.** We pride ourselves on doing services **in-house.** This includes all maintenance, irrigation, chemical/fertilization, construction/enhancements, and even **Tree Care**. We do this so that we are able to control all aspects of a landscape without having to rely on subcontractors that may have their own programs, schedules, etc. This model has helped us grow and we are excited for the future.

Landscaping is a marathon, not a sprint, so keeping consistency in services is key to having a thriving community. Anyone can blitz a property to get caught up, but the goal is to never get to that point where that is needed. Consistent management, crews, pest control, irrigation, etc. is what we pride ourselves on and having all of these services in-house helps us accomplish that.

Communication is always key. Your Account Manager would be your one point of contact for anything related to your landscape. They take any request and delegate it to whatever division is needed to take care of an issue. See chart below. You will receive weekly and monthly updates so that you always know what is going. We also provide annual calendars so that you can post them which helps reduce questions about what is happening and when. See below example.





Last year we were fortunate enough to receive Gold awards for landscape maintenance at Queen Harbour and Beacon Lake from the NALP (National Association of Landscape Professionals). We were honored to be able to bring these back to the boards and residents that call these communities home and present the plaques for them to be able to keep. **We want to bring one of these to you next.**



Yellowstone Landscape believes that we are the perfect fit for Sampson Creek CDD, and we feel we are equipped with the right personnel to continue to build a long and meaningful partnership. We are beyond thankful for having this opportunity to provide the community with this proposal. We look forward to hearing your feedback. Thank you!

Brad Poor
Business Development Manager
bpoor@yellowstonelandscape.com
904-760-7860

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Blake Dougherty, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Dev. Manager for Yellowstone Landscape ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Sampson Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

YELLOWSTONE
LANDSCAPE

About Yellowstone/Startup



30/60/90 Day Plan

YELLOWSTONE LANDSCAPE

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

30 Day Plan:

- ✓ Meet with Board Representative/property manager to review 30 – 60 – 90 Day Plan
- ✓ Discuss with Board our "Approach to Services" and scope of work
- ✓ Conduct arbor assessment with report identifying the locations throughout RiverTown
- ✓ Propose soil amendment to all seasonal flower beds prior to rotation at RiverTown
- ✓ Complete an irrigation audit of the entire system
- ✓ Present irrigation deficiencies with plan for corrections
- ✓ Begin maintenance – mowing, blowing ,edging and leaf clean-up
- ✓ Hand pull and spray weeds in mulch beds
- ✓ Spot treat weeds in turf areas
- ✓ Continue weed control in planting beds
- ✓ Apply fertilizer to struggling shrubs throughout the property
- ✓ Begin insect and disease program on all plant material
- ✓ Discuss options for turf enhancements
- ✓ Prepare proposals for replacing missing and dead shrub material throughout property
- ✓ Perform first turf fertilizer application
- ✓ Walk Property with Board Representative/property manager to identify other areas of concern

30/60/90 Day Plan

YELLOWSTONE LANDSCAPE

60 Day Plan:

- ✓ Walk property with Board Representative to evaluate improvements
- ✓ Evaluate our "Approach to Services" and make any necessary adjustments
- ✓ Continue irrigation maintenance and inspections
- ✓ Provide arbor assessment proposal
- ✓ Continue routine maintenance – mowing, blowing, edging and leaf clean-up
- ✓ Retreat turf weeds
- ✓ Continue hand pulling and weed applications throughout property
- ✓ Monitor and treat insect and disease problems in plant material throughout property
- ✓ Discuss options to improve "curb appeal" in high profile areas

90 Day Plan:

- ✓ Walk property with Board Representative to evaluate improvements
- ✓ Assess results from actions taken in 30 day and 60 day plans.
- ✓ Continue irrigation maintenance/inspections
- ✓ Continue turf weed applications as needed
- ✓ Continue RoundUp applications in mulch beds
- ✓ Monitor and treat insect and disease problems in plant material throughout property
- ✓ Continue routine maintenance – mowing, blowing, edging and leaf clean-up

About Yellowstone Landscape



Yellowstone Landscape began in 2008 with the unification of established, independently successful local and regional landscape companies.

For more than a decade, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, landscape enhancements, and tree care services.

Yellowstone Landscape has become one of the industry's fastest growing and most trusted commercial landscaping companies, proudly serving **more than 3000 clients** from local branch operations facilities across the South and Southwest. We offer a uniquely comprehensive selection of services, allowing us to serve a project through the years - from planning and design, to a mature and thriving landscape in the ground.

Yellowstone Landscape is dedicated to **creating and maintaining green spaces that enhance the quality of life where you live, work, and play.** We provide professional landscaping services to some of the most outstanding homeowner associations, local governments, master planned developments, resorts, corporate campuses, commercial office parks, schools, hospitals, apartment communities and retail centers across the South and Southwest.

Quick Facts About Yellowstone Landscape:

- Commercial Services Offered Include: Landscape Maintenance, Landscape Design & Installation, Landscape Enhancements, Irrigation System Maintenance, and Tree Care
- Over 2500 Full-Time Employees & 800 Seasonal and Part-Time Associates
- Established Executive Leadership and Operations Management Teams comprised of some of our industry's most respected men and women
- Safety Program Recognized as Among the Most Proactive in the Landscape Industry
- More than 1000 Vehicles in Our Service Fleet
- Local Operating Branches Across the South and Southwestern United States
- 93% Client Satisfaction Rating in our most recent annual client survey
- 29 National Landscape Awards of Excellence received since 2008
- More than 1,000,000 trees planted along public roadways in the last decade across the South and Southwest

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Irrigation Installation & Management

YELLOWSTONE LANDSCAPE



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems.** From older systems in need of frequent repairs and updates, to the most modern and innovative water wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources.** Once installed, we always adhere to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system.**

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

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Hurricane Preparedness

YELLOWSTONE LANDSCAPE

RiverTown
Our priority at Yellowstone Landscape, should a hurricane or tropical storm be in the area, is for you to have a stress and worry free experience when dealing with landscape clean up after the storm.

As soon as conditions are safe, Yellowstone Landscape's landscape management crews are out cleaning up downed trees, tree limbs, and any other debris created by a hurricane or tropical depression to restore the property's landscape to it's original condition. Both local resources and statewide resources are readily available to assist with the storm clean up.



Local Resources
Each region is built with a solid team and resources, including an ample fleet of heavy machinery.



Additional Available Resources throughout the Southeast
Yellowstone Landscape has offices throughout the South. When a hurricane or other natural occurrence happens, resources are available from these districts.

Total Team Members	2000
Total CAT Equipment	50+
Trucks in Total Fleet	500+





Case Study
With the consecutive hurricanes that hit the Treasure Coast in 2004, the area was in need of an extensive landscape clean up, and our local office was in need of more resources. Ten employees along with multiple equipment from our Palm Coast office travelled to Treasure Coast, arriving at 6 a.m. the day after the storm, to help with roadway and entrance clean up, tree removal, etc. The crew stayed a few weeks to ensure each of the landscapes of the properties we maintain were back in pristine condition.

FROM THE CLIENT'S PERSPECTIVE

"Here is great news! A resident called this a.m. and gave kudos to me about your team's dedication during last week's trials and tribulations with [Tropical Storm] Fay. She could not say enough about organizing, planning and getting down and working hard."

Property Manager
Port St. Lucie Property

Arbor Care Division

YELLOWSTONE
LANDSCAPE



Your trees add beauty and value to your property. In the case of mature trees, they are **an absolutely irreplaceable asset.** Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists,** educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Certified Arborist Consulting
- Storm Cleanup/Relief
- Tree Removal
- Arbor Jet
- Stump Grinding
- Root Management

Jacksonville Tree Care Division

Landscape Design

YELLOWSTONE LANDSCAPE



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer **Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.**

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

Dated this 13th day of August, 2025.

Proposer: Yellowstone Landscape
By: Blake Dougherty
Title: Business Development Manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13 day of August, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

MELISSA LIZETTE CABANILLAS
Notary Public - State of Florida
Commission # HH 233691
My Comm. Expires Jun 19, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Melissa Cabanillas
Commission No.: _____
My Commission Expires: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Yellowstone Landscape

Street Address 2663 Robert Street

P. O. Box (if any) _____

City Jacksonville State FL Zip Code 32207

Telephone 904.268.2626 Fax no. 904-683-7327

1st Contact Name Garrett Cannady Title Branch Manager

2nd Contact Name Blake Dougherty Title Business Dev. Manager

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

  Proposer's Corporate Form: Corporation
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Delware Date 2007

  Is the Proposer in good standing with that State? Yes X No ___

  If no, please explain _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ___

  If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	4/31/26

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  ****Please see attached.

YELLOWSTONE
LANDSCAPE

Licenses/Certifications



LICENSES AND CERTIFICATIONS

YELLOWSTONE LANDSCAPE

State of Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF279914

KYLE JORDAN STOUDENMIRE

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on December 18, 2018

Adam H. Putnam
Commissioner of Agriculture

Chief, Bureau of Licensing and Enforcement

FDACS 13618 06/01

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Bradley Poor
H9357303

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 03/31/2026
Certified Since: 1/25/2023

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director

LICENSES AND CERTIFICATIONS

YELLOWSTONE LANDSCAPE

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST®

Kyle Jordan Stoudenmire

Having successfully completed the requirements set by the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®

Kevin Martinez
Director of Credentialing
International Society of Arboriculture

Caitlyn Bahlau
Executive Director
International Society of Arboriculture

FL-6365A
Certification Number

5 May 2018
Certified Since

30 Jun 2021
Expiration Date

ANSI ACCREDITED
#0847
ISO/IEC 17024
Personnel Certification Program
ISA Certified Arborist®

Ron DeSantis, Governor

Julie I. Brown, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STOUDENMIRE, KYLE
YELLOWSTONE LANDSCAPE
3235 NORTH STATE STREET
BUNNELL FL 32110

LICENSE NUMBER: SCC131152501
EXPIRATION DATE: AUGUST 31, 2022
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

LICENSES AND CERTIFICATIONS

YELLOWSTONE LANDSCAPE



FLORIDA

GV401624-1

GV401624

UF IFAS
UNIVERSITY of FLORIDA

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Bradley S. Poor

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

D. Rainey 3/6/2017



FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Stoudenmire
H12196

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 06/30/2025
Certified Since: 6/19/2019

Martin Hackney, FNGLA President

Merry Mott, FNGLA Certification Director

CERTIFICATE OF LIABILITY INSURANCE

4/1/2023

DATE (MM/DD/YYYY): 7/5/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Lockton Companies
3280 Peachtree Road NE, Suite #250
Atlanta GA 30305
(404) 460-3600

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Safety National Casualty Corporation	15105
INSURER B : ACE Property & Casualty Insurance Co	20699
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
1372881
Yellowstone Landscape Inc and all Subsidiaries
See Attached List
3235 N State Street
P.O. Box 839
Bunnell FL 32110

COVERAGES Main NI COIs **CERTIFICATE NUMBER:** 18692274 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Pesticide&Herbicide X SIR, $250,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	N	N	GL0676218	4/1/2022	4/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	N	N	CA0676215	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	N	N	XOOG72569647	4/1/2022	4/1/2023	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $ XXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y N X If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	UB5406636O	4/1/2022	4/1/2023	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Yellowstone Landscape, Inc.

CERTIFICATE HOLDER

18692274
Evidence of Coverage

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address 2663 Robert Street

P. O. Box (if any) _____

City Jacksonville State FL Zip Code 32207

Telephone 904.268.2626 Fax no. 904-683-7327

1st Contact Name Garrett Cannady Title Branch Manager

2nd Contact Name Blake Dougherty Title Business Dev. Manager

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

1 Supervisors, who will be onsite 4 days per week;
1 Technical personnel, who will be onsite 1-2 days per week; and
3-4 Laborers, who will be onsite 3 days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Rae Roberts

Position / Certifications: Tree/Shrub Manager/Arborist

Duties / Responsibilities: Oversees tree and plant health

% of Time to Be Dedicated to This Project: 10 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Queens Harbour Yacht & Country Club

Contact: Steven Sheremeta Contact Phone: 904-221-8859

Project Type/Description: Landscape & Irrigation Maintenance/Lage HOA

Duties / Responsibilities: All inclusive landscape and Irrigation Maintenance

Dollar Amount of Contract: Over $600k

Proposer's Scope of Services for Project: All inclusive landscape and Irrigation Maintnenace

Dates Serviced: 2020-Present

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes* X *No* ___ *For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name US Mulching

Street Address 409 Queen Anne Ct.

P. O. Box (if any)

City St. Augustine State FL Zip Code 32092

Telephone 904-422-5927 Fax no.

1st Contact Name Javy Sowers Title Owner

2nd Contact Name Title

Proposed Duties / Responsibilities: Owner/Operator of Mulch installation

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: Rivers Edge I, II, & III CDD

Contact: Javy Sowers Contact Phone: 904-422-5927

Project Type/Description: Mulch & Pinestraw Installation throughout the entire property

Dollar Amount of Contract: Over $2,000,000 Annually

Proposer's Scope of Services for Project: Full service landscape & irrigation maintenance.

Dates Serviced: 2022-Present

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*
  We do background checks and drug tests to new hires.

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

  ****Please see attached.

Listing of Major Equipment

YELLOWSTONE LANDSCAPE

Below is a summary listing of fleet vehicles and major equipment currently owned or leased within the Yellowstone Landscape, Jacksonville Branch.

Vehicle/Equipment	Quantity
Mowers (Various Sizes)	>100
Crew and Chemical/Fertilization Trucks w/ Trailers	>95
Irrigation Trucks	>14
Water Tank Trailer	1
2 Cycle Equipment	>400
Motorized Work Carts	>15
Heavy Construction Equipment (Skid Steers, Mini Skid Steers, Excavators, Dump Trailers, Dump Trucks, Tractor, Bush Hog, Etc.)	>30
Arbor Vehicles (Grapple, Bucket, Lifts, Giants, Skid Steers, Etc.)	>10
Leaf Vacs	2

Listing of Major Equipment

YELLOWSTONE LANDSCAPE





Listing of Major Equipment - JAX



Crew Trucks



2 – cycle equipment



Pole Saws



Mowers

Listing of Major Equipment - JAX

YELLOWSTONE LANDSCAPE



Heavy Machinery



Leaf Vacuum



Tractor with Bus Hog



Spray Rigs for Chemical/Fert Dept.

Officers

Company Name Yellowstone Landscape Date 8/13/25

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Harry Lamberton	CEO	CEO	Houston, Tx
Brian Wester	RVP	Operations Southeast	Keystone Heights, FL
James Herth	VP Sales	Business Development	St. Augustine, FL
Chris Adornetti	Controller	Accounting	St. Augustine, FL
Elise Johnson	VP HR	Human Resources	St Johns, FL
FOR PARENT COMPANY (if applicable)			

Principal Officers

Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Harry Lamberton was named **President and CEO** of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as **Chief Financial Officer** of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has served as the **Executive Chairman** of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.



Blaine Peterson serves as Yellowstone Landscape's **Vice President of Business Development**, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.

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SUPERVISORY PERSONNEL

Company Name Yellowstone Landscape

Date 8/13/25

What is the experience of the key management and supervisory personnel of the Proposer for both administration as well as operations? (Attach resumes of key personnel here)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Garrett Cannady	Branch Manager	Oversees Operations	5 years	13 years
Cheyne Solesbee	Regional Manager	Oversees North Florida Ops.	10 years	18 years
Blake Dougherty	Business Dev. Mgr.	Business Developer	6 years	18 years
Brad Poor	Business Dev. Mgr.	Business Developer	2 years	12 years
Ryan Chance	S. Account Manager	Crew & Client Manager	5 years	20 years
Marcus Mozingo	Irrigation Manager	Scheduling of Irrigation Ops	5 years	+20 years
Jack Thompson	Irrigation Manager	Troubleshooting Irr. Mgr.	10 years	+20 years
Kyle Davis	Turf Manager	Oversees Turf Operations	7 years	+20 years
Rae Roberts	Tree/Shrub Manager	Oversees Tree/Shrub Treatments	10 years	+20 years
Joe Soensken	Chem/Fert Manager	Oversees all Chem/Fert Ops.	1 year	+20 years

YOUR JACKSONVILLE TEAM

YELLOWSTONE LANDSCAPE

Team Member:	Cheyne Solesbee
Years in the Industry	17
Position:	Regional Manager
Education:	Texas A&M—Agronomy and Turfgrass Management
Certifications:	Florida Best Management Practices



Team Member:	Garrett Cannady
Years in the Industry	12
Position:	Branch Manager
Phone:	Georgia—BS, Turfgrass Management
Experience:	PGA Tour
	TPC Sawgrass



Team Member:	Brad Poor
Years in the Industry:	13
Position:	Business Development Manager
Education:	Florida - BS, Food and Resource Economics
Certifications:	FNGLA - Certified Horticulture Professional
	UF Best Management Practices
	Limited Commercial Fertilizer



Team Member:	Blake Dougherty
Years in the Industry:	17
Position:	Business Development Manager
Education:	Santa Fe - Building Construction
Certifications:	Storm Water Management Certified, OSHA 10



YOUR TEAM

YELLOWSTONE LANDSCAPE

Team Member:	Kyle Stoudenmire
Years in the Industry:	15
Position:	Regional Business Development Manager
Education:	Auburn - BS, Landscape Horticulture
Certifications:	FL Irrigation Contractor's License - ISA Certified Arborist - Certified Pesticide Operator - UF Best Management Practices - FNGLA Certified Horticultural Professional - OSHA-10 Certified



Team Member:	Kyle Davis
Years in the Industry:	25
Position:	Chemical/Fertilization Manager
Certifications:	Certified Pest Control Operator
	UF Best Management Practices



Team Member:	Joe Soenksen
Years in the Industry:	15
Position:	Chemical/Fertilization Manager
Education:	Iowa State - BS, Horticulture
Certifications:	BMP and Commercial Applicator

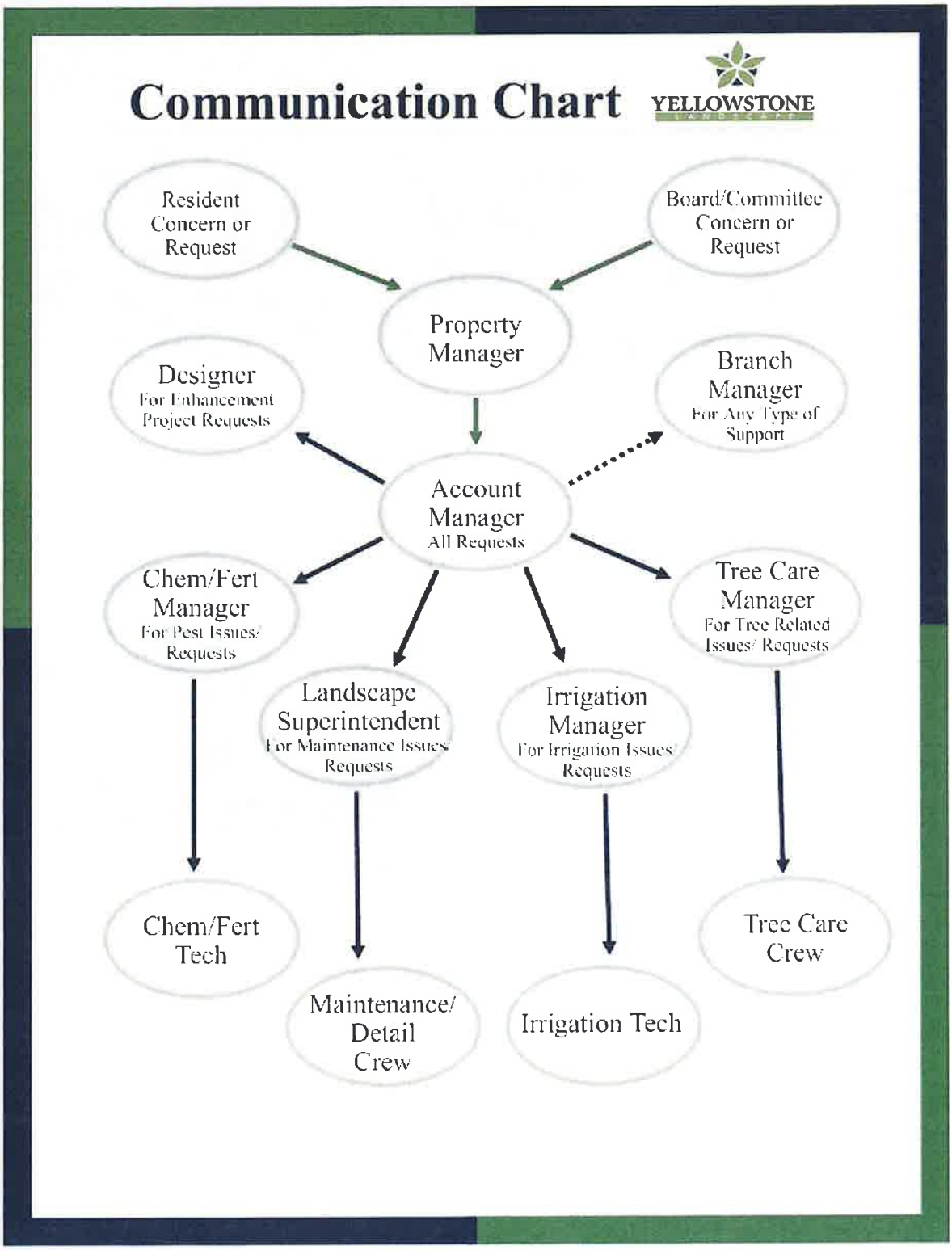


Team Member:	Jack Thompson
Years in the Industry:	27
Position:	Irrigation Manager
Certifications:	Hunter/Rain Bird Certified
	FL Irrigation Society - Irrigation Site Manager



COMMUNICATION

The image below depicts the ideal flow of communication between the property and Yellowstone.



Labor - Our Frontline Team

The most important people who make it happen for us on your property
How we attract and keep the best of the best



This article was originally published 12.22.2021 on *The Yellowstone Landscape Blog*.

There's no denying the fact that like so many other industries right now, there have been significant labor shortages in landscaping. We understand that you might have heard about this on the news or from other sources, and it might have you concerned about how it will affect your property.

While it's true that labor shortages in the Green Industry are a major problem right now, the good news is that Yellowstone Landscape has been incredibly proactive in addressing this problem and that's worked in our favor, even during some of the difficult times.

While we certainly aren't immune to the labor shortage issue, we do feel that we are doing all we can to keep our teams at full staff.

In this article, we'll explain how we are addressing labor shortages in the Green Industry so that they don't become a problem for the clients that we work with. We are incredibly committed to both our team and our clients and we continue to strive for the best for both, even during difficult times.

We Offer "FLIP" to our Front Line Employees

We want to pull back the curtain to let you know about one of our inside programs, FLIP, which stands for the Front Line Incentive Program. This is something that we have been doing long before the labor shortages in landscaping became a national problem.

Front-line workers who start the season with us in March or April (whenever the season kicks off in their area), and who show up every day and do the hard work, will earn a seasonal bonus that we pay out just before Thanksgiving.



This is a check for up to $2,000, depending upon their tenure.

This is an extra bonus with no special work that has to be done – the team literally just has to show up and work safely. This past season we distributed $2.4 Million to 1,800 of our front-line workers across the country.

It's some nice extra money right before the holidays (aptly timed!) and it's our way of saying that we know our labor force is our most visible workers and we have a lot of respect for them. We rely on these team members and we want them to know that we value their hard work.

We Already Pay Some of the Highest Wages in the Industry

Of course, we understand that the bonus wouldn't be terribly helpful if we weren't already paying our team members well. It's important to note that we are already paying some of the highest wages in the Green Industry.



Again, this is something that we have been doing long before the labor shortages in landscaping started making national news.

We understand that in order to hire the best people out there, you have to pay for it. As a commercial landscaping provider we strive to be at the top of the industry, so we know that we must pay a higher wage to attract the best people. It's one of the reasons why we've also been able to retain so many of our staff over the years.

This is a time when many companies are suddenly scrambling to offer more money because they realize they hadn't been paying enough to attract workers. But we've always been focused on this philosophy, not in a desperate attempt to attract anyone that we can but rather to attract **the best talent out there**.

Not all companies are able to do this, but as a large, national company we have the resources to make this possible.

We are Always Hiring and We Incentivize Recruitment Efforts

Another key way that we are addressing labor shortages in landscaping is that we are always actively recruiting. We are always looking for great people. This includes efforts such as online applications and a lot of participation in job fairs and other hiring events. We take the approach that we never want to be stagnant in hiring and reach a point where we're desperately looking to fill a need.

Instead, by always hiring we are constantly bringing in new people who enhance our team.



Our efforts to constantly bring in highly qualified new people also include incentivizing our team members to do some of our recruiting work for us. After all, we have found some of the best people from our existing wonderful team members. They know our company better than anyone and they understand what we're looking for.

This comes from the idea that if you are a great worker already doing a great job, maybe you know other great workers (like friends or family members) who would also want to come work for us.

If our employees bring in more good people, they get paid for that effort.



This often becomes a competition every year as the team wants to be the person who brought in the most qualified workers. For example, we had a team member recruit 17 new employees in 2021, and he got paid $5,000 for those efforts.

We had another two team members who each brought in 10 people and they each got paid a $2,000 bonus for those recruitments.

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

PROPOSER: Yellowstone Landscape DATE: 8/13/25

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	Please see attached.		

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location: Rivers Edge I, II, & III CDD

  Contact: Jason Davidson Contact Phone: 904-867-7185

  Project Type/Description: Full Service Landscape & Irrigation Maintenance

  Dollar Amount of Contract: Over $2,000,000 annually

  Scope of Services for Project: Full service landscape and irrigation maintenance.

  Dates Serviced: 2020-Present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2024 = 870,000,000

  2023 = 690,000,000

  2022 = 358,000,000

Statement of Corporate Stability

YELLOWSTONE LANDSCAPE

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 4000 clients from 30 local branch operations facilities across 8 states in the South and Southwest. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded $230,000,000 in 2018. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of $20 million, with bonding capacity up to $40 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:
Kyle Blummer
Antares Capital, L.P.
Chicago, IL 60661
P: 312-638-4042

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Durbin Crossing CDD

Contact: Zach Davidson Contact Phone: 904-230-2011

Project Type/Description: Full Service Landscape & Irrigation Maintenance

Dollar Amount of Contract: Over $600,000

How was the project similar to this project? Full service landscape & irrigation maintenance.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Control all aspects to the landscaping throughout

List of equipment used on site: Various mower sizes, 2-cycle equipment, trucks, trailers, utility carts.

List of subcontractors used: Bloom Masters

Is this a current contract? Yes X No ___

Duration of contract: 2020-Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Meadow View at Twin Creeks CDD (Beacon Lake)

Contact: Rich Gray Contact Phone: 904-759-8890

Project Type/Description: Full Service Landscape & Irrigation Manager

Dollar Amount of Contract: Over $750,000 annually

How was the project similar to this project? Similar size, and expectations. Full service landscape & irrigation maintenance.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Control all aspects of the landscape & irrigation maintenance to the entire community. All services preformed in-house.

List of equipment used on site: Various mowers, and 2-cycle equipment. Trucks, trailers, and utility carts.

List of subcontractors used: Bloom Masters, and US Mulching

Is this a current contract? Yes X No ___

Duration of contract: 2018-Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Queens Harbour Yacht & Country Club

Contact: Steven Sheremeta Contact Phone: 904-221-8859

Project Type/Description: Landscape & Irrigation Maintenance

Dollar Amount of Contract: Over $600,000 annually

How was the project similar to this project? Similar size and expectations.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Full service agreement and all services preformed in-house.

List of equipment used on site: Various mowers, 2-cycle, trucks, trailers, and utility carts.

List of subcontractors used: Bloom Masters and US Mulching

Is this a current contract? Yes X No ___

Duration of contract: 2019-Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Coastal Oaks HOA

Contact: Sue Cart/Board Contact Phone: 203-556-7063

Project Type/Description: Landscape and Irrigation Maintenance

Dollar Amount of Contract: Over $600,000 annually

How was the project similar to this project? Similar size and expectations.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Full service contract, and all services are preformed in-house.

List of equipment used on site: Various mowers, 2-cycle equipment, trucks, trailers, and utility carts.

List of subcontractors used: Bloom Masters, and US Mulching

Is this a current contract? Yes X No ___

Duration of contract: 2016-Present

REFERENCES

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.



POA PROJECT NAME:
Queen's Harbour
238 Queens Harbor Blvd, Jacksonville, FL 32225

SERVICES PROVIDED:
Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Steven Sheremata
General Manager

P: (904) 221-8859



CDD PROJECT NAME:
RiverTown (Rivers Edge CDD)
160 RiverGlade Run, Saint Johns, FL 32259

SERVICES PROVIDED:
Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Jason Davidson
General Manager
P: (904) 440-5668

Kevin McKendrie
Field Operations Manager
P: (904) 607-1038



CDD PROJECT NAME:
Meadowview at Twin Creeks CDD (Beacon Lake)
850 Beacon Lake Parkway, St. Augustine, FL 32095

SERVICES PROVIDED:
Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Rich Gray
Operations Manager(Riverside Management)
P: (904) 759-8890

Danielle Simpson
Manager of Operations Beacon Lake(BBX Capital)
(602) 373-7227



HOA PROJECT NAME:
Coastal Oaks at Nocatee
600 Bluewater Drive,
Ponte Vedra Beach, FL
32081

SERVICES PROVIDED:
Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Sue Cart
Board President

P: (203) 556-7063



HOA/DEVELOPER PROJECT NAME:
Shores at RiverTown
Oak Park Drive,
Saint Johns, FL 32259

SERVICES PROVIDED:
Landscape/Irrigation Maintenance, Landscape Design, Landscape Construction and Enhancement

CLIENT CONTACT:
Justin Scarberry(Toll Brothers)
Senior Land Development Manager

P: (904) 271-1490

Nate Beidle (Toll Brothers)
VP Community Planning

P: (410) 382-2221



HOA/DEVELOPER PROJECT NAME:
Bartram Ranch
50 Morning Mist Ln
Saint Johns, FL 32259

SERVICES PROVIDED:
Landscape Construction, Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Christine Stubbs(Toll Brohters)
Community Development Manager
P: (904) 347-5090

Quincy Hardy(Toll Brothers)
Senior Project Manager
P: (904) 382-2874



CDD PROJECT NAME:
Durbin Crossing CDD
145 South Durbin Pkwy,
Saint Johns, FL 32259

SERVICES PROVIDED:
Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Zach Davidson
Operations Manager

P: (904) 230-2011



HOA PROJECT NAME:
Julington Lakes
770 Julington Lakes Dr,
Saint Johns, FL, 32259

SERVICES PROVIDED:
Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Laurie Larson
Landscape Committee Chair

P: (262) 745-3893



HOA PROJECT NAME:
Celestina
35 Mandara Way
Saint Johns, FL 32259

SERVICES PROVIDED:
Landscape Construction, Landscape/Irrigation Maintenance, Landscape Design, Landscape Enhancement

CLIENT CONTACT:
Scott Forshey-Friedman
Board President

P: (904) 521-5725

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _X_ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: N/A

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

Reason for Termination: _____

_____

_____

_____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating?
  1.10

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes X No ___

  If yes, please describe each incident fractured foot due to arbor accident.

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No X If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  N/A

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (X) If yes, provide the following:*

  Identify the Case # and Tribunal:

  Describe the Nature of the Action:

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (X) If yes, please explain:*

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

PROPOSAL FORM
PART IV PRICING

LANDSCAPE AND IRRIGATION MAINTENANCE

SERVICES BID SUMMARY

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

	Proposed Lump Sum	Monthly	Annual Term Total
Term 1	$ 174,000.000	$ 14,500.00	(Twelve (12) months)
Term 2	$ 179,220.000	$ 14,935.00	(Twelve (12) months)
Term 3	$ 184,596.00	$ 15,383.00	(Twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1	Term 2	Term 3
Turf Maintenance (34 site visits) -Added monthly irrigation inspections	$ 131,040.00	$ 3%	$ 3%
Tree and Palm Maintenance (34 site visits)	$ 8,000.00	$	$
Shrub and bed Maintenance (34 site visits)	$ 16,800.00	$	$
Fertilization St Aug Turf (6 times per year)	$ 8,860.00	$	$
Fertilization Bermuda Turf (8 times per year)	$ 1,600.00	$	$
Fertilization Bahia Turf (3 times per year) -Irr. Only	$ 1,200.00	$	$
Fertilization Shrubs, Trees and Palms (min 4 times per year)	$ 1,200.00	$	$
Pesticide Program Turf	$ 3,500.00	$	$
Pesticide Program Shrubs, Trees and Palms	$ 1,800.00	$	$
TOTAL LUMP SUM	$ 174,000.000	$ 179,220.00	$ 184,596.00

Additional Services	$	$	$
Mulch – Brown Mulch (200 cubic yards annually)	$12,800.00	$13,184.00	$13,579.00
Mulch Pine Straw (600 bales semi-annually – 1,200 total)	9,600.00	$9,888.00	$10,184.00
Annuals (1715 units every 3 months)	$15,435.00	$15,898.00	$16,374.00
All-Inclusive Irrigation Lump Sum	***Pricing cannot be provided due to the age, and unknown condition of the irrigation system.		

Additional Services

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

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

Irrigation Alternate: All-Inclusive Irrigation Option

-This option will include the following:

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

Note the following items are excluded from this alternate option.

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

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

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

SOD/SEED/MULCH:		
Sod installed: St Aug, per pallet	$ 450	****Pricing is subject
Pine Straw per Bale	$ 9.00	to change.
Shredded Brown Mulch, CY	$ 64	
Seeded Winter Rye, per bag	$ 275	
Removal of Aged Mulch - Entrances, Amenity Area, Roadways and Round-About	$ 100	per hour
SHRUBS:		
Chord Grass - 3 gal.	$ 15	
Lorapetalum - 3 gal.	$ 15	
Glendale Fashion Azalea (Pink) - 3 gal.	$ 15	
Podocarpus "Pringle" - 3 gal.	$ 15	
Blue Daze- 1 gal.	6.50	
Eugenia Globe 7 Gal.	$ 45	
ANNUALS:		
Annuals in 4" pots per flat of 18	$ 2.50	
TREES (CONTAINER):		
Crape Myrtle - 65 gal., 100 gal.	$ 400	
	$ 450	
Southern Magnolia - 65 gal.	$	
	$ 750-100 gal	
Live Oak - 100 gal., 200 gal.	$ 1,800-200 gal	
IRRIGATION:		
CONTROLLERS:		
Hunter ICC Outdoor Controller	$ 734.00	
Hunter Pro-C Controller	$ 364.00	
VALVES WITH VIOLET INDICATORS:		
Compatible valves	$ PGA Valve $259.00	
SPRAY HEADS AND ROTORS:		
4" Spray head	$ 4.00	
6" Spray head	$ 17.35	
12" Spray head	$ 25.00	
6" Rotor	$ 22.85	
12"Rotor	$ 70.64	
VALVE BOX:		
6" Round	$ 26.00	
10" Round	$ 29.85	
14" Rectangular	$ 158.17	

MISCELLANEOUS:

Mowers (riding mower)	$ 70	per acre
Mowers (mower - not to exceed 36")	$ 70	per acre
Bush-Hog	$ 120	per acre
Tractor/Skid Steer	$ 120	per hour
Supervisor with Transportation	$ Included	per hour
Laborer with hand equipment	$ 65	per hour
Dump/Flat-Bed Truck	$ 120	per load
Irrigation tech labor rate	$ 93	per hour
Irrigation tech after hour rate (evenings/weekends)	$ 100	per hour
Additional site pick-up	$ 650	per trip/load
Additional Irrigation Inspection	$ 525	per hour
Additional Palm Tree Trimming	$ N/A	per visit
Back-Hoe/Trencher/Excavator	$ 120	per hour
Fire Ant Control	$ 750 Per acre	Top Choice
application		
Fire Ant Control	$ 250	Spot treatment
Ornamental Grass Maintenance		
Berms, Medians & Entryways	$ 1,500	per visit
Amenity Center (including pool area)	$ 950	per visit
Common Area Fields & Courts	$ 980	per visit

HURRICANE AND STORM RATES:

Before, during and after the storm/hurricane the district operations manager and contractor will be in contact with each other to determine the extent of the damage and the need for additional crew out on district property. After discussion the best plan of action will be formed to ensure safety to the community and its residents. Repairs and replacement will be done at the most cost effective way to the district.

Fully equipped laborer	$ 85	per hour
Backhoe/Front end Loader	$ 120	per hour
Skid steer Loader	$ 120	per hour
Chipper	$ 500	per hour
Specialty Rental Equipment	Proposed as needed	

Subcontractor costs (if necessary)	Proposed as needed
Disposal Fees	Proposed as needed

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of Blake Dunhill ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 13th day of August, 2025.

Proposer: Yellowstone Blake Doughboy

By: [signature]

Title: Bus. Dev. Mgr

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this 13 day of August, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

MELISSA LIZETTE CABANILLAS
Notary Public - State of Florida
Commission # HH 233691
My Comm. Expires Jun 19, 2026
Bonded through National Notary Assn.

Melissa Cabanillas

Notary Public, State of Florida
Print Name: MELISSA CABANILLAS
Commission No.: _____
My Commission Expires: _____

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Bus. Dev. Mgr for Yellowstone Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 2663 Robert Street
Jacksonville FL 32207

4. Proposer's Federal Employer Identification Number (FEIN) is 202993503

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:.

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

    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

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

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

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

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

Dated this 8th day of August, 2025.

Proposer: Hallowstone / Black Dog Hickory
By: [signature]
Title: Bus. Dev. Mgr

STATE OF Florida
COUNTY OF Duv

The foregoing instrument was acknowledged before me this 13 day of August, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

MELISSA LIZETTE CABANILLAS
Notary Public - State of Florida
Commission # HH 233691
My Comm. Expires Jun 19, 2026
Bonded through National Notary Assn.

Melissa Cabanillas

Notary Public, State of Florida
Print Name: Melissa Cabanillas
Commission No.: _____
My Commission Expires: _____

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

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

1. This sworn statement is submitted to Sampson Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Dev. Mgr. for Yellowstone Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 2663 Robert Street
Jacksonville FL 32207

4. Proposer's Federal Employer Identification Number (FEIN) is 202993503

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 13th day of AUGUST, 2025.

Proposer: HOUSTON II / BIG DOUGH

By: [signature]

Title: BUS. DEV. MGR

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 13 day of AUGUST, 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

MELISSA LIZETTE CABANILLAS
Notary Public - State of Florida
Commission # HH 233691
My Comm. Expires Jun 19, 2026
Bonded through National Notary Assn.

[signature]
Notary Public, State of Florida
Print Name: MELISSA CABANILLAS
Commission No.: _____
My Commission Expires: _____

YELLOWSTONE
LANDSCAPE

Scope



EXHIBIT A
Scope of Services

I. LANDSCAPE MAINTENANCE PROGRAM

Scope of Work:

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

A. Turf grass Maintenance

1. Mowing
   a. Frequency of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance of the turf (weekly during growing season (April 1 – October 31, bi-weekly during cool season (November 1 – March 31))
   . Scheduled cuts missed due to inclement weather will be made up as soon as possible. **Please see attached map with mowing locations and frequency (Exhibit B).**
   -St Augustine Turf will be cut up 34 times per year with a rotary type mower.
   -Bermuda Turf will be cut 34 times per year with a rotary type mower.
   -Bahia Turf will be cut up to 34 times per year with a rotary type mower.
   - Bahia on pond banks will be cut up to 24 times per year with rotary type mower.
   b. Mower blades will be always kept sharp to prevent the tearing of grass blades.
   c. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance in which case clippings must be removed.
   d. All 11 Lake banks will be mowed at a minimum of 2 times per month from the water's edge line all the way up to the residents' lot line. Where turf is growing up against resident fences it will be cut by the contractor with a string trimmer. Ensure best practices are used to avoid any damage to a resident's property.
   e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance the health and vigor of turf.
   -St Augustine Turf will be cut to a mowing height of 4 to 5 inches.
   -Bermuda Turf will be cut to a mowing height of 2½ to 3 inches.
   -Bahia Turf will be cut to a mowing height of 3 to 4 ½ inches.
   f. Contractor will neatly edge and trim around all plant beds, curbs, streets,

trees, buildings, etc., including those occurring on pond banks to maintain shape and configuration.

g. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
h. All walks will be blown after edging to maintain a clean, well-groomed appearance with each turf mowing.
i. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
j. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
k. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers.
l. During the blowing off sidewalks, curb lines, etc. workers and equipment will yield to cars and pedestrians so as not to cause damage

2. Debris Removal

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

3. Fertilizer

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

4. Insect, Disease, and Weed Control

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

chinch bugs in St Augustine turf areas. Contractor will be responsible for additional applications as needed for additional control.

g. Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur the contractor will use treatments to stop or slow the progression of disease.

B. Plant Material

1. Wood line Maintenance
   All common area wood lines adjacent to nature preserves need to be trimmed and maintained as to not encroach onto the common areas on a minimum once a year. **Please see Wood line Maintenance Map for locations (Exhibit B).**

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

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

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

5. Edging and Trimming
   a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
   b. Keep beds free of broadleaf or grassy weeds, preferably with pre-emergent or

selective post emergent. Chosen chemical will be recommended and legally approved for the specific weed problem.

6. Insect, Disease and Weed Control
    a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments (e.g., Asian Scale *[cycad aulacaspis scale]* infestations on Sago Palms), Contractor will offer suggestions and apply best course of action.
    b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
    - A pre-emergent herbicide will be applied to open ground in plant beds as needed to improve weed control. In addition,
    c. Contractor is required to inspect for evidence of fire ant mounds and immediately treat upon evidence of an active mound.
    d. Contractor will maintain a log listing all applications and will have MSDS sheets available for each product used on the District's property.
    e. The District will provide access to a suitable water source on their property for use by Contractor in spray applications.
7. Fertilization
    a. Shrubs and ground cover will be fertilized no less than 2 times per year.
    b. Number of applications will be dependent on the type of nitrogen used and the type of plant material.
    c. Soil testing of ornamental bed areas will be performed on as needed basis per year to evaluate pH and nutrient content.

C. Irrigation

a. A Contractor technician will inspect the performance of the District's sprinkler system one (1) time per month. This inspection will include sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property. A monthly irrigation inspection report will be turned in to the designated CDD representative. This report shall include quantities of heads replaced due to normal wear and tear, as well as heads replaced due to mowing/pruning operations.
b. All batteries for battery operated controllers (approx.. 30) shall be replaced throughout the year as needed.
c. Contractor will inspect and ensure that both well systems and pump system are operating correctly during each inspection.
d. All clocks (Amenity, Golf Course) will be inspected and adjusted as needed during each inspection.
e. Irrigation rotors and spray nozzles will be kept free of grass and unobstructed by other plant
f. material to ensure proper performance.
g. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.

h. Contractor will promptly inform the District of any system malfunction or deficiencies.
i. Repairs for items such as head replacement, broken lines, and timers will be performed with prior approval from onsite District representative.
j. Irrigation schedules shall be provided to the designated C.D.D. representative and must comply with current regulations and restrictions.

D. Mulching

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

E. Annuals

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

F. General Clean-up

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

b. Excluding heavy leaf fall pick up from parking areas, sidewalks, pool, etc.

II. ADDITIONAL SERVICES

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

III. PERSONNEL

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

IV. CONTRACTOR'S VEHICLES AND EQUIPMENT

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

V. ADDITIONAL PROVISIONS

a. Landscape inspections will be conducted weekly followed by a **monthly**

written report by an authorized Contractor representative, detailing work completed on a weekly basis. Contractor will document and correct any landscape maintenance deficiencies that are identified within one week or provide a status update for work requiring a longer period to accomplish.

b. Contractor shall provide an annual fertilization and pesticide application plan which is to include all labels, proposed rates of application and MSDS sheets.

c. Within 5 days of notice to proceed the Contractor and a representative of the District will inspect the irrigation system for acceptance by the Contractor. Any defects will be noted for repair under the District's existing warranty.

d. Contractor will provide the District with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

e. Contractor and District agree that Contractor is an independent contractor and, as such, shall assume liability for its own withholding taxes, social security taxes, unemployment taxes, licenses and insurance pertaining to its employees or operations.

f. Contractor agrees to always secure and maintain in effect, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof to District of such liability insurance with limits of not less than $1,000,000, with workers compensation coverage as required under the laws of the State of Florida.

g. Contractor shall maintain applicable licenses and permits within the cities, counties, and states of operation.

h. Contractor will be proactive in identifying any landscape site conditions that affect long-term plant health and vigor and will immediately advise District accordingly. Contractor does not provide any warranty, whether express or implied, pertaining to the improvement or survival of the planted or sodded areas; furthermore, this proposal does not include any allowance for tree, shrub, or plant replacement. Contractor will only be responsible for replacement of plant material that dies as a direct and identifiable result of improper maintenance practices.

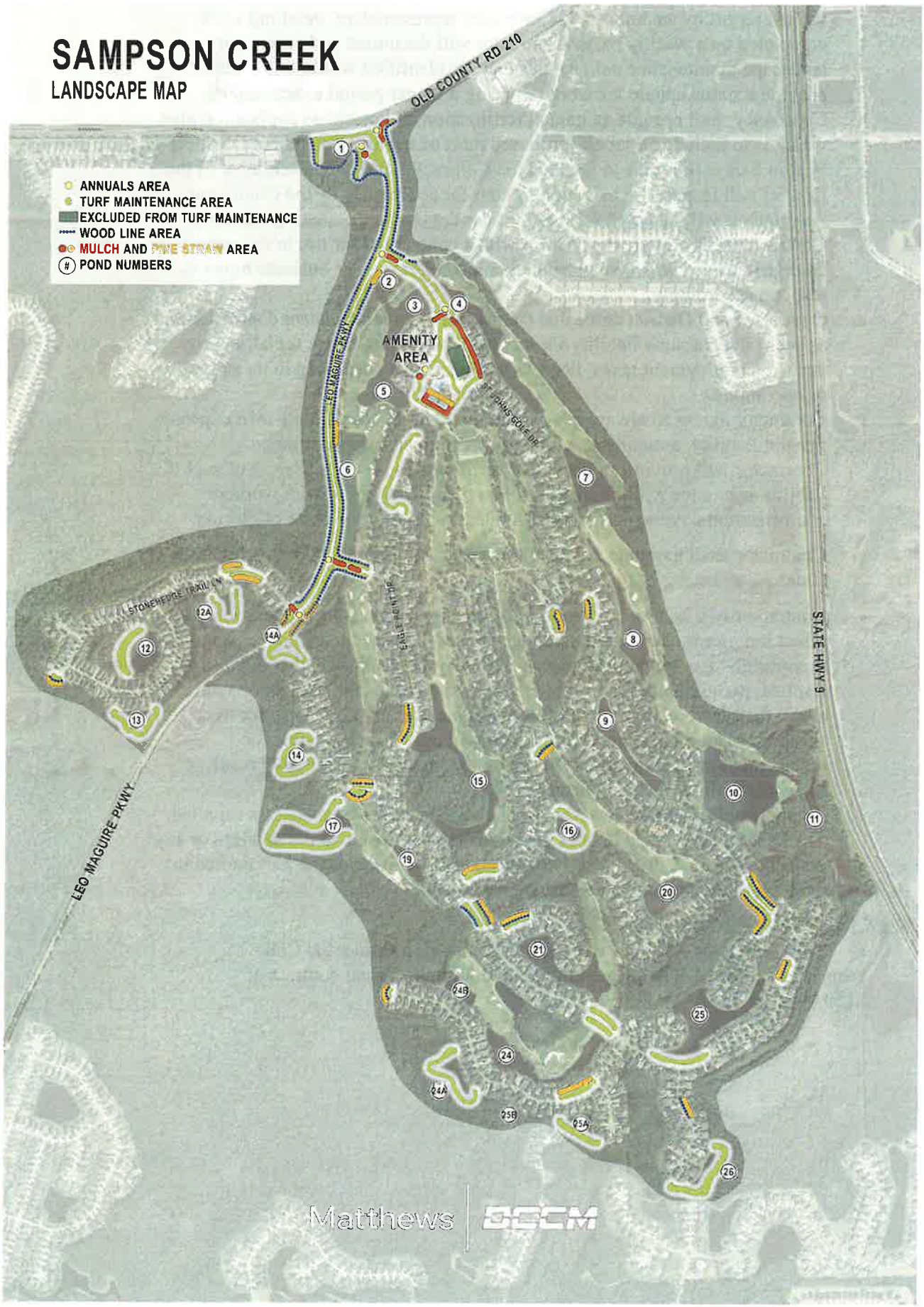
i. As applicable, Contractor agrees to pay all sales taxes on materials supplied. The District agrees that if sales taxes become applicable to the services or any portion(s) thereof, they will pay these taxes in addition to the fees quoted in the Landscape Maintenance Service Agreement

VI. SPECIAL PROVISIONS

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

SAMPSON CREEK

LANDSCAPE MAP



SEVENTH ORDER OF BUSINESS

D.

1.

ST. JOHNS
GOLF & COUNTRY CLUB
Sampson Creek CDD

Monthly General Manager's Report

Meeting Date: 09-18-2025 *Submitted by:* ***Stephanie Taylor & Jason Davidson***

AMENITY REQUESTS/Board Action Required:

We did receive a new Amenity Request Form for the meeting room. A Girl Scouts troop who has been using the meeting room for multiple years would like to continue their meetings here at Sampson Creek this school year. No amenity request dates show a scheduling conflict with our current calendar.

Also, we did have a potential incident on Sunday, August 31st with a current amenity request. LPA Wolves were practicing on Sunday from 4:15 PM – 6 PM on the soccer field. It did start to rain during their practice. I was able to determine that it was LPA by reviewing and confirming that the jerseys worn on Sunday, August 31st and on Tuesday, September 2nd were the same; however, I am not certain if the varsity and JV jerseys are the same. It is possible that the varsity team was utilizing the field on Sunday and not the JV team who has the current amenity request. I am looking for Board directive on how to handle this incident.

FIELD CONDITIONS/Board Action Required:

As you may have noticed, the turf conditions on the field and the surrounding area have declined. With the increased water and usage on the field, the turf is starting to brown in some areas. Please note that the turf maintenance and irrigation of the field is Troon's responsibility, and the turf maintenance and irrigation for the grassy area surrounding the field is BrightView's responsibility. I have asked for a breakdown of the irrigation zones in that area. With this being something that involves both vendors, I started an email chain with Troon, BrightView, and the management team to brainstorm ideas on how to resolve the water drainage issue.

Our current irrigation system is on a timer-based controller which means that at certain times of certain days, the irrigation will run regardless of the weather conditions. We currently do not have rain sensors or flow meters on our irrigation system. Rain sensors prevent the irrigation system from running during or immediately after rainfall, and flow meters detect the amount of water in the piping which allows the irrigation team to recognize an uptick of water usage which could be from an irrigation issue. BrightView did say that adding both pieces of equipment are possible. The rain sensor will need to be above the turf to monitor rainfall. If we put it near one of the corners of the surrounding areas of the soccer field, it should be out of the way from field usage but provide the functionality we need. The flow meter goes near the controller which is not near any amenities. Lastly, one of our neighboring communities converted to a smart irrigation program with Hunter Centralus equipment that allows the vendor and the staff to review and make changes to their irrigation schedules on their phone or on a webpage and can send them alerts about the irrigation system. While this would be the priciest route, it would be a great feature to have. I am meeting with their Field Operations Manager prior to our CDD meeting to get his feedback on the new program. With Board approval, I can start getting prices for these pieces of equipment.

Troon aerates the field twice a year using solid tines (small spikes) to encourage water absorption further in the ground. Troon said we could try a hollow tine aeration next summer which would pull out small plugs of grass to help with the soil compaction from high usage and to allow water to flow further into the ground. We would need to close the field for a full day for this aeration, and we would want to be mindful of the usage following the aeration. Lastly, Troon uses corrugated pipes trenched in gravel which allows the water to enter the drainage pipes more easily. This is one of the reasons why water is not collected on the Golf Course turf like it does on the soccer field. The best time for this project to be completed would be late Spring, allowing the turf a full season of growth

before the colder months. The soccer field would need to be closed for a longer period of time to allow the newly sodded turf to grow. Please note that they are laying down Ryegrass in mid-October to help with weed suppression and wear tolerance.





Turf Conditions

PLAYGROUND ENHANCEMENT/Board Action Required:

The structural engineer came out on September 3rd to review the area. The conversation I had with the structural engineer was more aligned with the conversation I had with the construction vendor for the renovations compared to the playground installation vendors. The large structural posts do not need to be replaced. The stress cracks do not indicate a need for replacement; it is only the planks that are showing rot that need to be replaced. The structural engineer stated that to keep the current playground in safe conditions, we will need to complete similar renovations every 5-10 years if we want to preserve the lifespan of the wooden playground structure. With this information, I have reached out to playground equipment vendors and received two quotes for new spring riders with one quote including a larger netted swing to replace the tire swing. I also reached out to BrightView for a quote to re-mulch the playground area. I have also reached out to Hardwick Fencing for the previous proposal on fencing in the entire playground area to confirm that the pricing is still valid. Lastly, I have asked one of our access control system vendors to send an estimate on how much a reader installation for the playground would be. Please note that this will be a new reader installation with a new access control system. Adding the wiring and new reader with the current access control system would be more costly if the Board decides to move with a new access control system as you would have to re-install a new reader and potentially new wiring, depending on the new access control system. I am looking for Board directive on whether the Board would like to move forward with the renovations (proposal pricing and total amount found below) or would like to search for proposals on an installation of a new playground structure. I would also like Board directive on the picnic tables and benches by the playground. The wooden playground picnic tables and bench need to be repaired. There are picnic tables and a bench in the vicinity that are green metal. I was looking for Board directive on whether they want to repair the current wooden structures or move all the picnic tables and benches to the metallic green.

GYM RENOVATIONS/ Board Action Required:

With the new gym equipment on its way and scheduled for the latter half of next week, many residents are excited to see the upgrades! Another upgrade that has been brought to my attention is the repainting of the gym walls. With Board approval, we can start searching for proposals. Please note that this would require another gym closure for the walls to be repainted and dried.

SIDEWALK REPAIRS/Board Action Required:

After meeting with 2Men Concrete for the 6 panels in question, there is only one sidewalk panel, 832 Eagle Point, that truly needs to be replaced. The other areas are due to the driveway being lifted, not the sidewalk shifting. After speaking with the District Attorney and the District Manager and reviewing the CDD policies and HOA covenants and restrictions, we reached out to the HOA with a list of addresses where the driveway apron is lifted, causing a trip hazard, as this is the homeowner's responsibility.

Regarding 413 St. Johns Golf Drive, we are unable to grind the sidewalk because the pavers are unlevel and replacing the sidewalk panel is not ideal because the sidewalk panel isn't lifted; the pavers are just significantly lower than the sidewalk. Precision did let me know that if the pavers were leveled, we could grind the sidewalk. I have asked the HOA to reach out to the homeowner to level that area so we can repair the sidewalk.

Lastly, in the case of 232 St. Johns Golf Drive, the driveway apron to the curb is under the homeowner's responsibility.



Driveway Apron Lifted



413 St. Johns Golf Drive

With there only being one panel for 2Men Concrete to replace, they have asked that the onsite staff review the community again for any panels that need to be reviewed and replaced. I reviewed the entire neighborhood and could not find a sidewalk panel that was high enough for replacement. I have asked 2Men Concrete to send a proposal for the last sidewalk panel and to add us to the schedule. The full amount of the NTE of $5,500 will not be used for sidewalk panel replacements. Precision Sidewalk has a tentative start date at the end of September, weather permitting. Their proposal came in much higher than anticipated because approximately half of the areas being repaired are an inch and a half or higher. To maintain the 1:12 ADA compliant slope for the sidewalks, the vendor must grind more of the sidewalk when there is a bigger trip hazard, leading to a higher price. $15,500 was approved at our August CDD meeting, but the full proposal price came to $23,946-$24,987 (approximately an additional $9,500). I am looking for Board directive on whether we would like to complete the work at once with a NTE of $25,000 or do a phased approach. I would also like to know if the Board would like to get a proposal on all sidewalk grindings or continue to pursue sidewalk grindings an inch or higher. It is pricier to grind sidewalk panels that are an inch or higher compared to panels that are 3/8 -6/8 inches.

GOLF CART PATH VIEWPOINT/ Board Action Required:

Based on Supervisor's Geary request on providing a better line of sight on the golf cart path closest to the sand volleyball court and playground, I reviewed convex traffic mirrors. The mirror that would be best suited for this area is approximately $425. This mirror would provide a better line of sight, is adjustable, and is suitable for outdoor usage. I am looking for a NTE of $550 for the moveable traffic mirror and the post to install in the grassy area closest to the volleyball court.



Mirror Example



Mirror Location

JEA PROJECT – EAGLE POINT DRIVE CLOSURE/ No Board Action Required:

JEA is finishing their project ahead of schedule! Currently the road is open for use, but the asphalt has not been poured in yet. I spoke with the JEA project manager on Monday, and he stated that the asphalt will be poured in

by the end of next week (September 19th). He does not anticipate fully closing the road again to complete the project. Residents will be notified of the project update in our upcoming weekly blast.

HOLIDAY LIGHTING/ No Board Action Required:

It is hard to believe it is already that time of the year to start preparing for the holiday season! I met with our holiday lighting vendor, M&G Lighting, to discuss our current display. M&G Lighting did make me aware that our greenery (wreaths, bows, and garland) is approximately 5-8 years old and is starting to look weathered. I asked for a proposal for our normal holiday display with some greenery upgrades for this year, keeping us in the budget. Next fiscal year it may be a good idea to increase the holiday decorations budget line to upgrade more of the greenery.

SAINT JOHNS GOLF DRIVE EROSION/No Board Action Required:

After the Board meeting, HEB Services updated the proposal to include the additional notes from the District Engineer with the NTE still being $18,350. After coordinating with both residents and the vendor, the start date for this project will be October 8th, weather permitting. The email Wes prepared was sent to both homeowners about the fencing and potential irrigation repairs. Prior to the October CDD meeting, the District Engineer will review the area to confirm it is up to standard so the project should be closed by our October CDD meeting.

TENNIS COURTS UPDATE/No Board Action Required:

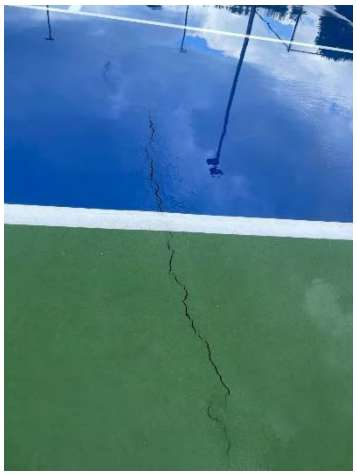
I reached out to three vendors, NIDY Sports Construction, Pro Court Surfacing, and BAB Tennis, for the tennis courts resurfacing; I am waiting for their availability to schedule a site visit. BAB Tennis unfortunately only works on clay courts so I will be submitting proposals from NIDY Sports Construction and Pro Court Surfacing. Upon reviewing the basketball courts, it would be beneficial to schedule both amenities to be completed. There are multiple cracks found on both basketball courts, and according to the reserve study, they are due for resurfacing in 2026. I will be asking for two proposals, one strictly just for the tennis courts and one for the tennis courts and basketball courts. I am also asking for a proposal to fix the court lifting on Tennis Court 2 due to the tree roots. This would be an additional cost outside of the resurfacing.



Court Lifting



Basketball Court Cracking



Tennis Court Cracking

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 focused on the Central Security contract. 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: Completed
Jani-King: In Progress
C-Buss: In Progress

ACCESS CONTROL SYSTEM UPDATE/No Board Action Required:
With some of the projects that are being presented at the September CDD meeting being more time sensitive, I have pushed back the appointments for the access control system vendors to review our current system and provide an updated and mobile friendly software/hardware proposal to later in the month of September. All software updates will include the ability to continue to use the current access cards as the access cards are typically the most expensive item in an access control system upgrade. Our goal is to transfer the information from our current system to the updated software to provide a seamless transition for the residents and allow us to complete a thorough audit without disrupting services.

EVENTS UPDATE:
September 13th: 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 20th: 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 27th: 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!

October 11th: Embrace the Fall season with your very own candle! Join us for an afternoon of Fall delight by creating your very own Fall-scented candle with our friends at Brass Cart Co. Each resident will be able to take their own 8-ounce candle at the end of the event.

October 25th: It is time for our annual Fall Festival! Bring your family, friends, and festive spirit for a day packed with exciting activities, music, and community cheer. Don't miss out on this unforgettable celebration of the season. Whether you're here for the games, the pumpkins, or just to enjoy the fall themed festivities, there's something for everyone!

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

Vesta

2.

The Lake Doctors, Inc
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258

SAMPSON CREEK CDD SJGCC **9/10/2025**

Please see the summary of treatments completed to date from August. The lakes are in good condition overall. As the seasons change and conditions soften, we should see improvements in the efficacy of our treatments. As expected, there may be a few ponds that continue to be a challenge due to surrounding geography; those ponds will receive additional attention. August was still a hot month, so you will see in some of the photos summertime algae blooms are still in effect, but we'll continue to be diligent with treatments and checkback to ensure conditions improve. I've also included some photos of some of your nicer looking ponds.
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	Aug 15th	20,21,23,24,24A, 24B,25,25A,26	Algae, Shoreline Emergents
2	Luis Gallant	Aug 11th	4,19 10 8 2,5,7	Algae Algae, Underwater Algae, Emergents Inspected
3	Garrett Potter	Aug 27th	1,12,12A,13,14, 14A,15,17	Algae
	Second Visit			
4	Marc Thigpen	Aug 27th	20,24,24A,24B, 25,25A,26	Algae, Emergents
5	Luis Gallant	Aug 27th	3,4,6,7,10 8 2,5	Algae Algae, Underwater Inspected
3	Garrett Potter	Aug 28th	12,12A,13,14,14A, 17 1,15	Algae Emergents
	Notes			
	Luis Gallant	Aug 27th	19	No access due to construction work.

*Beneficial bacteria/probiotic applied

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Pond 1 (Entry Pond) Looking nice!



Pond 2 - Nice



Pond 3 – Looking Good



Pond 4 – Much Improved



Pond 5 – Water good. Would like to see shoreline touched up.



Pond 6 Tighten up shoreline.



Pond 7 – Looking good.



Pond 8 – Shallow end algae bloom



Pond 9 - Nice



Pond 10



Pond 13



Pond 14 – Looks like the haze is Euglena, which will work itself out.



Pond 14A - Good



Pond 15 - Good



Pond 17 – Good



Pond 20 – Very nice



Pond 23 – Not bad, has a little algae along the edge.



Pond 24A – Looks pretty good



Pond 25A – This is the bulkheaded pond. Seems to be experiencing algae bloom.



Pond 26 – Algae was treated. Does not seem to be a tough strand.



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

3.

Soccer Field Report

To maintain optimal playing surfaces the soccer field was sprayed bi-weekly with fertilizers and growth regulators. A post-emerge herbicide (blindside) was applied to suppress weeds that have already emerged, and an insecticide (Arena) was applied to combat summer insect infestations. A follow up post-emerge herbicide will be applied in the coming days (Tribute Total) to continue in these efforts. The field was also sprayed with a winter weed pre-emerge (Barricade) in preparation for the winter ryegrass overseed.

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 1.75 inches. Detail work around the field was completed once a week as well, which included edging the paths, string trimming around the hedges and post where the mower could not reach.

In the coming weeks we will begin to prepare the field for winter overseeding. Our target to put down the ryegrass will be the 2nd or 3rd week of October depending on the weather. The field will be scalped down with our fwy unit a few days ahead of the seed to open up the canopy to maximize seed to soil contact. The field will be watered periodically throughout the day for the first week to ensure germination of the seed.

4.

AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope 68 community-specified trip hazards that PSSC's method is able to repair as identified in Proposal FLNE258 **Please circle the option selected and fill in authorization date in the cost box below, then complete invoice information in the approved by / billing info table below.**		
PROPERTY	**St. Johns Golf and Country Club for Sampson Creek CDD**		
COST	**PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 10, 2025:** **$23,946 - $24,987**	**PRICE IF AUTHORIZATION IS RECEIVED BY NOVEMBER 24, 2025:** **$25,207 - $26,303**	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

____ ***Repair of customer-specified hazards on oversized driveway aprons where they meet the adjacent sidewalk panels***

____ ***Repair of customer-specified hazards adjacent to driveways composed of ungrouted brick pavers***

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO **(All invoices sent electronically)**	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.

EIGHTH ORDER OF BUSINESS

1. Designated Path Use

- Electric scooters, electric bikes and motorized bikes are permitted only on designated multi-use paths within the amenity area.
- Use of these devices is prohibited on, playgrounds, sports courts, green spaces, and any non-designated walking paths.

2. Safe Operation

- Devices must be operated at a safe and controlled speed, with due regard for pedestrians.
- Reckless, aggressive, or disruptive operation is strictly prohibited.

Comply with local local.

NINTH ORDER OF BUSINESS

Potential Future Capital Improvements
Sampson Creek CDD

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

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

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

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

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

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

Potential Future Capital Improvements
Sampson Creek CDD

Amenity Meeting Room Enhancement:

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

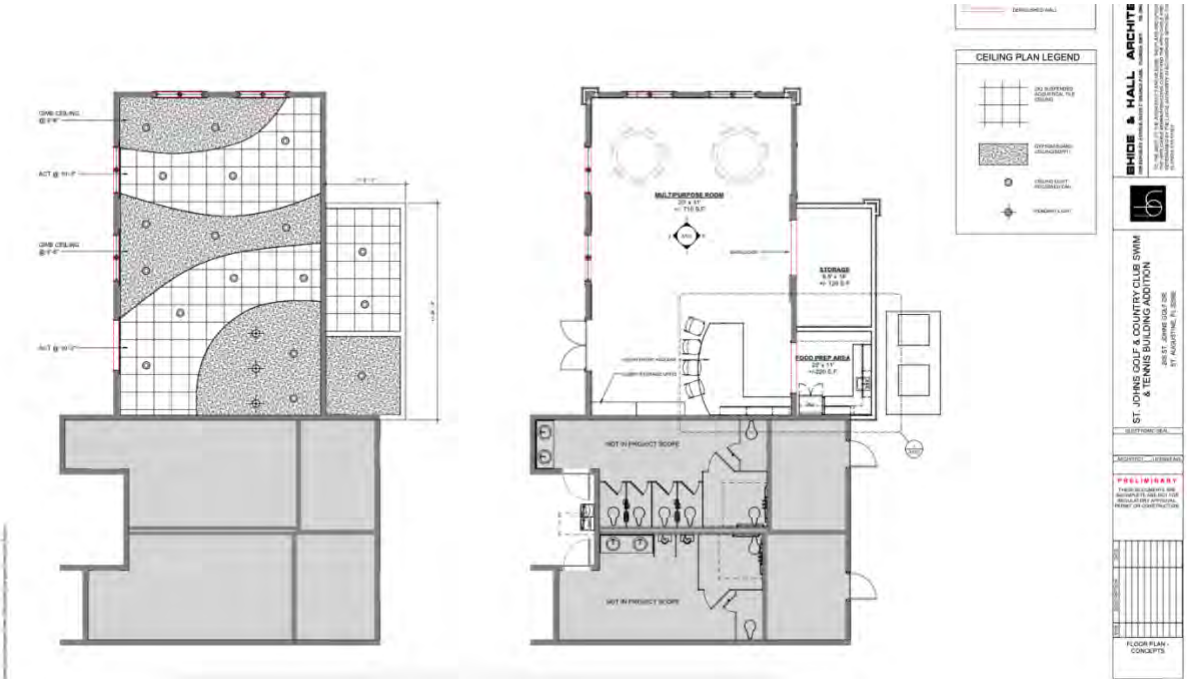
The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs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



Potential Future Capital Improvements
Sampson Creek CDD

Amenity Meeting Room Enhancement:

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



Pool Deck Enhancement:

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

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

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

Potential Future Capital Improvements
Sampson Creek CDD



Potential Future Capital Improvements
Sampson Creek CDD

Installation of Pickle Ball Courts:

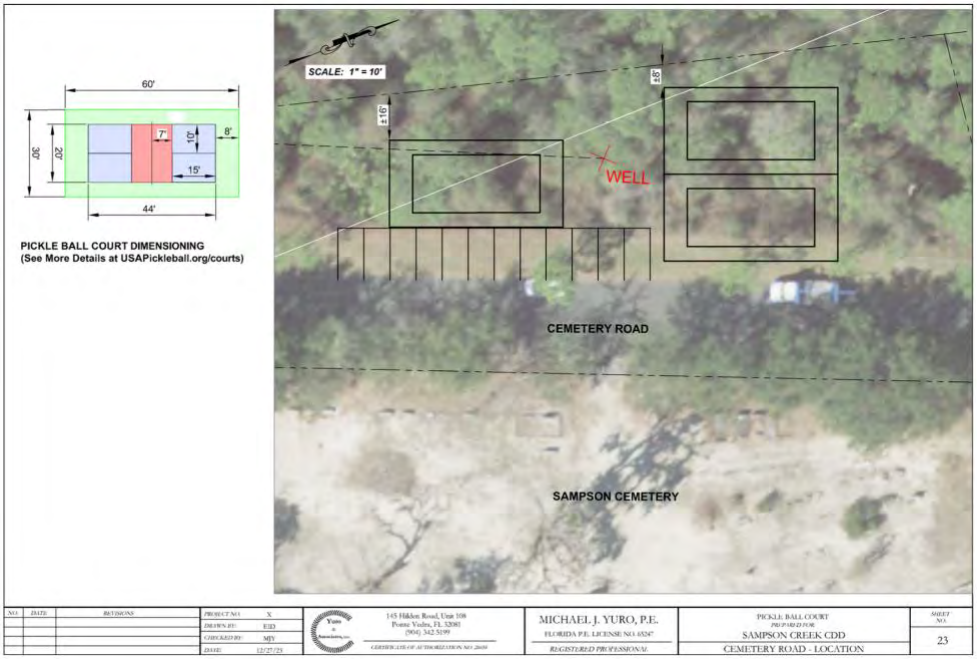
The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

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

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

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

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



Potential Future Capital Improvements
Sampson Creek CDD

Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

Pool Deck Renovation

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

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

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

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

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

215 REDONDA WAY,
ST. AUGUSTINE, FL 32092
T (850) 728-1934
FL LIC #CGC1519623

- 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 Prep			**$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.
- 7) 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.

Lighting:

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:	James Merritt	**Client:**	
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

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

Total **$79,405.00**

Expiry date 01/12/2025

Note to customer

-Pool renovations, will require professional cleaning.
-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.
-Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.
-If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.
A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

Accepted date **Accepted by**

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

Estimate

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

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

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

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

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 materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp			
Product Sales:Hardscape Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, sealer & portland cement)	2,300	8.50	19,550.00T
Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area.	2,300	6.00	13,800.00
Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps)	486	27.50	13,365.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	285	6.50	1,852.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining walls and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	15,580.00	15,580.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	1	685.00	685.00T
Installation:Install Drainage Installation of drainage system	1	1,200.00	1,200.00
Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers. Additional materials can be ordered if needed for an additional cost.	600	4.00	2,400.00
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance. 120 linear feet 1 gate New stainless fasteners Concrete set posts	1	6,250.00	6,250.00T
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans. Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.	1	2,850.00	2,850.00
Landscape Construction Concrete Ramp Installation: Per specifications of the plan. Estimated 350 sq ft 4" thick.	1	3,850.00	3,850.00
Notes Installations of specified handrails for ramp and stairs are not included in pricing. Work is to be performed by others.	1	0.00	0.00
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS $82,208.90 There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.		0.00	

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	159,276.25
TAX	5,141.55
TOTAL	**$164,417.80**

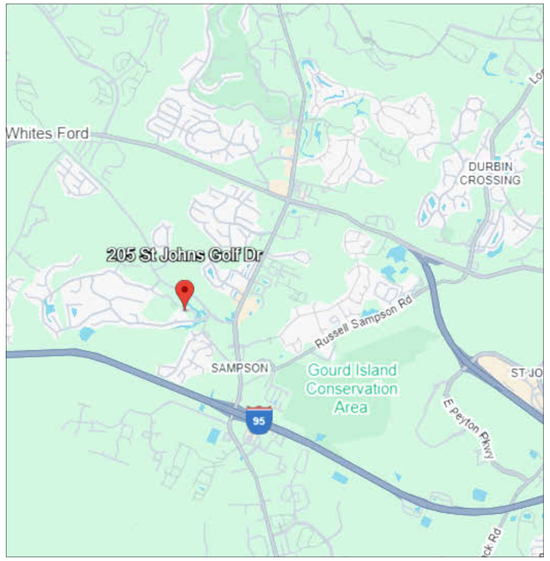
Accepted By

Accepted Date

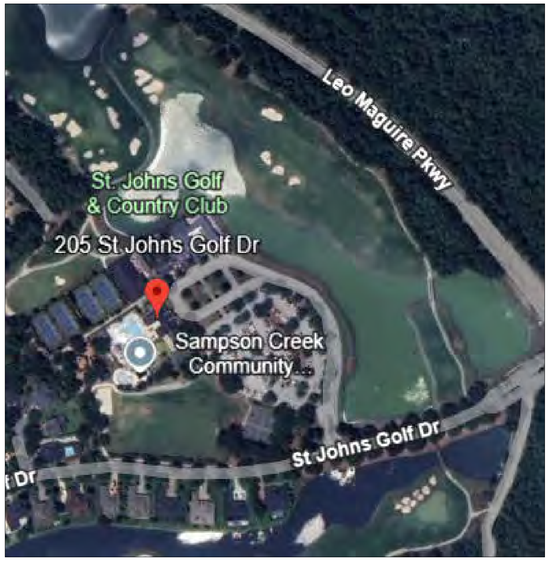
B.

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

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



VICINITY MAP



OVERALL SITE MAP

DRAWING INDEX

SHT NO	SHEET NAME	60% ISSUE	ISSUE DATE	CURRENT REV	CURRENT REV DATE	REV ISSUED
GENERAL						
G000	COVER		06/12/2025			
G001	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS		06/12/2025			
G002	TYP MOUNTING HEIGHTS		06/12/2025			
ARCHITECTURE DEMOLITION						
AD01	FLOOR PLAN - FIRST FLOOR DEMOLITION		06/12/2025			
ARCHITECTURE						
A100	FLOOR PLAN & R.C.P.		06/12/2025			
A101	EXTERIOR ELEVATION & ROOF PLAN		06/12/2025			
A102	EXTERIOR ELEVATIONS		06/12/2025			
A103	SECTIONS		06/12/2025			
A110	PLAN & INTERIOR ELEVATIONS		06/12/2025			
A111	INTERIOR ELEVATIONS		06/12/2025			
A120	DOOR SCHEDULE & DETAILS		06/12/2025			
A121	DETAILS		06/12/2025			
A200	MATERIAL BOARD		06/12/2025			
A201	RENDERINGS		06/12/2025			

MEP ENGR

CONTACT: T.B.D.
ADDRESS:

PHONE:
EMAIL:

CIVIL ENGR

CONTACT: N/A
ADDRESS:

PHONE:
EMAIL:

OWNER

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

PHONE:
EMAIL:

STRUCTURAL ENGR

CONTACT: T.B.D.
ADDRESS:

PHONE:
EMAIL:

ARCHITECT

BHIDE & HALL ARCHITECTS, P.A.

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

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

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

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JOB NO: 202509

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CV	GENERAL - ABBRIVATION TEXT
A	
&	AND
ACCESS	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOLLD	BOLLARD
C	
CAB	CABINET
CER	CERAMIC
CIP	CAST-IN-PLACE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
COV	COVER
CPT	CARPET
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
E	
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL(ED)
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	
FAB	FABRICATION
FD	FLOOR DRAIN
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
G	
GA	GAUGE
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRP	GLAS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATIING, AND AIR CONDITIONING
I	
INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)
J	
JAN	JANITOR
K	
KIT	KITCHEN

CV	GENERAL - ABBRIVATION TEXT
L	
LAV	LAVATORY
LB	POUND
LP	LOW POINT
LT	LIGHT
LVLG	LEVELING
LVT	LOUVER
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OPNG	OPENING(S)
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
POLYISO	POLYISOCYANURATE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PTN	PARTITION
R	
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFERIENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REINF	REINFORCED(D)(ING)(MENT)
REQD	REQUIRED
RESIL	RESILIENT
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
SECUR	SECURITY
SF	SQUARE FEET
SHORG	SHORING
SIM	SIMILAR
SNGL	SINGLE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
TBD	TO BE DETERMINED
THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
U	
UNDRLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VEH	VECHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT
WTRPRF	WATERPROOFING

REFLECTED CLG

- ACOUS CLG AND GRID
- XX'-XX" / XX'-XX" — CLG HEIGHT CHANGE
- X'-X" | A — CLG HEIGHT ABO FF & CLG TYPE
- GRID STARTPOINT SYMBOL
- AT1 — CLG FINISH TAG
- MS — MOTION SENSOR
- XX / S — CLG MTD SPEAKER
- XX — CLG MTD CAMERA
- CLG MTD SPRINKLER HEAD
- XX_XX / FI — CLG MTD SMOKE DETECTOR
- CLG MTD STROBE LT
- CLG MTD EXIT SIGNS
- WALL MTD EXIT SIGNS - PARALLEL
- WALL MTD EXIT SIGNS - PERPENDICULAR
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXIST TO BE RELOCATED
- ACCESS DOOR

LT FXTRS

- FLOURESCENT LT FXTR
- FLOURESCENT LT FXTR / EMERGENCY CIRCUIT
- EXIST LT FXTR TO BE REMOVED
- UNDER CAB FLOURESCENT FXTR
- FLOURESCENT STRIP FXTR
- FLOURESCENT PENDANT FXTR
- RECES DOWNLT
- RECES ADJUSTABLE DN LT
- RECES WALL WASHER
- TRACK LTING
- SURFACE MTD LT FXTR
- WALL SCONCE
- LT SWITCH
- D / $ — DIMMER SWITCH

MECHANICAL FXTRS

- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN

FINISH

- CHANGE IN FLOOR FINISH
- XXXXX — FINISH NOTATION

WALL MTD DEVICES

- X / X / ST — EQUIP TAG (REFER TO EQUIP SCHEDULE) / WALL MTD FIRE ALARM STROBE
- FA — FIRE ALARM PULL
- FW — FIRE WARDEN STATION
- T — THERMOSTAT
- CTV — CABLE TV RECPT
- AV — AV RECPT
- AVT — AV TROUGH
- J — ELECTRICAL JUNCTION BOX
- VOICE/DATA JUNCTION BOX
- P — SYS WORKSTATION PANEL POWER INFEED
- V — SYS WORKSTATION PANEL VOICE/DATA INFEED
- CONDUIT STUB-OUT POWER
- CONDUIT STUB-OUT VOICE AND DATA
- CONDUIT STUB-OUT A/V
- PLUG MOLD

SECURITY DEVICES

- CAMERA
- CR — CARD READER
- B — ELECTRIC DOOR BELL PUSH
- B — ELECTRIC DOOR BELL
- IC — INTERCOM
- DR — REMOTE DOOR RELEASE BUTTON
- MS — MOTION SENSOR
- IA — INTRUSION ALARM
- EH — ELECTRIC DOOR HINGE
- H — ELECTRICAL DOOR HOLD OPEN
- DR — ELECTRICAL DOOR RELEASE
- DC — ELECTRICAL DOOR MONITOR CONTACT
- DDC — DOUBLE DOOR MONITOR CONTACT
- EL — ELECTRIC LOCKSET
- KS — ELECTRIC KEY SWITCH
- ES — ELECTRIC STRIKE
- ML — MAGNETIC LOCKSET
- PB — PANIC BUTTON

POWER & COMM.

LEGEND OF COMMON SYMBOL MODIFIERS

- SURF FLR MTD, POKE THRU DEVICES
- FURN SYS MTD DEVICES
- FLUSH FLR MTD DEVICES
- FLUSH FLR MTD, POKE THRU, DEVICES
- SURF FLR MTD DEVICES

LEGEND OF COMMON SYMBOLS

- SINGLE RECPT
- DUPLEX RECPT
- QUADRAPLEX RECPT
- COMBINATION DUPLEX & VOICE/DATA RECPT
- COMBINATION QUADRAPLEX & VOICE/DATA RECPTS
- COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECPTS
- COMBINATION QUADRAPLEX, AV & VOICE/DATA RECPTS
- VOICE/DATA RECPT
- DATA RECPT
- VOICE RECPT
- AV — AV RECPT
- P — SYS WORKSTATION PANEL POWER INFEED
- V — SYS WORKSTATION PANEL VOICE INFEED
- SINGLE RECPT
- DUPLEX RECPT
- QUADRAPLEX RECPT
- VOICE/DATA RECPT
- DATA RECPT
- VOICE RECPT
- FURN SYSTEM ELECTRIC PIGTAIL
- PP — FURN MTD, POWER POLE
- SINGLE RECPT
- DUPLEX RECPT
- QUADRAPLEX RECEPT
- COMBINATION DUPLEX & VOICE/DATA RECPT
- COMBINATION QUADRAPLEX & VOICE/DATA RECPTS
- COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECPTS
- COMBINATION QUADRAPLEX, AV & VOICE/DATA RECPTS
- PVD — COMBINATION POWER, VOICE/DATA
- PVA — RAISED FLR BOX, COMBINATION POWER, VOICE/DATA, A/V
- AV — RAISED FLR BOX, AV
- CONDUIT STUB UP, AV
- CONDUIT STUB UP, POWER
- CONDUIT STUB UP, VOICE/DATA

SECTION MAT. INDICATIONS

- ACOUSTICAL CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- EARTH
- GLASS
- GRAVEL
- GYPSUM PLASTER
- INSULTATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL
- PLASTIC
- PLYWOOD
- PRE-CAST PANELS
- SAND OR GROUT
- STONE
- WOOD (FINISHED)
- WOOD (CONTINUOUS MEMBER)
- WOOD BLOCKING (INTERRUPTED MEMBER)

ELEVATION INDICATION

- GLASS SYMBOL
- MASONRY COURSING
- WOOD VENEER
- STUCCO

CONSTRUCTION

- 1 — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- S — S — SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- XX — DETAIL NUMBER
- XX.XXX — SHEET NUMBER
- SIM — DESCRIPTION OF SIMILAR OR OPPOSITE HAND
- AREA TO BE DETAILED
- 1 — LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- 2 A11.XX — SHEET NUMBER WHERE ELEVATION IS SHOWN
- 1 — INTERIOR AND EXTERIOR ELEVATION MARKER
- REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED
- NAME / 1234 — ROOM NAME / ROOM NUMBER
- 01 — SHEETNOTE REFERENCE
- A2-4B — WALL TYPE REFERENCE
- XX — DOOR NUMBER
- XX — WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- XX — LOUVER REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- MW01 — MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- X' - XX" — ELEVATION DATUM REFERENCE
- +6" / 0" / MATCH LINE SEE XX/XX / ALIGN — FLOOR ELEVATION TRANSITION
- MATCH LINE SYMBOL
- ALIGN WITH ESTABLISHED / ADJACENT SURFACES
- INDICATES PLAN NORTH
- INDICATES TRUE NORTH

FLOOR PLAN LEGEND

- NEW FRAMED WALL. REF: WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
- EXISTING WALL
- DEMOLISHED WALL

DRAFTING & ATTACHMENT NOTES

DRAFTING CONVENTION

1. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT IN WRITING OF CONFLICTS OR DISCREPANCIES
2. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED ALLOWING FOR THICKNESS OF MATERIALS.
3. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED OTHERWISE.
4. DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FINISHED FACE OF THE WALL, UNLESS OTHERWISE NOTED.
5. DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE EXTERIOR GLAZING.
6. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
7. DO NOT SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK BEFORE CLARIFYING WITH ARCHITECT.
8. VERIFY DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION AND REPORT INCONSISTENCIES TO ARCHITECT.
9. "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
10. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
11. "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
12. "FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
13. "INSTALL" MEANS PUT INTO PLACE, SUPPLIED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
14. "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. COORRIDINATE AND VERIFY WITH STRUCTURAL.
16. 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 BETWEN WD FRAMING AND MASONRY.
17. 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

1. 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.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
3. 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 PROJECT.
4. 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.
5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE ARCHITECT AT THE END OF THE PROJECT.
6. 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 OCCUPANCY.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
8. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
10. WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
11. GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
12. 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 BASE BID.
13. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
14. 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.
15. 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.
16. 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.

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

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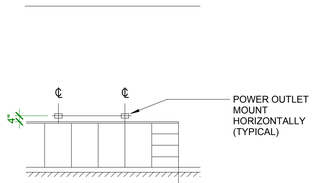
GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

60% CONSTRUCTION DOC.

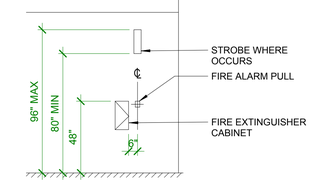
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D.B.:	Author
C.B.:	DSS
JOB NO:	202509

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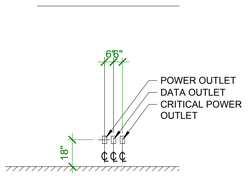
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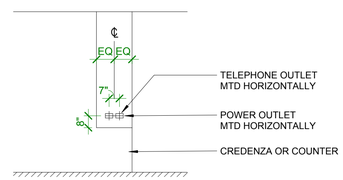
17 **LOCATIONS AT MILLWORK COUNTERS MAX 25" DEPTH OUTLETS**



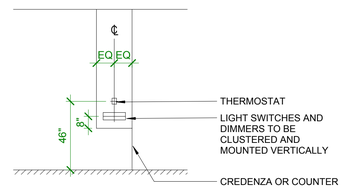
18 **LOCATIONS AT FIRE EXTINGUISHER CABINET STROBES AND FIRE ALARM PULLS**



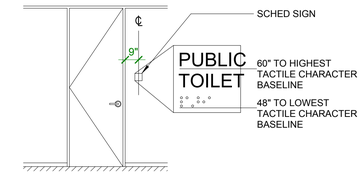
19 **LOCATIONS AT OUTLETS POWER, DATA, CRITICAL POWER**



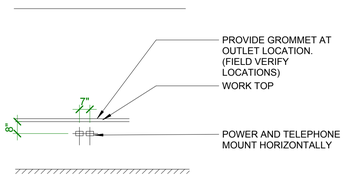
13 **LOCATIONS AT CREDENZAS OR COUNTERS OUTLETS**



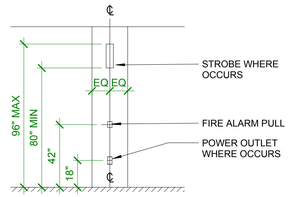
14 **LOCATIONS AT CREDENZAS OR COUNTERS SWITCHES AND THERMOSTATS**



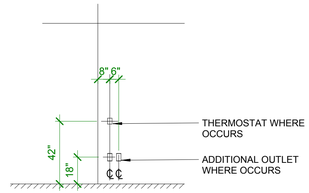
15 **LOCATION FOR TYPICAL SIGNS**
REF: SPECIFICATIONS FOR ADDITIONAL INFORMATION



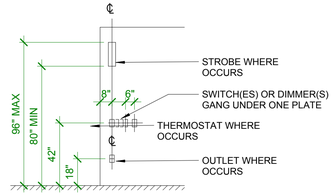
16 **LOCATIONS AT WORK SURFACES OUTLETS**



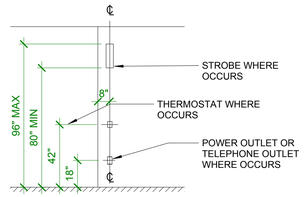
9 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC. OUTLETS, STROBES AND FIRE ALARM PULLS**



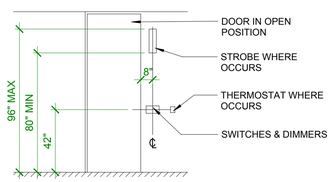
10 **LOCATIONS AT CORNERS OUTLETS**



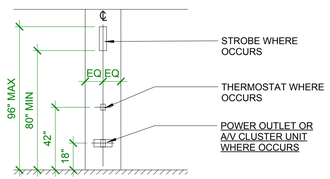
11 **LOCATIONS AT CORNERS SWITCHES, OUTLETS, STROBES AND THERMOSTATS**



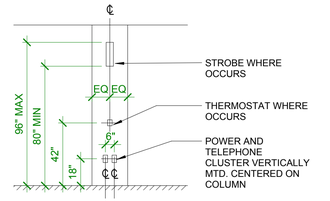
12 **LOCATIONS AT CORNERS OUTLETS, STROBES AND THERMOSTATS**



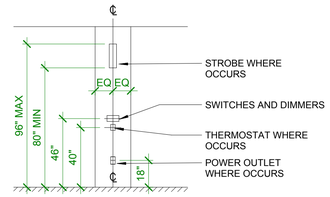
5 **LOCATIONS AT OPEN DOORS SWITCHES, STROBES AND THERMOSTATS**



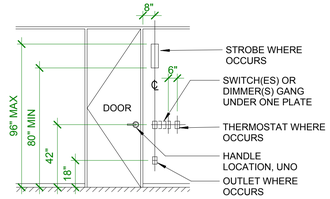
6 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC. OUTLETS, STROBES AND THERMOSTATS**



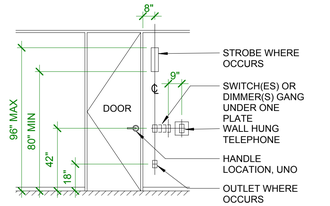
7 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC. OUTLET GROUPS, STROBES AND THERMOSTATS**



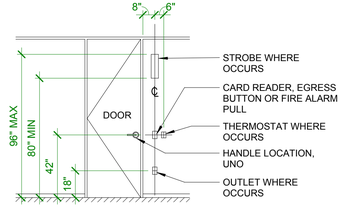
8 **LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
SWITCHES, STROBES AND THERMOSTATS**



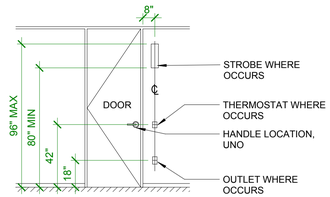
1 **LOCATIONS AT DOOR JAMBS SWITCH AND THERMOSTAT**



2 **LOCATIONS AT DOOR JAMBS SWITCH AND TELEPHONE**



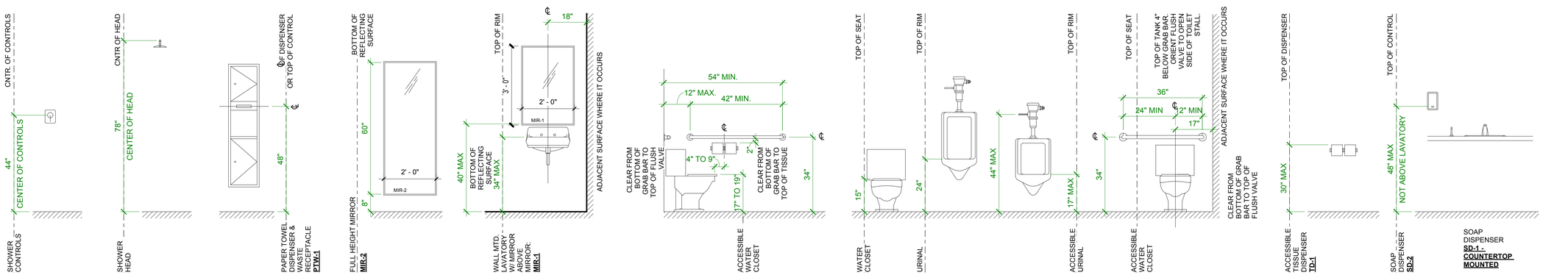
3 **LOCATIONS AT DOOR JAMBS CARD READER, EGRESS BUTTON OR FIRE ALARM PULL**



4 **LOCATIONS AT DOOR JAMBS THERMOSTAT, STROBE OR OUTLET**

B1 / G002 TYPICAL MOUNTING HEIGHTS (EQUIPMENT)

1/4" = 1'-0"



A1 / G002 TYP MOUNTING HGTS - TOILETS & ACCS

1/2" = 1'-0"

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

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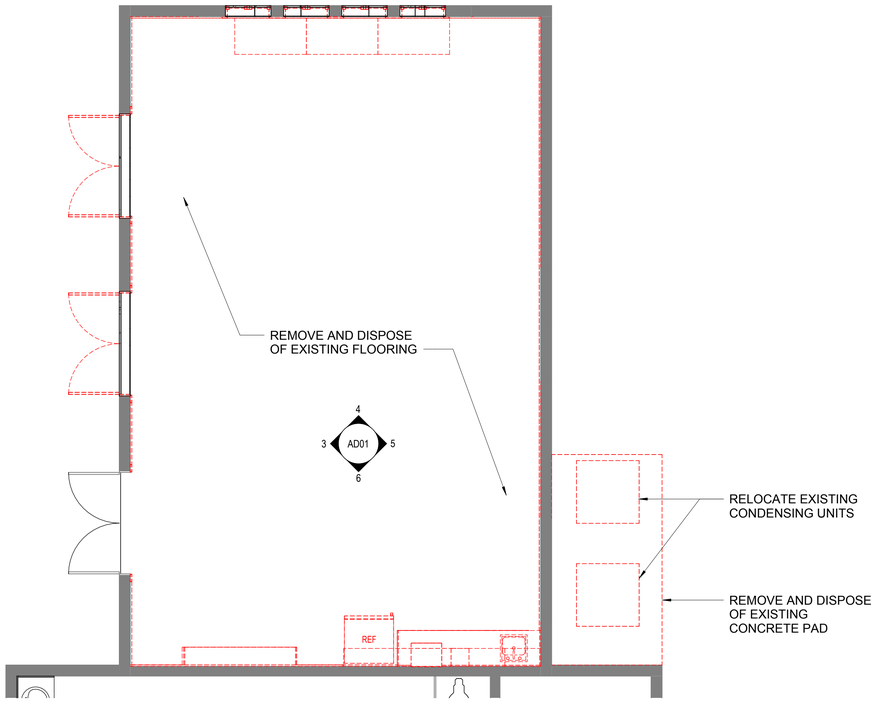
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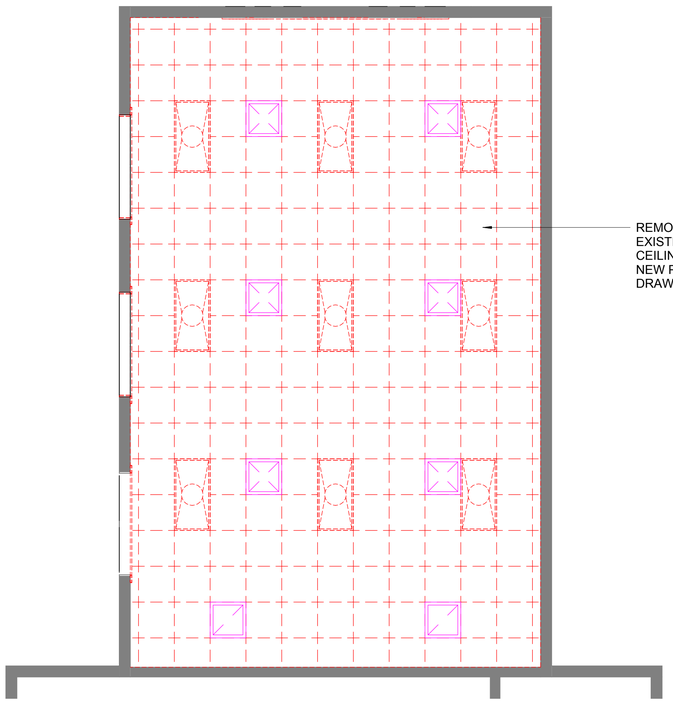
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C.B.:	DSS
JOB NO:	202509

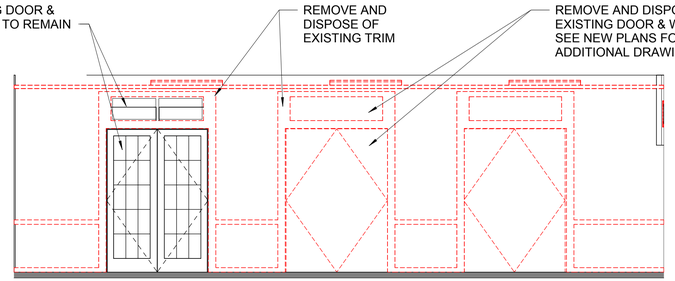
G002



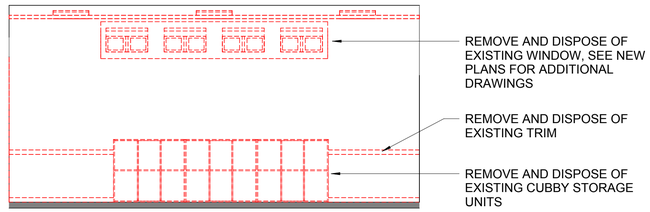
1 AD01 DEMOLITION PLAN
1ST FLOOR - DEMOLITION 1/4" = 1'-0"



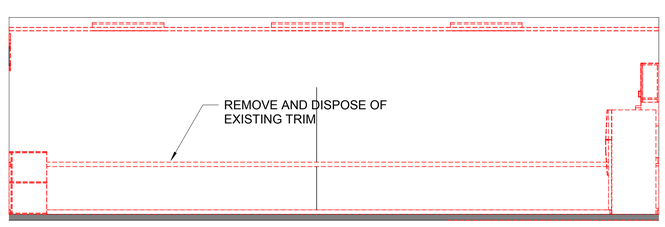
2 AD01 CEILING PLAN - DEMOLITION
1ST FLOOR PLAN - CEILING DEMOLITION 1/4" = 1'-0"



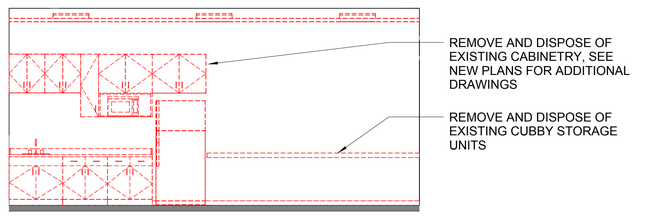
3 AD01 INTERIOR ELEVATION
VIEW 01 - DEMOLITION 1/4" = 1'-0"



4 AD01 INTERIOR ELEVATION
VIEW 02 - DEMOLITION 1/4" = 1'-0"



5 AD01 INTERIOR ELEVATION
VIEW 03 - DEMOLITION 1/4" = 1'-0"



6 AD01 INTERIOR ELEVATION
VIEW 04 - DEMOLITION 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW FRAMED WALL. REF: WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
- EXISTING WALL
- DEMOLISHED WALL

GENERAL DEMOLITION NOTES

. (SPECIFIC NOTES ARE REFERENCED DIRECTLY ON PLANS)

1	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 COST.
2	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.
3	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.
4	ALL DRAINED PIPING RISERS AND MAINS SHALL BE REFILLED WITH PROPER FLUID AND PROPERLY VENTED BY THE CONTRACTOR, ONCE NEW WORK HAS BEEN INSTALLED.
5	COORDINATE WITH GENERAL CONTRACTOR THE REMOVAL AND REPLACEMENT OF ALL EXISTING CEILINGS, WALLS, ETC. AS REQUIRED FOR MECHANICAL DEMOLITION WORK.
6	OWNER SHALL HAVE RIGHT OF REFUSAL ON SALVAGEABLE EQUIPMENT REMOVED AS A RESULT OF RENOVATION ACTIVITIES.
7	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.
8	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
9	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.
15	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 WIRE .
102	REMOVE AND SALVAGE ALL EXISTING WALL OUNTED PLUMBINF FIXTURES, FIRE ALARM DEVICES, OUTLETS, ETC

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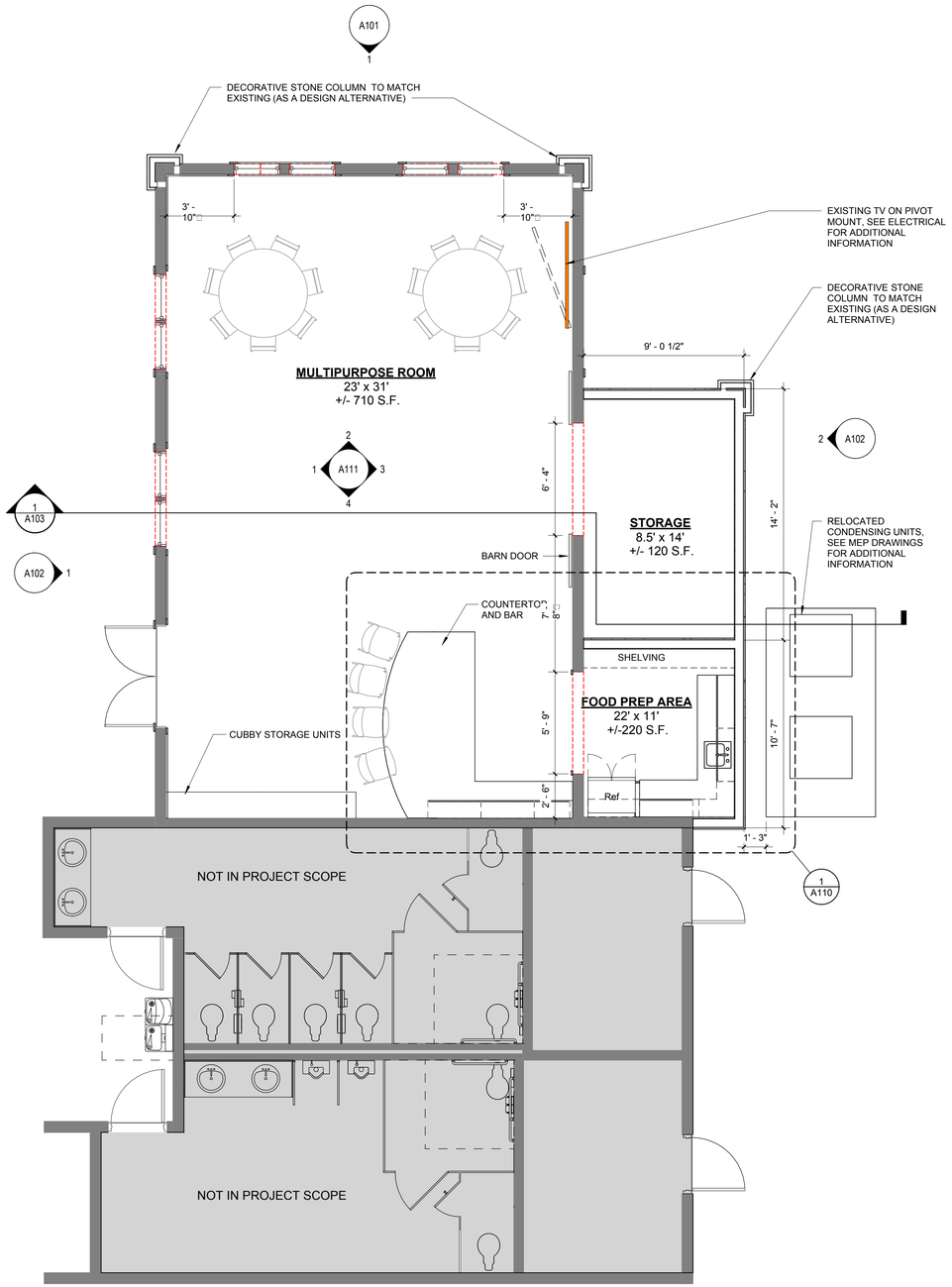
FLOOR PLAN - FIRST FLOOR DEMOLITION

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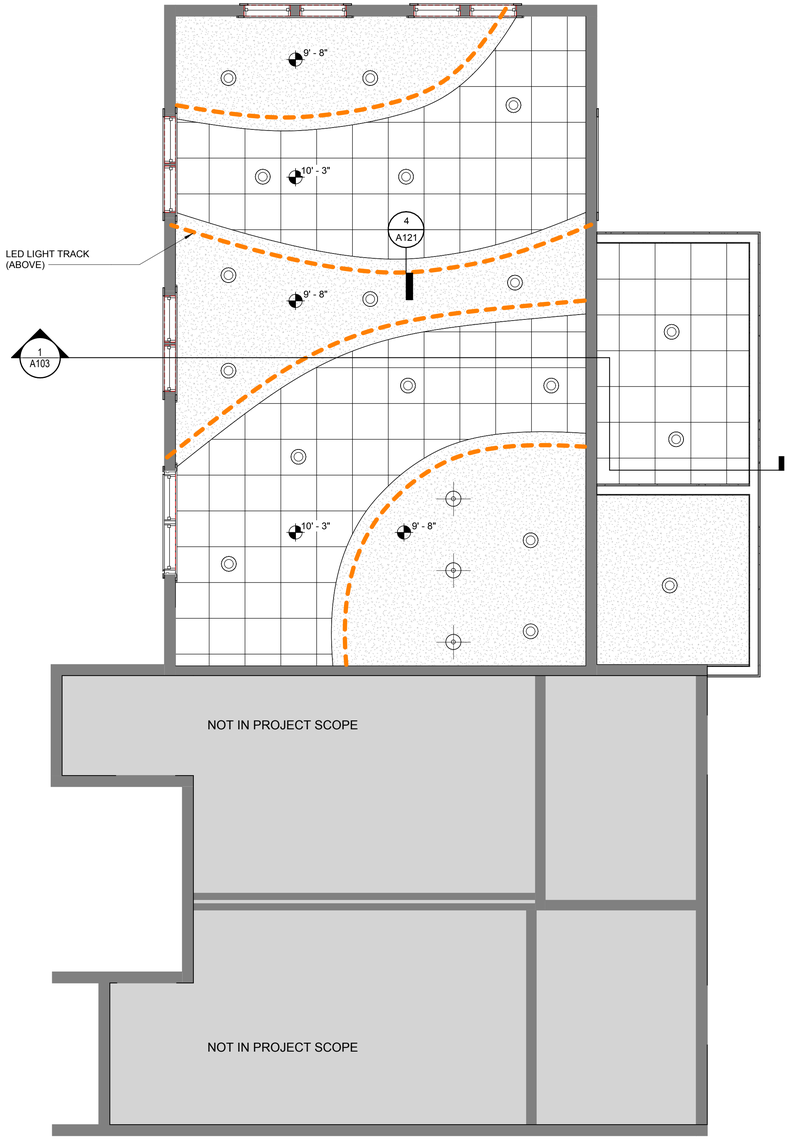
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1 A100 FLOOR PLAN
1/4" = 1'-0"



2 A100 REFLECTED CEILING PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW FRAMED WALL. REF: WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
- EXISTING WALL
- DEMOLISHED WALL

CEILING PLAN LEGEND

- 2X2 SUSPENDED ACOUSTICAL TILE CEILING
- GYPSUM BOARD CEILING/SOFFIT
- CEILING LIGHT RECESSED CAN
- PENDANT LIGHT

GENERAL PLAN NOTES

1	CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
2	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.
3	REVIEW ALL DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY/ALL CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
4	COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, SITE ACCESS, USE OF SERVICES AND FACILITIES. MINIMIZE DISTURBANCE TO SITE, FACILITY FUNCTIONS AND OCCUPANTS.
5	OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" (NOT IN CONTRACT) UNDER SEPARATE CONTRACT. INCLUDE ANY SCHEDULE REQUIREMENTS FOR SUCH WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE IT WITH THE OWNER TO ASSURE AN ORDERLY SEQUENCE OF INSTALLATION.
6	MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE THIS WITH THE OWNER TO ENSURE SECURITY.
8	DO NOT SCALE FROM DRAWINGS. THE WRITTEN DIMENSIONS GOVERN. IN THE INSTANCE OF A CONFLICT, CONSULT THE ARCHITECT.
9	ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND OR FACE OF MASONRY (F.O.M.) UNLESS OTHERWISE NOTED.
10	DOORS JAMBS SHALL BE 4" FROM ADJACENT WALL (TYP.) UNLESS RESTRICTED BY SPACE, THEN CENTER ON OPENING (U.O.N.)
11	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.
12	REFERENCE THE REFLECTED CEILING PLANS FOR IDENTIFICATION OF CEILING MATERIALS, LOCATIONS, SOFFIT LOCATIONS, AND HEIGHTS.
13	SMOKE BARRIERS, FIRE BARRIERS, FIRE PARTITIONS, ETC. SHALL BE CONTINUOUS FROM TRUE FLOOR (SLAB) TO TRUE CEILING (UNDERSIDE OF STRUCTURAL DECK ABOVE). SHALL BE COMPLIANT WITH REGULATIONS SET BOTH IN FBC CHAPTER 7, FLORIDA FIRE PREVENTION CODE AND ALL FEDERAL, STATE, AND LOCAL CODES.
14	DO NOT ATTACH AND OR FASTEN LIGHT GAUGE FRAMING TO GWB WALL PARTION MEMBRANES SUSPENDED OR FASTENED TO WALL STRUCTURES, WHETHER BY RESILIENT CLIPS, CHANNELS, FASTENERS, OR METAL FRAMING MEMBERS, ETC. - TYPICAL.
15	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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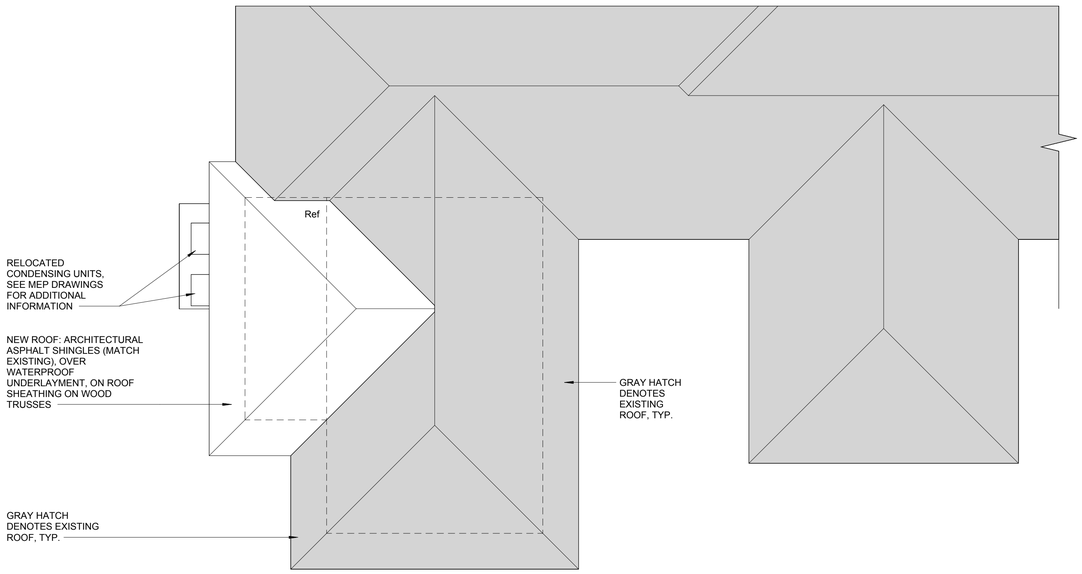
FLOOR PLAN & R.C.P.

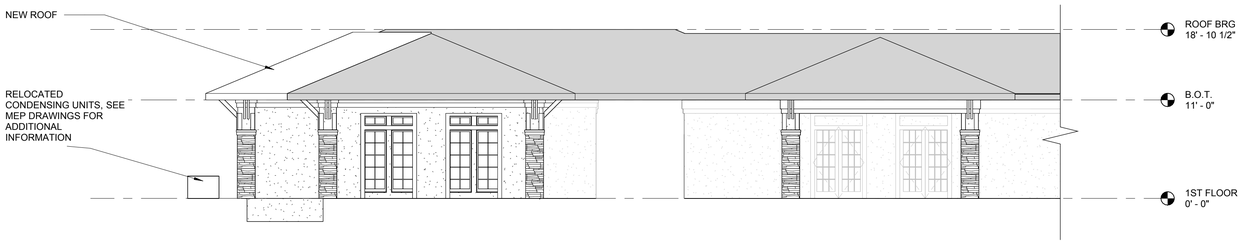
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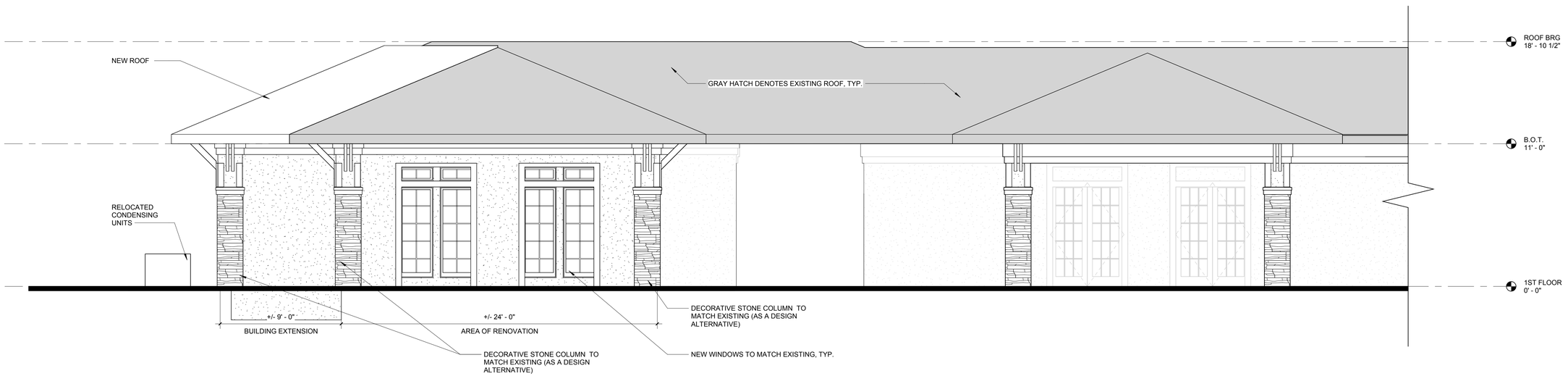
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A100

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1 / A101 @ POOL SIDE
1/4" = 1'-0"

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EXTERIOR ELEVATION & ROOF PLAN

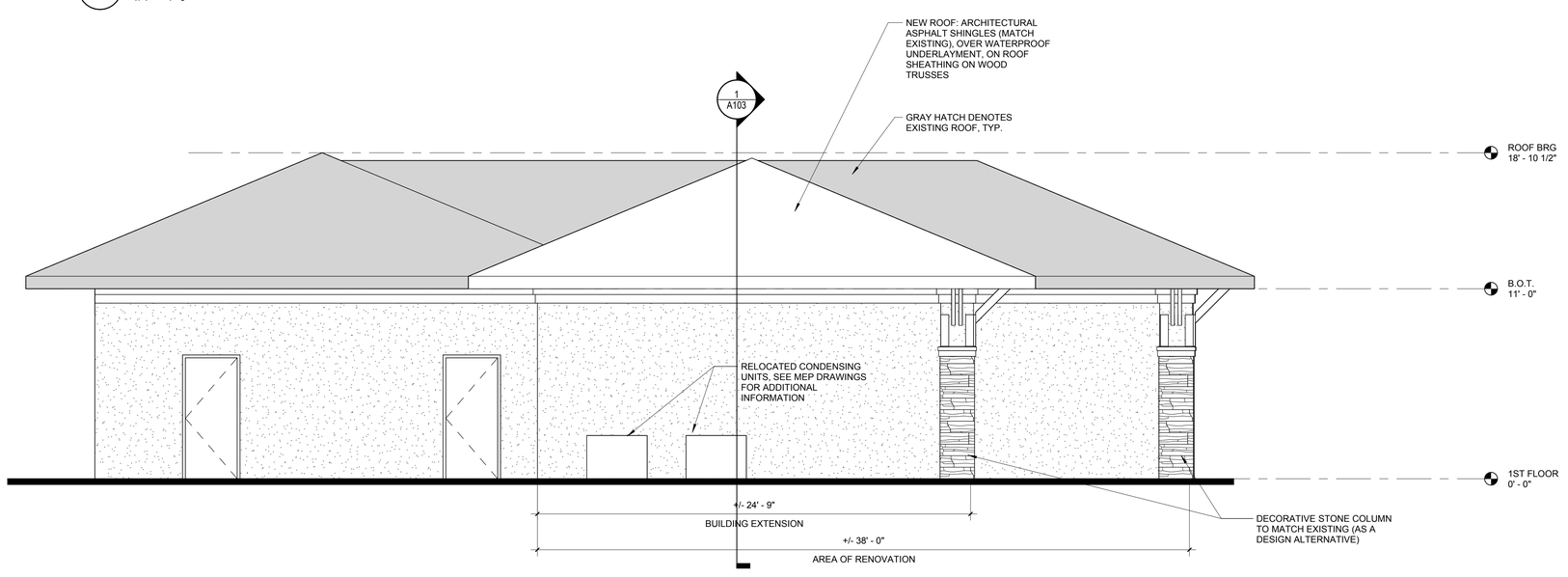
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A101



1 A102 @ POOL DECK SIDE
1/4" = 1'-0"



2 A102 @ GOLF COURSES SIDE
1/4" = 1'-0"

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BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

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

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

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

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

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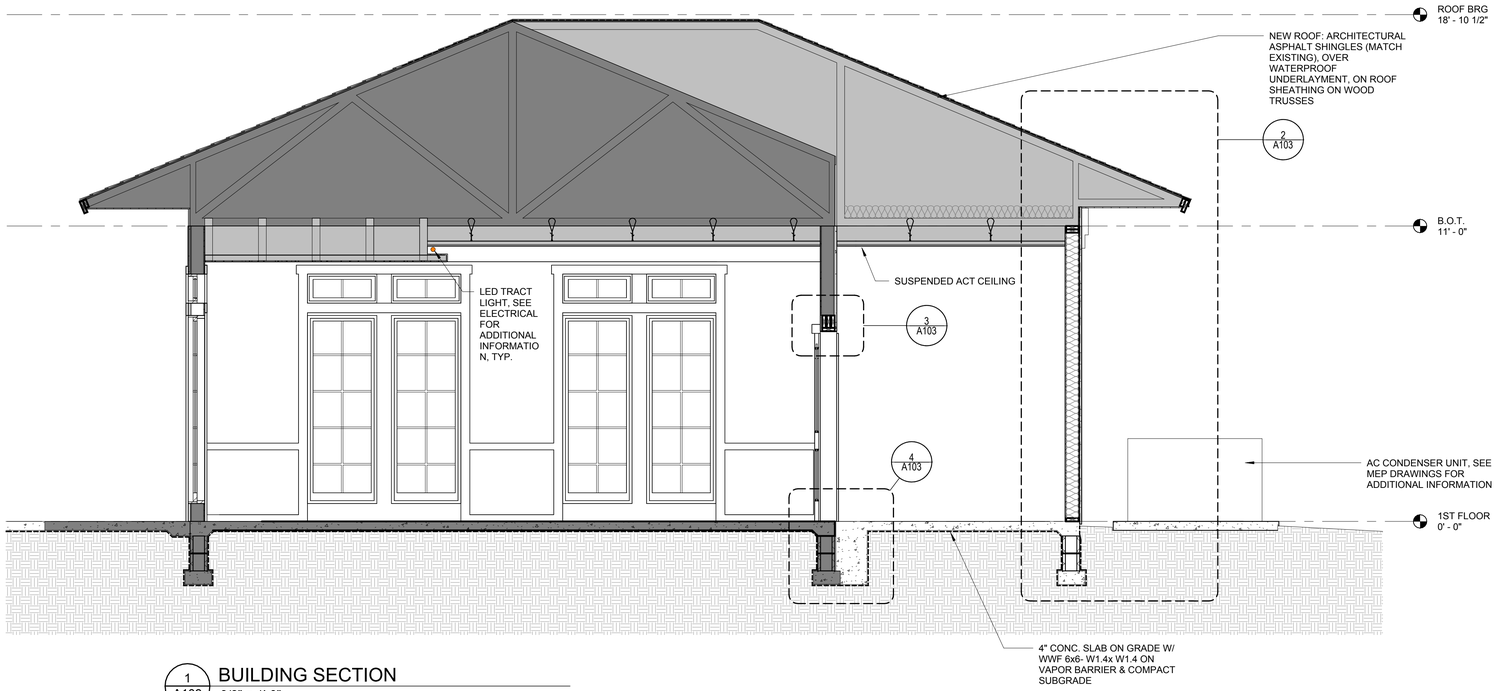
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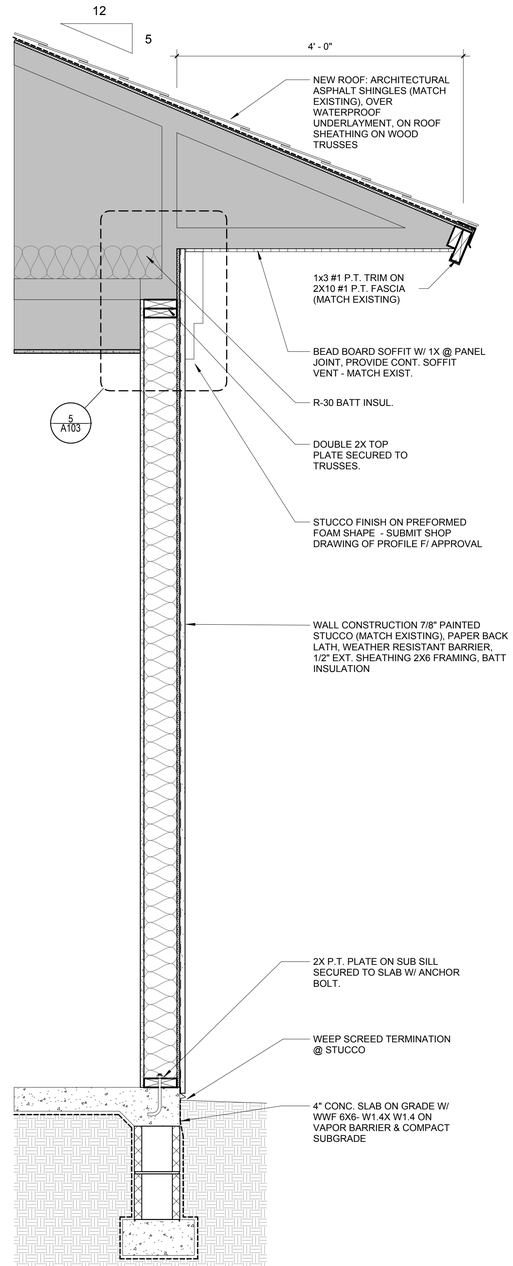
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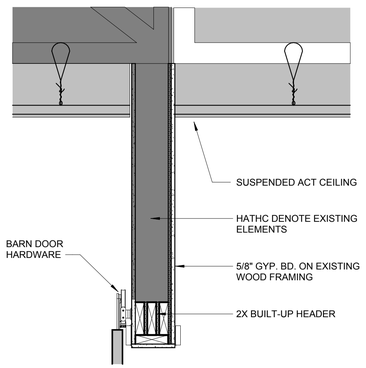
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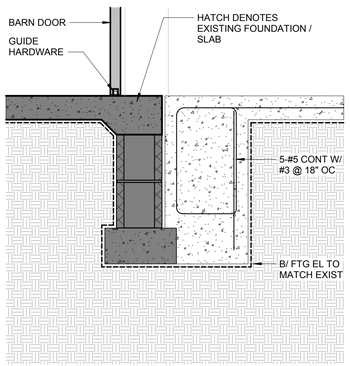


1 A103 BUILDING SECTION
3/8" = 1'-0"

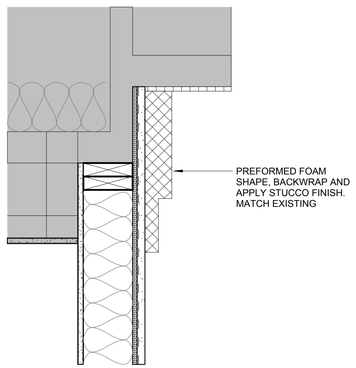




3 A103 OPENING DETAIL
1" = 1'-0"



4 A103 FOUNDATION DETAIL
1" = 1'-0"



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

2 A103 WALL SECTION
1" = 1'-0"

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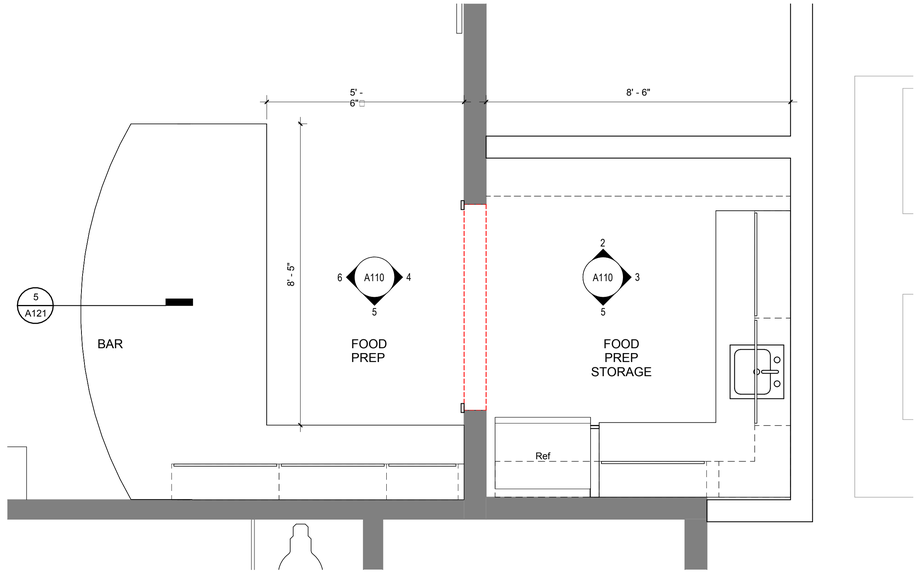
SECTIONS

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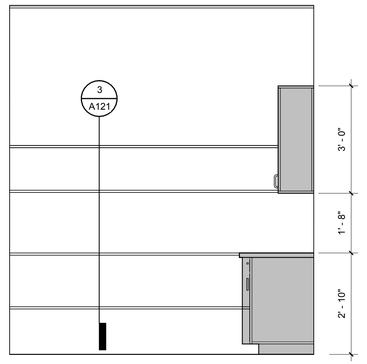
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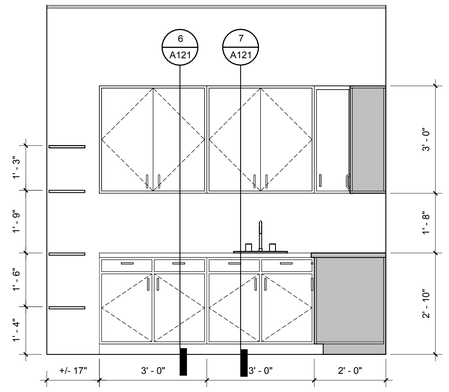
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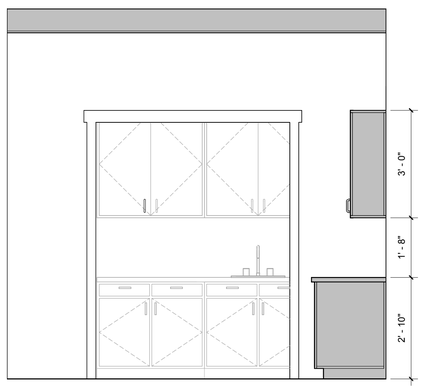
1 A110 ENLARGE FOOD PREP AREA
1/2" = 1'-0"



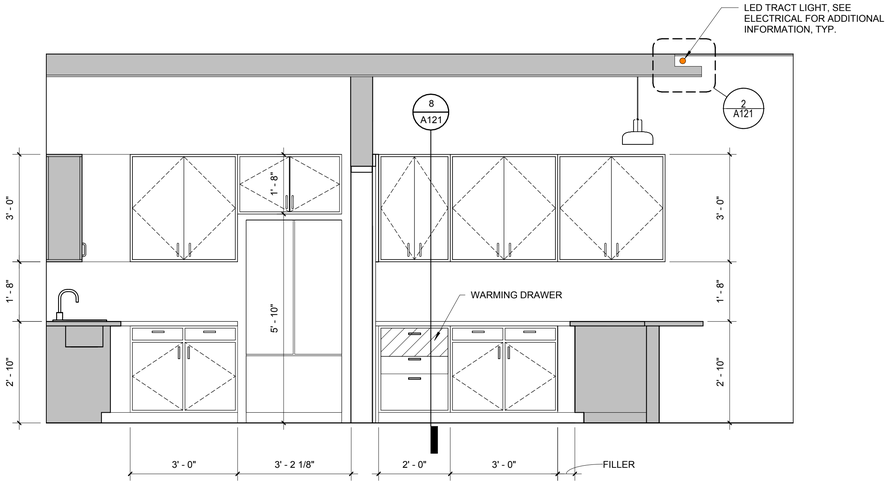
2 A110 FOOD PREP STORAGE
1/2" = 1'-0"



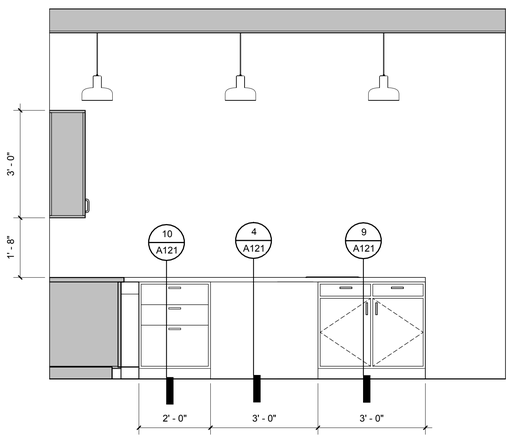
3 A110 FOOD PREP STORAGE
1/2" = 1'-0"



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



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



6 A110 FOOD PREP - BAR
1/2" = 1'-0"

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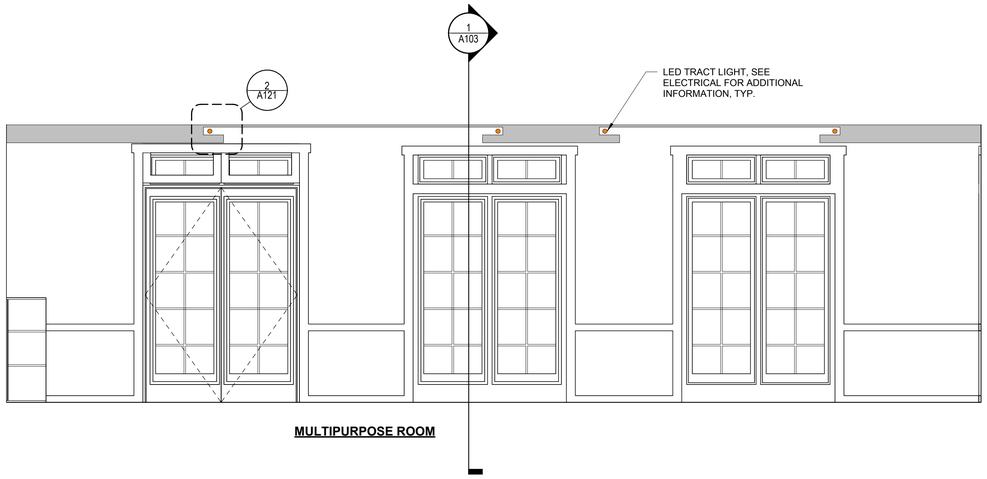
PLAN & INTERIOR ELEVATIONS

60% CONSTRUCTION DOC.

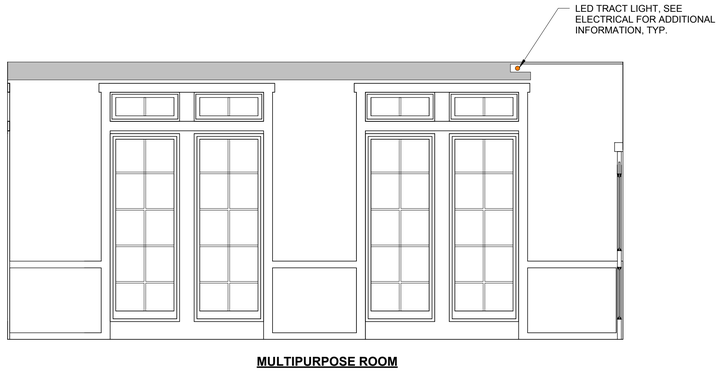
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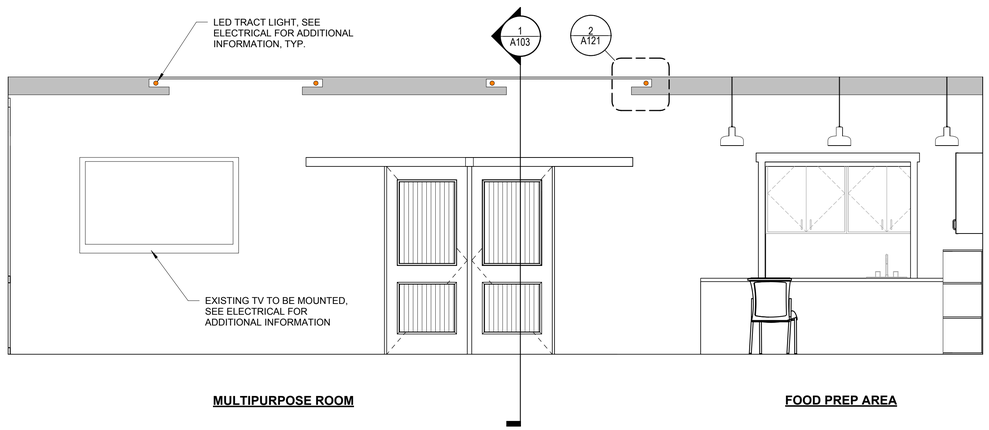
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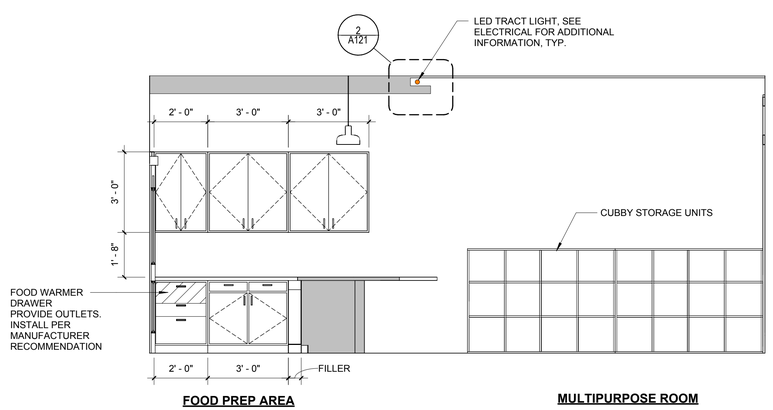
1 A111 ELEVATION @ PATIO VIEW
3/8" = 1'-0"



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



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



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

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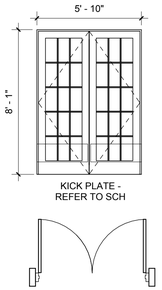
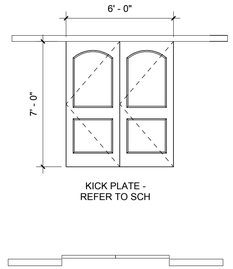
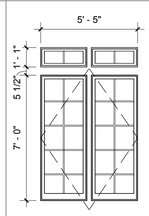
INTERIOR ELEVATIONS

60% CONSTRUCTION DOC.

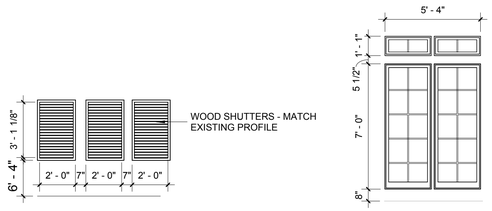
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A111

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DOOR TYPE : DF	DOOR TYPE : DF-DS		
DOOR AND FRAME NOTES:			

DOOR ELEVATIONS



WINDOW ELEVATIONS

ALL VERTICAL DIMENSIONS ARE SHOWN FROM FINISH FLOOR TO LOCATION SHOWN

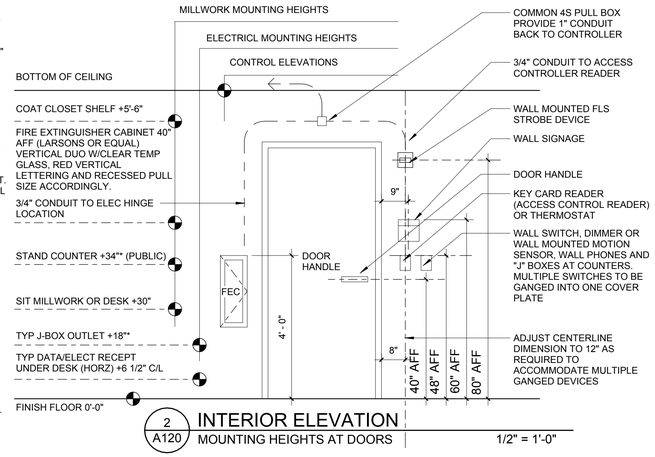
THERMOSTAT AND CARD READERS SHALL BE LOCATED SO THAT THE TOP OF THE OUTLET BOX IS NO MORE THAN 48" NOR LESS THAN 15" TO THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR

CONTROL ELEV'S COMPRISED OF:

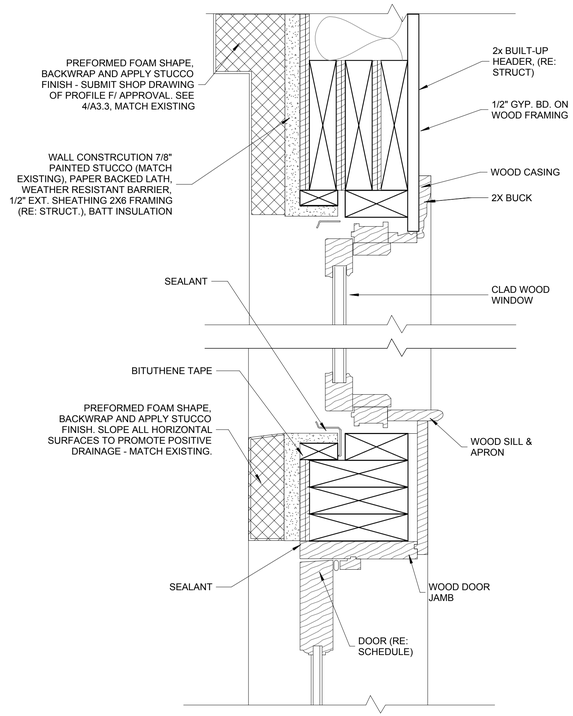
FINISH CEILING LEVEL (FCL)
FINISH FLOOR LEVEL (FFL)
TOP OF SLAB (TOS)
ALL DIMENSIONS GIVEN ARE FROM FFL DATUM. FINISH FLOOR MATERIAL IS ASSUMED TO BE 3/8" THICK GLUE DOWN CARPET OR VCT. FLOOR FINISH AND THICKNESS WILL VARY FROM LOCATION TO LOCATION. REFER TO PLANS AND DETAILS FOR SPECIFIC FLOORING INFORMATION.

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 DESPITE VARIATIONS IN THE SLAB. CODE DIMENSIONS ARE IN PARENTHESIS WITH AN ASTERISK NEXT TO THE CRITICAL DIMENSION. EG: (* +15" MIN)



2 A120 INTERIOR ELEVATION
MOUNTING HEIGHTS AT DOORS 1/2" = 1'-0"



1 A120 DOOR DETAIL - HEAD
DOOR HEAD DETAIL 3" = 1'-0"

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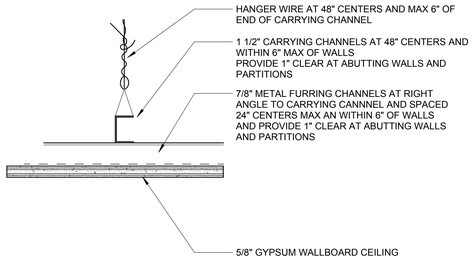
DOOR SCHEDULE & DETAILS

60% CONSTRUCTION DOC.

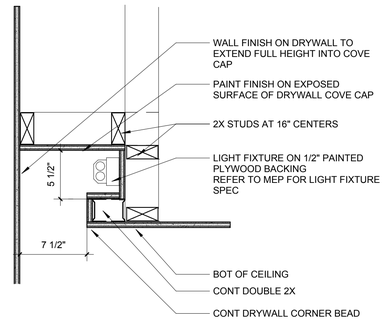
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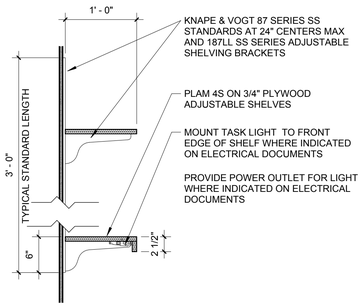
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1 A121 SECTION DETAIL
SUSPENDED METAL GWB CLG 3" = 1'-0"



2 A121 SECTION DETAIL
LIGHT COVE DETAIL 1 1/2" = 1'-0"



3 A121 SECTION DETAIL
ADJUSTABLE SHELVING 1" = 1'-0"

MILLWORK TAGS

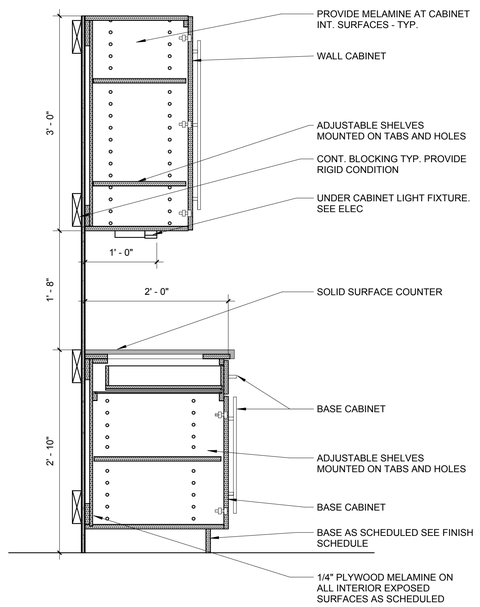
MW-B	BASE CABINET WITH DRAWER AND DOOR
MW-BDR	BASE CABINET WITH DOOR ONLY
MW-BF	BASE CABINET FILLER
MW-BO	BASE CABINET WITH OPEN SHELVES
MW-BT	FULL HEIGHT STORAGE CABINET WITH DOORS
MW-CNTR	COUNTER TOP
MW-CNTRL	COUNTER TOP L-SHAPED
MW-CNTRU	COUNTER TOP U-SHAPED
MW-CTSK	COUNTER TOP WITH SINK
MW-DB	BASE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

MILLWORK GEN. NOTES

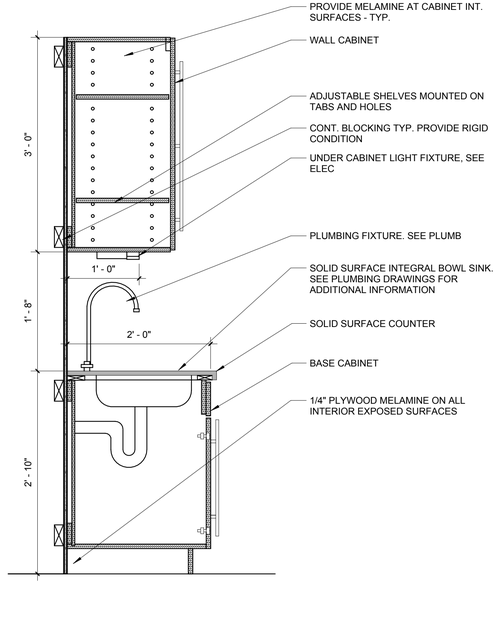
NO.	DESCRIPTION
A	CABINET FACE TYPES SHALL BE FLUSH OVERLAY, UNLESS NOTED OTHERWISE.
B	ALL BASE CABINETS, WALL CABINETS, AND FULL HEIGHT CABINETS SHALL HAVE FINISHED END PANELS AT ENDS UNLESS NOTED OTHERWISE. SHOP DRAWINGS TO INDICATE THIS.
C	CABINET BASE AT FLOOR TO HAVE FINISH AS INDICATED FOR ROOM (U.O.N).
D	PROVIDE BACKING PLATES, ANCHORS, FASTENERS, ETC. AS NECESSARY TO PROVIDE A SECURE AND RIGID CONNECTIOON FOR ALL MILL WORK TO WALLS, ETC.
E	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).
F	TYPICAL CABINETRY PROFILES SHOWN TO CONVEY CRITIAL DIMENSIONS. REFER TO ELVATIONS FOR SPECFIC CONFIGIRTATIONS. REFER TO SPECIFICATIONS FOR JOINERY AND QUALITY REQUIREMENTS.
G	MINIMIZE OPEN JOINTS IN COUNTERTOPS. SEAL ANY OPEN JOINTS WITH FDA APPROVED SILICON SEALEANT COLOR AS SELETCTED BY ARTITECT FROM FULL RANGE OF COLORS (INCLUDING CUSTOM MIXED COLORS).
H	COUNTERTOPS TO HAVE 2" RADIUS AT ALL EXPOSED HORIZ. OUTSIDE CORNERS, UNLESS NOTED OTHERWISE.
J	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).

4 A121 SECTION DETAIL
CABINET 8 1" = 1'-0"

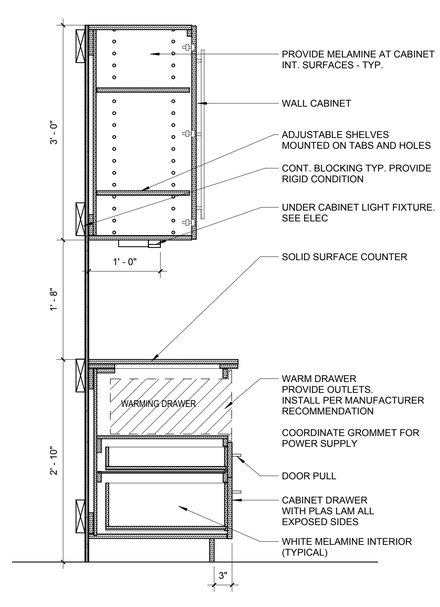
5 A121 MILLWORK ELEV (SIM)
COUNTER TOP - DESK HEIGHT 1" = 1'-0"



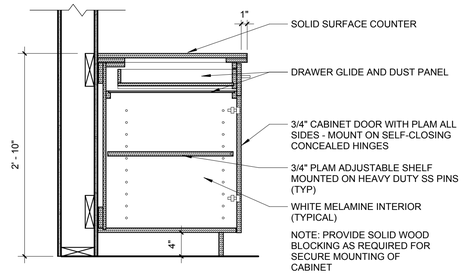
6 A121 TYPICAL CABINET
1" = 1'-0"



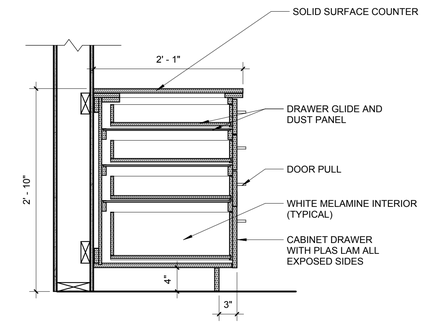
7 A121 SINK BASE CABINET
1" = 1'-0"



8 A121 WARMING DRAWER
1" = 1'-0"



9 A121 BASE CABINET
1" = 1'-0"



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

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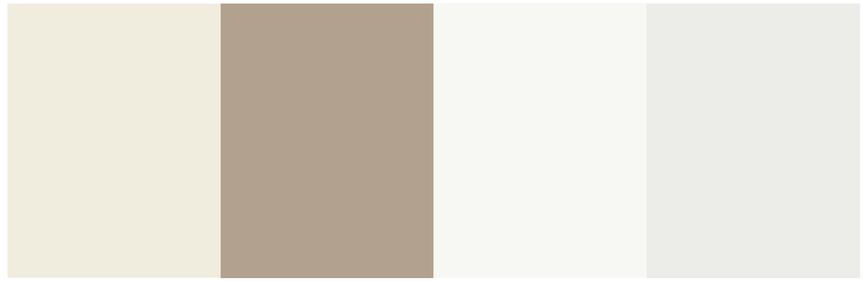
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JOB NO:	202509

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CLUBHOUSE BEACH COLOR SCHEME 1



WALL PAINT:
SW 8917 SHELL WHITE

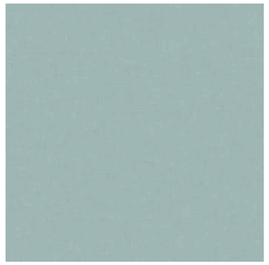
ACCENT PAINT:
SW 7038 TONY TAUPE

TRIM PAINT:
SW 7757 HIGH REFLECTIVE WHITE

CEILING PAINT:
SW 7005 PURE WHITE



SOLID SURFACE COUNTERTOP: CORIAN - CALCATTA GRIEGE



CABINET FINISH:
WILSONART - Y0686 ICED MINT

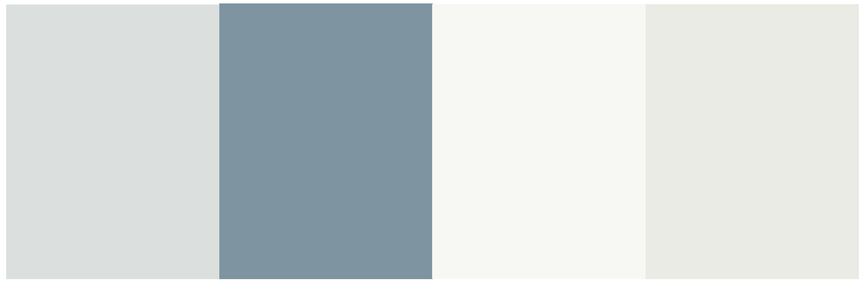


FLOOR FINISH: SHAWCONTRACT - BRANCHING OUT - 56140 RIVERSIDE IN HERRING BONE PATTERN



PROPOSED PENDANT LIGHTING: ROWABI - DREAMY PALM FIBERS PENDANT LIGHT

CLUBHOUSE BEACH COLOR SCHEME 2



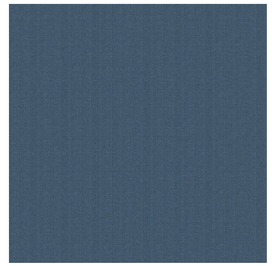
WALL PAINT:
SW 6238 ICICLE

ACCENT PAINT:
SW 7603 POOL HOUSE

TRIM PAINT:
SW 7757 HIGH REFLECTIVE WHITE

CEILING PAINT:
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

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

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

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

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

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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

SYM	DESCRIPTION	DATE

MATERIAL BOARD

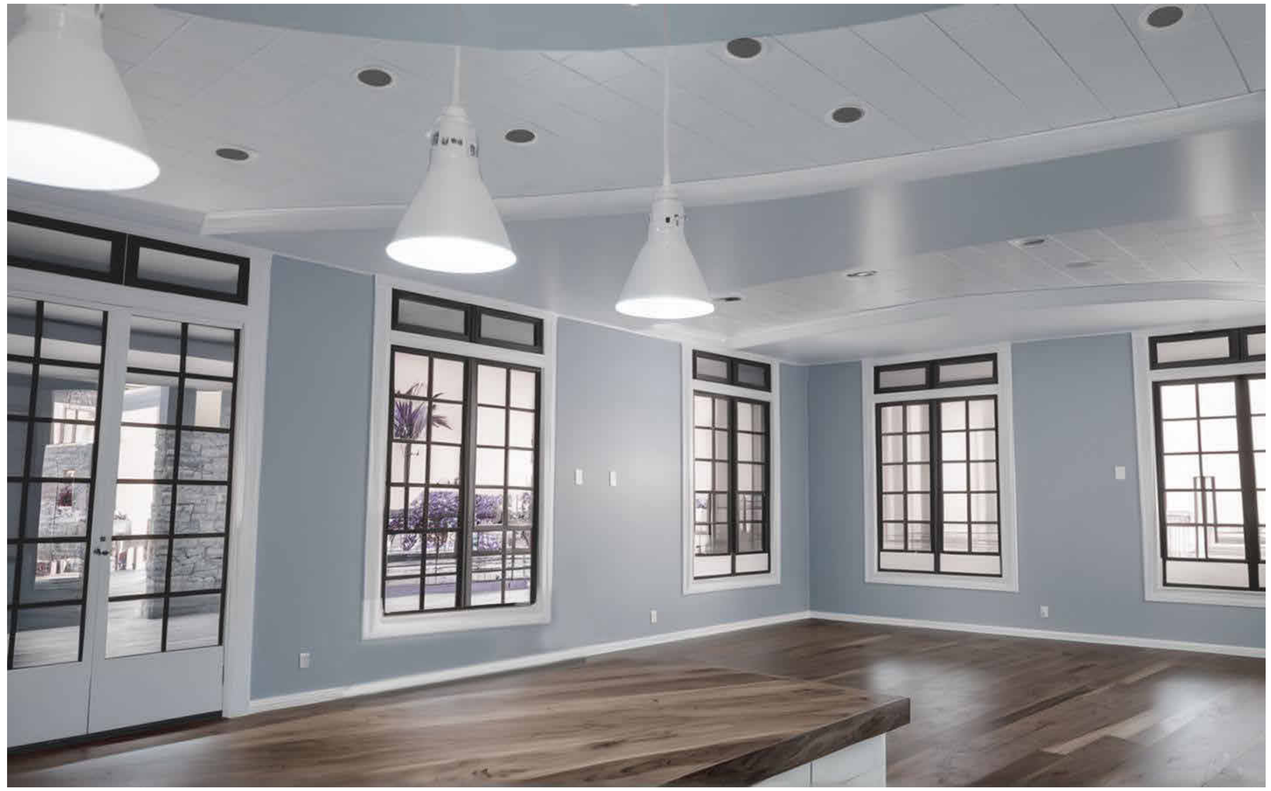
60% CONSTRUCTION DOC.

DATE:	06/12/2025
D.B.:	Author
C.B.:	Checker
JOB NO:	202509

A200

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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 OWNER, CONTRACTOR INSTALLS
TV	EXISTING	BY OWNER, CONTRACTOR INSTALLS
TABLES AND CHAIRS	NEW	BY OWNER
TABLES AND CHAIRS RACK SYS.	NEW	BY OWNER
BLINDS / WINDOW FILM	NEW	BY OWNER, CONTRACTOR INSTALLS*
COAT HOOKS	NEW	BY OWNER, CONTRACTOR INSTALLS*
CLOCK	EXISTING OR NEW	BY OWNER, CONTRACTOR INSTALLS
NOTE:		
* WILL BE ON THE 100% DRAWING SET. (BY OWNER, CONTRACTOR INSTALLS)		

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

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

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

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

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

ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

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

SYM	DESCRIPTION	DATE

RENDERINGS

60% CONSTRUCTION DOC.

DATE:	06/12/2025
D.B.:	Author
C.B.:	Checker
JOB NO:	202509

A201

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Furniture, Fixtures, and Equipment List

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

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



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 BUILDERS, INC.
Construction Budget
PROJECT NAME: Samson Creek Refresh
PROJECT LOCATION: St. Augustine, FL
DATE: 08/11/2025
Estimator: Savannah Zemanovic

CSI Division / Description	Qty.	Unit	Total Cost	Division Sum	Comments
DIVISION: 01 GENERAL REQUIREMENTS					
TOTAL			$ 39,117.97	**$ 39,117.97**	Direct Cost items including cleaning, dumpsters, temp. facilities, tools, safety, etc.
DIVISION: 01 GENERAL CONDITIONS					
TOTAL			$ 88,260.08	**$ 88,260.08**	Project Supervision and Management, Truck, Fuel, Per Diems, etc.
DIVISION: 02 EXISTING CONDITIONS					
Demolition	832	SF	$ 22,230.00		
TOTAL			$ 22,230.00	**$ 22,230.00**	
DIVISION: 03 CONCRETE					
Concrete Package	832	SF	$ 11,863.80		
TOTAL			$ 11,863.80	**$ 11,863.80**	
DIVISION: 04 MASONRY					
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	1	LS	$ 14,040.00		Includes window trim
TOTAL			$ 63,414.00	**$ 63,414.00**	
DIVISION: 07 THERMAL & MOISTURE PROTECTION					
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	832	SF	$ 6,435.00		1 pair of sliding barn door & install
TOTAL			$ 28,431.00	**$ 28,431.00**	
DIVISION: 09 FINISHES					
Drywall & Framing Package	832	SF	$ 30,771.00		New exterior walls & Sheathing, New interior wall, Drywall ceilings & Clou
Acoustical Ceiling Package	832	SF	$ 14,040.00		
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	1	LS	$ 36,972.00		New stucco and EIFS detailing at columns
TOTAL			$ 126,711.00	**$ 126,711.00**	
DIVISION: 12 FURNISHINGS					
Window Coverings	1	LS	$ 9,945.00		Manual roller window shades
TOTAL			$ 9,945.00	**$ 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	832	SF	$ 38,844.00		Includes new ductwork & diffusers, relocation of Cus
TOTAL			$ 38,844.00	**$ 38,844.00**	
DIVISION: 25 AUTOMATED CONTROLS					
DIVISION: 26 ELECTRICAL					
Electrical Package	832	SF	$ 67,275.00		Includes Light fixtures, outlets,
TOTAL			$ 67,275.00	**$ 67,275.00**	
DIVISION: 27-28 LOW VOLTAGE					
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	1	LS	$ 30,000.00		
TOTAL			$ 32,556.35	**$ 67,556.35**	

		TOTAL COST	
SUBTOTALS		**$ 613,373.20**	
Construction Ins.	1.10%	$ 6,747.11	
Builders Risk	0.00%	$ -	
P&P Bonds	0.00%	$ -	
SUBTOTAL		$ 620,120.31	
FEE	5.00%	$ 31,006.69	
TOTAL CONSTRUCTION COST		**$ 651,127.00**	

Bradshaw Building Co.
Florida Certified General Contractor No. CGC1525489

September 2, 2025

To: Bhide & Hall Architects, P.A.
1329 Kingsley Ave, Suite C
Orange Park, FL 32073

Re: Preliminary Pricing – St. Johns Golf & Country Club Clubhouse Renovation and Addition

Dear Chris Boggess,

Bradshaw Building Co. appreciates the opportunity to provide preliminary pricing for the renovation and addition project at the St. Johns Golf and Country Club. Based on the drawings and information provided to date, we have developed a budget that reflects the anticipated construction costs for the described scope.

Our pricing includes the following general categories of work:

- Selective demolition of interior finishes and existing equipment as shown.
- Construction of a new addition with footing, masonry curb, slab, framing, sheathing, insulation, stucco finish, and roofing tie-in.
- Installation of new windows and exterior door assemblies per the current design documents.
- Interior improvements including new acoustical and drywall ceilings, flooring, painting of all new and existing spaces as outlined, new lighting and electrical devices, HVAC distribution for supply and return air, and plumbing for a new sink in the addition.
- Relocation of two existing condensing units, including demolition of the existing pad and construction of a new pad.
- All necessary labor, materials, subcontractor overhead and profit, bonding requirements, and a contractor contingency allowance for design clarifications.

Please note that this pricing is based solely on the documents and drawings issued to date. Any modifications to design, scope, or specifications may affect the final contract amount.

Total Preliminary Contract Price:

$225,600.00

We trust this provides the clarity needed for you to review with the client. We welcome the opportunity to discuss scope details further and refine the budget as the design is developed.

Sincerely,

Steve Bradshaw

Bradshaw Building Co.

Florida Certified General Contractor – CGC1525489

C.

Playground Proposals:

Labor Proposal Price:	$7,175.00
Lumber Proposal Price:	$2,015.04
Painting Proposal Price:	$6,879.31
Fencing Proposal Price:	$13,971.76
Equipment Proposal Price:	$4,327.00 or $3,700.00
Mulching Proposal Price:	$12,757.68
Access Control Price:	Not submitted yet
Total:	$47,125.79 or $46,498.79

Proposal

PROPOSAL NO.

SHEET NO.

DATE 08/17/2025

PROPOSAL SUBMITTED TO

NAME Stephanie Taylor

ADDRESS 219 St. Johns Golf Dr.
St. Augustine, fl.
32092

PHONE NO

WORK TO BE PERFORMED AT

ADDRESS Playground

DATE OF PLANS

ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

* Summary

Robbie and Roy Labor 5,860.00

Robbie Bacon/Roy Albert Materials 1,315.00

Total Material & Labor $ 7,175.00

Draw - 1- $ 2,391.00 - Payment Previous to starting
Draw - 2- $ 2,391.00 - Payment End of Day - 4
(*) Draw - 3- $ 2,391.00 - Payment at 100% Completion
(*) to be paid before painting & seal

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Seven Thousand One Hundred Seventy Five Dollars & 00 100 Dollars ($ 7,175.00) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Robbie Bacon

Per

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Date

Signature

3-12

adams 08118

SPL - Ponte Vedra
10710 North US 1
Ponte Vedra, FL 32081
904-461-1100
Fax: 904-825-1103

* QUOTATION *

Sales Invoice:
Ordered by: Roy
Order Number: 10776500
P.O. Number: Roy

Invoice Date: 07/18/25 04:06 PM
Terms: COD
Due Date: 07/18/25
Ship VIA: PICK UP

Bill To: 000015
CASH
.
. FL .

Ship To:

SHIP	BKO	DESCRIPTION	BRD FT	UNIT PRICE	EXTENSION
44		2x6x16 SunDeck Plus GC ca	704	23.57	1,037.08
12		2x4x12 DSS GC CA-C	96	9.93	119.16
5		2x4x16 DSS GC CA-C	53	13.78	68.90
2		Box #10x3" S/S Torx Screw S10300WPB	0	288.91	577.82
5		2x6x16 DSS GC CA-C	80	17.82	89.10

ALL SALES FINAL. NO RETURNS
$50.00 Fee will apply on Returned Checks
Above prices are discounted for cash or check
Picked by:_____Driver:_____Date:_____

Subtotal 1,892.06
6.00% Sales Tax 113.52
0.50% Surtax 9.46
Total 2,015.04

Total Brd/Ft: 933 Total Weight: 3,252

ESTIMATE

Cronos Construction LLC
11877 Fayal Dr
Jacksonville, FL 32258

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

Bill to
Roy Albert
(904)881-1200

Estimate details
Estimate date: 07/28/2025

Description	Amount
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	
Total	**$6,879.31**

Note to customer

Respectfully Submitted,
Cronos Construction

Accepted date **Accepted by**

Contract

Hardwick Fence
2410 Water Plant road
St. Augustine, FL 32092
(904) 599-8644

Contact:

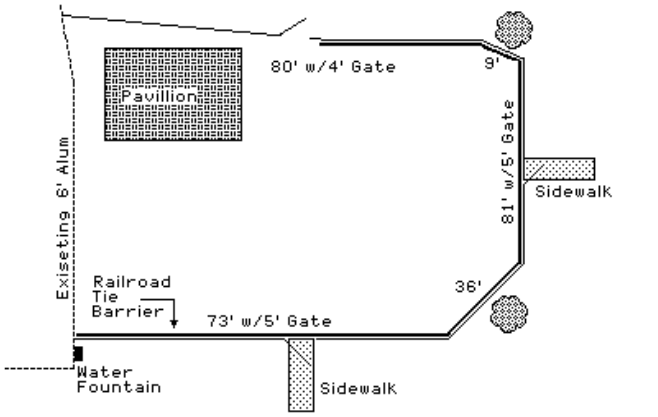
Vesta Property Services
Stephanie Taylor
219 St Johns Golf Dr
St. Augustine, FL 32092
(762) 238-0923
staylor@vestapropertyservices.com

Job Location:

219 St Johns Golf Dr
St. Augustine, FL 32092

Estimate Info:

Date: 09/05/2025
Estimate: Vesta Prop-Playground Fence (Stephanie Taylor)
Rep: Josh Childers
Job #3067



- Install 279' of 4' Black Commercial 3 Rail Aluminum Fence
- Install 2 - 5' Walk Gates and 1 - 4' Walk Gate
- All Gates to Have an Aqualatch

Terms & Conditions

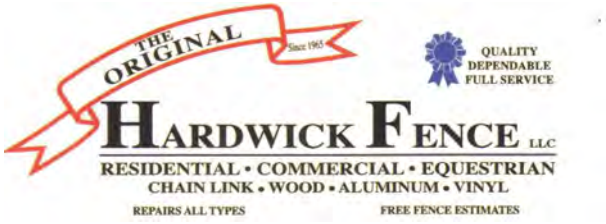
By signing this contract, you agree to the Terms & Conditions on the following pages.

Grand Total	$13,971.76
Amount Due	**$13,971.76**

I understand and agree with the enclosed contract.

Customer Name Date

Company Name Date



Contract

Hardwick Fence
2410 Water Plant road
St. Augustine, FL 32092
(904) 599-8644

*Payment Terms: 70% down and balance due on completion.
*Quote is based on our current insurance coverage.
*No permitting included, if required.
*Client must assume all responsibility for the placement of the fence.
*Hardwick Fence reserves the right to exercise the provisions provided under the Florida Mechanics Lien Law.
*Any alteration from the above specifications will be executed upon a written change order.
*All agreements are contingent upon deliveries, weather or delays beyond our control.
*Client is responsible for marking any private utilities.
*Hardwick Fence, LLC is not responsible for any damage to any underground obstructions such as utilities, pipes, irrigation, cables, etc.
*Manufacturer's warranty (if applicable) will be provided upon the client's request.
*If the contract is put on hold for any amount of time by the client, prices are subject to change.
*Should you cancel this contract, you are subject to a re-stocking fee plus 10% of your deposit.
*By signing this contract, you agree that you have read and understand your liability.

ACCOUNT REP: Taylor Miller
taylor@playgroundboss.com
1-800-878-0320 ext. 115

QUOTE #: 082925-39699
DATE CREATED: 08-29-2025
Quote is valid for 30 days

PROJECT CONTACT

IS THIS CORRECT?

PROJECT CONTACT: Stephanie Taylor
COMPANY: Sampson Creek CDD
ADDRESS: 219 Saint Johns Golf Drive
Saint Augustine, FL 32092
EMAIL: staylor@vestapropertyservices.com
PHONE: 765-238-0923

SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Stephanie Taylor
COMPANY: Sampson Creek CDD
SHIP TO ADDRESS: 219 Saint Johns Golf Drive
Saint Augustine, FL 32092
EMAIL: staylor@vestapropertyservices.com
PHONE: 765-238-0923

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
1	Gator Spring Rider SKU: PGBSR-2226 Variants: RAIL COLOR: Brick Red, 2 COLOR HDPE: Dark Gray / Green Ages 2 to 12 Safety Use Zone: 14ft x 14ft Child Capacity: 2 COLOR: GREEN	$ 1,026		$ 1,026
1	Frog Spring Rider SKU: PGBSR-2005 Age: 2 to 12, Child Capacity: 1, Play Activities: 1, Safety Use Zone: 16ft x 16ft	$ 561		$ 561
1	Custom Play Structure SKU: PGBCUSTOM Nest Saucer 48" Diameter Black Commercial SKU: NEST Ages: 2 to 12	$ 1,368		$ 1,368
	Note Delivery only customer will install			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address	$ 1,372		$ 1,372

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Subtotal	$ 4,327
Tax	$ 0
	$ 4,327

Account Rep: Taylor Miller
taylor@playgroundboss.com
1-800-878-0320 ext. 115

Authorized Purchaser:

Date:

Have questions about this quote?

CALL US
1-800-878-0320

Proposed Date	SEPTEMBER 3, 2025
Expiration Date	OCTOBER 3, 2025

Southern Recreation

Play for all ages

4060 Edison Avenue
Jacksonville, Florida 32254
Phone 904-387-4390 Fax 904-387-4391
travis@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Samsons Creek

PROPOSED TO
Stephanie Taylor
Sampson Creek @ St. John's Golf & CC
219 St. John's Golf Drive
St. Augustine, FL 32092
(904) 599-9093
Staylor@vestapropertyservices.com

BILL TO **Same**

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.	90018201	SRP Wally the Whale Spring Rider		1,250.00
1ea.	90018202	SRP Freddie the Frog Spring Rider		1,250.00

Subtotal	2,500.00
Tax Rate	.075
Tax	Exempt
Freight	450.00
Installation	750.00
Total Due	3,700.00

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment **A 50% deposit is required to begin project.** The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included **unless specifically noted on the proposal.**

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage

Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

Rock/Foreign Object Clause Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature *Terry Rogers* **Terry Rogers, President**

Accepted by_____ **Date** _____

Billing Name and Address: _____ **Billing Email:** _____

_____

Please sign and fill in the information where the project invoice will be billed to.

Southern Recreation, Inc. 4060 Edison Avenue, Jacksonville, Florida 32254

TENTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

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

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

THIRTEENTH ORDER OF BUSINESS

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, **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.

Present and constituting a quorum were:

Mike Yuro	Chairman
Mike Davis	Assistant Secretary
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber *(via phone)*	Kutak Rock, LLP
Branden Marcinell	Matthews
Jason Davidson	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Daniel Bauman	Brightview
Rodney Hicks	Brightview
Residents	

The following is a summary of the actions taken at the August 21, 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 none, the next item followed.

FOURTH ORDER OF BUSINESS **Amenities Booking Request**

A. Hendry

Ms. Taylor introduced Mr. Clint Hendry, who lived in the community for 27 years and requested use the athletic field and basketball court for kids that were homeschooled, to take a physical education course on Fridays from 10:00 a.m. to 12:00 p.m., from August 22, 2025 to May 22, 2026. They mainly had 35 to 40 neighborhood kids. Ms. Weitzel agreed with it, as the kids were having fun and it was during the school year when residents were not there. Mr. Yuro had no issue with it, as there were no conflicts.

> On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the request from Mr. Clint Hendry to use the athletic field and basketball court for local homeschool PE from August 22, 2025 to May 22, 2026 from 10:00 a.m. to 12:00 p.m. was approved.

- **Public Comment** *(Item 2)*

Mr. Nabil Mitry of 232 St. John's Golf Drive reported that roots from an Oak tree were pushing the sidewalk up. Because the sidewalk was more than 4 or 5 inches high, the concrete was hitting the bumper of their car, breaking it. Pictures were submitted to the HOA, but they claimed it was a CDD issue. He was informed by the concrete company that did his driveway, that part of the concrete from the sidewalk must be removed and requested that the CDD handle it. Mr. Laughlin pointed out that the CDD could handle the sidewalk and would include it on the list of sidewalks to be repaired. Mr. Davis questioned how the car was hit, as the cars were not driving on the sidewalk. Mr. Mitry explained that the cars must go through the sidewalk to enter the driveway. Ms. Taylor confirmed that the sidewalk was lifted where the driveway meets the curb, due to an Oak tree. Mr. Mitry further explained that the concrete was higher than the curb by a few inches and requested that the CDD cut the roots and pour concrete. Mr. Yuro requested that this sidewalk be placed on their list and have someone look at it sooner rather than later, as this was a tree root issue. In the past, the CDD took the position that street trees were the homeowners responsibility, which Mr. Yuro disagreed with, because the street trees were planted

for the development of the road and were in the right-of-way (ROW). It was more than likely a CDD issue, in his opinion, if it was a street tree, but would defer to District Counsel.

Mr. Haber recalled that the CDD adopted a resolution acknowledging what the Declaration of Covenants and Restrictions provide, relating to a residents obligation to maintain street trees and the sidewalk adjacent to their homes, but it also acknowledged that those improvements were located in the ROW, which was owned by the CDD and if the CDD chose to, it had the right but not the obligation to undertake the repair of a sidewalk and/or a street tree or the roots of a tree. Therefore, Mr. Haber was comfortable with the Board making a determination to move forward with it but did not have an answer if the Board was saying that they only wanted to do it if the resident was not obligated to do it. Mr. Davis felt that they needed to gather additional information between this meeting and the next meeting and obtain some photos. Ms. Taylor had photos, which she shared with the Board. Mr. Yuro requested that they proceed as quickly as they could in getting this area evaluated, place it on the list of sidewalks to be repaired, see what it would take to get the roots cut and make a decision at the next meeting. *There was Board consensus.*

B. Spicer

Mr. Laughlin presented a request from Mr. Sean Spicer, of Liberty Pines Academy (LPA), requesting use of the meeting room to watch a film and use of the athletic field. Ms. Taylor confirmed that the Board approved LPA use of the athletic field on Mondays and Tuesdays from 5:30 p.m. to 7:30 p.m. and the recent addition of Thursdays. Mr. Geary pointed out that the Board could not approve use of this room every third Thursday until 6:00 p.m., as it would conflict with this meeting. Mr. Yuro did not want one group dominating so much. Ms. Weitzel voiced concern with the condition of this field by LPA and was not in favor of approving more athletic field time, but was in favor of approving the meeting room request for most Thursdays, if Mr. Spicer received the dates of the CDD meetings. Mr. Yuro agreed, if no one else was occupying the room.

Mr. Davis agreed with Ms. Weitzel, but understood that the request was due to lack of field space, recalling that at the time that the original request was made a year ago, they made it sound like the county gave them field space, but then they retracted it or the school refused to provide field space and none of those were correct. The reality was a team was formed that never

had a field and the soccer field would be their primary field. Ms. Weitzel recalled when she coached softball, schools were not permitted to allow any teams to practice on their property. Mr. Davis pointed out that the organization existed without a field and the Board offered the soccer field for football practice for a trial period, but not for more than one or two days and therefore, the Board needed to limit their approval. However, Mr. Davis was in favor of granting the request for the meeting room, as it was not in use, as long as there were no conflicts. Mr. Geary agreed, but voiced concern about kids in the room with cleats. Mr. Yuro indicated if that happened, the Board would not allow them use of the room and the field, but would hate to say no because LPA was already using the field and then the room sit empty. Ms. Weitzel pointed out there was no reason for kids to show up in cleats, if the Board did not allow them field access on Thursdays.

> On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the amenity booking request for Mr. Sean Spicer to use the meeting room to review video on Thursday nights from 5:00 p.m. to 6:00 p.m., except for CDD meeting nights, as long as kids did not wear cleats was approved.

Ms. Weitzel requested that Ms. Taylor inform LPA about the Board's expectations about non-cleat use. Ms. Taylor would email them tomorrow and presented a request from a resident for field usage on Thursdays from 6:30 p.m. to 7:30 p.m., for flag football practice. Mr. Davis did not want to approve any reservations past dusk. Mr. Geary felt that it needed to be first come/first serve. Mr. Laughlin pointed out that there were only six participants and four were residents. *There was Board consensus to deny this request.*

FIFTH ORDER OF BUSINESS BrightView Landscape Update

A. Annual Operations Calendar

B. Quality Site Assessment

Mr. Daniel Bauman of BrightView reported the following:

1. A line-of-sight issue was brought to their attention exiting Silverhurst, prompting a proposal to remove the obstructive vegetation. This was scheduled for August 26th.

2. Their crews were removing vines that were growing on Oak trees near the basketball courts.
3. A proposal for amended soil in a shaded area outside of the basketball courts, was submitted, after a soil sample showed there were no nutrients.
4. A proposal was submitted to raise the tree canopy and thin out the Oak trees near the basketball courts.
5. Their irrigation team continue to perform monthly wet checks and repairs.
6. The Palm tree pruning was scheduled to be completed in the pool area, within the month of August.
7. A proposal was submitted to remove some downed trees and a few Wax Myrtles.

Mr. Geary asked if the proposals were for review today. Mr. Bauman was waiting for the Board to decide on the Request for Proposals (RFP), since this item was listed on the agenda. Mr. Davis liked that there was a plan for the soil and questioned how they were doing with the brown areas that were just past the stop sign at Eagle Point Drive and Forest Glen Way. Mr. Davidson reported that Ms. Taylor had a list of areas that he was working with Mr. Leary and BrightView on. In October, when it started to cool off, they planned to lay the sod. Proposals would be provided at that time, so the Board could prioritize them.

SIXTH ORDER OF BUSINESS **Consideration of Proposals for Landscape and Irrigation Maintenance Services**

A. Bland
B. BrightView
C. Duval
D. Ruppert
E. United
F. VerdeGo
G. Yellowstone

Mr. Laughlin reported that seven proposals were received in response to the RFP for landscape and irrigation maintenance services, but was surprised that none of the vendors were in attendance, as they were aware of the date. A summary sheet of the pricing was provided to the Board. Ms. Weitzel noted for the all-inclusive irrigation, BrightView's price was almost $47,000, compared to the $18,000 that another company proposed and questioned the disparity. Mr. Laughlin explained that it was difficult to price irrigation, as there were many variables and

this was an older system. Yellowstone did not even provide a price because of the age of the system and they were not comfortable assessing it. Mr. Bauman pointed out that there were many mainlines. Mr. Yuro recalled that mainlines of over 4 inches were included. Mr. Laughlin further pointed out in the year totals, he did not include the all-inclusive irrigation, as he did not know what direction the Board wanted to take. The total for year one for BrightView was $154,161 including the mulch, pine straw and annuals, which was the same for years two and three. However, in year three, BrightView had a typo or error for annuals. Mr. Yuro pointed out that three proposals were hard to read. Mr. Laughlin explained that there were issues with the conversion from PDF to Adobe in order to be included in the agenda package and as a result, the PDFs were sent out separately.

Mr. Davis questioned Mr. Yuro's experience with CDDs and the key things that they should be thinking about. Mr. Yuro indicated that many landscape companies start off good and then shift their focus elsewhere. In the case of this CDD, they have been through four or five different landscape companies in the last 10 years. This was why when he was in a neighborhood and heard the Supervisors complimenting the landscape company, it catches his attention. The one that he heard the most was Yellowstone and for that reason, he would have ranked Yellowstone high, but he could not read their proposal. Mr. Laughlin pointed out that the Board did not have to make a decision tonight, as BrightView's contract did not expire until October. When he first started as District Manager two or three years ago, Duval was the landscaper, but when BrightView replaced them, the landscaping was a mess and the District had to pay BrightView to clean it up. After hearing this, the Board did not want to consider Duval. Mr. Yuro appreciated the summary and the totals, but asked if they were apples to apples. Mr. Laughlin confirmed that everything was apples to apples, except that VerdeGo had a typo for year three, which was why it was highlighted, but he did not include irrigation. Mr. Yuro preferred to have further discussion at the next meeting when Mr. Leary was present. *There was Board consensus to table this item.* Mr. Laughlin would remind each company about this item being discussed at the next meeting, so that they could attend and send each proposal to the Board in a PDF.

Discussion ensued regarding BrightView's proposal and the price for irrigation. Mr. Laughlin was not comfortable with Bland's price of $8,200 for irrigation, as they were using a cloud-based system. Mr. Geary agreed, as they could come back and say that they could not do

the irrigation, due to the age of the system. Mr. Davis proposed not including the all-inclusive irrigation in the contract. Mr. Laughlin explained if irrigation was not included, the contract would be like the current one with BrightView, whereby if they found an irrigation issue, they would assess it and submit a proposal for the repair and the Board would pay it. Mr. Geary questioned the majority of the irrigation issues. Mr. Laughlin recalled that the majority were mainline issues. Ms. Weitzel would like to narrow down the companies to ones that they were serious about and which ones to exclude like Duval and Bland. Mr. Laughlin pointed out if they were in attendance, the Board could question how they came up with their prices. Mr. Rodney Hicks of BrightView asked if the Board was unhappy with their services. Mr. Laughlin explained that the Board wanted to competively price it, because the three-year contract was up. Mr. Yuro admitted that BrightView came in and started like gangbusters, but they have not received the same level of effort, as the neighborhood was not standing out. They were not doing a bad job, but he was not impressed with them. He did not want to point things out or question everything. Since they were up for a three-year renewal, Mr. Yuro was not comfortable rolling it out for another three years. As good stewards of the neighborhood, Mr. Yuro wanted to see what was out there and if other companies were hungry to do this job. Mr. Hicks pointed out that if the other companies were hungry, they would be in attendance. Mr. Yuro was surprised that they were not there. Discussion ensued regarding the proposals that BrightView submitted. Mr. Bauman recommended focusing on lifting of the trees near the basketball courts and separating the irrigation in that section, as one side was heavily shaded. By separating it, would allow for less water to come into a certain area. Mr. Laughlin pointed out that Mr. Leary sent an email with his opinion of the proposals. Mr. Davis confirmed that Mr. Leary was supportive of these projects.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the BrightView proposal to thin Oak trees over the sod adjacent to the basketball court and athletic field in the amount of $4,230 and to split an irrigation zone that simultaneously runs a sunny and shaded area in the amount of $1,700 was approved.

Ms. Taylor presented a pre-authorization with BrightView for storm cleanup. It was slightly different than what was in the original contract and included the hourly rates for the work that needed to be completed after a storm. Mr. Laughlin had seen this from different

landscape companies, as it helped to put the District on a higher priority list, when multiple communities needed to be cleaned up. It also helped with FEMA claims. Mr. Geary pointed out that they wanted to be on a priority list. Discussion ensued.

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor the pre-authorization with BrightView for storm cleanup was approved.

Mr. Bauman and Mr. Hicks left the meeting. Ms. Weitzel questioned the quality of BrightView's work in Vesta's opinion. Mr. Davidson felt that Mr. Yuro made a valid point, as all of the landscapers worked for one of the companies at some point in time. For communities that he managed, some of the best work that he had ever seen, had come from Yellowstone. They were currently one of the industry leaders. He had been with the CDD for almost one year and would like to see more proactivity and less reactivity from BrightView. Each of the items that the Board just approved, came from him and would like for BrightView to bring those types of items to him. It was challenging for him to say this, as he had a good relationship with BrightView and had a good relationship with Yellowstone and VerdeGo, but it saddens him that BrightView laid grass on concrete and did not recommend a soil amendment. Now they had to tell them to do a soil test, so they could tell them that the soil was bad, to split the irrigation, thin the trees and that the flowers were not right. However, when he brings things to BrightView's attention, it was done in a timely manner, but at the end of the day, he strongly believed that it was in the best interest of community, to ensure that they had companies that the Board supported and met the quality and standards of the community. The landscaper should be telling the Board and advising them on what to do and the Board should have faith in them. In his opinion, the Board made the right choice to table the landscape and irrigation proposals to the next meeting, as Mr. Leary was not present and appreciated BrightView showing up, but did not know why the other companies did not, as he never saw that happen. Mr. Laughlin agreed, as the manual had the date of the meeting. Mr. Davidson pointed out that he personally avoided speaking with any of the companies in order to be transparent and preferred to stay neutral. Ms. Weitzel appreciated Mr. Davidson's honesty and feedback.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber reported on the Armstrong situation regarding the invoice that they submitted, for work that was not approved by the District. At the last meeting, the Board directed that him to write a letter to Armstrong, stating that the CDD was paying for the portion of the work that was approved and not pay for the work that was not approved. Since then, Armstrong responded stating that they still believe that the remainder of the invoice was owed. Mr. Haber recommended that Mr. Laughlin send an email to Armstrong, to the extent that the Board was to reject and not pay for work that was not approved, stating that the Board made a final decision to reject the invoice as improper and not pay for the work that was not approved, pursuant to the Prompt Payment Policy. This may not fully resolve the issue, but it may; however, if Armstrong believed that they were owed this money and had a strong argument, the CDD may hear from them again, resulting in a demand letter from an attorney or worst case, the filing of a lawsuit against the CDD. However, it shifts the obligation to Armstrong to make the next move. Mr. Geary asked if Mr. Haber believed that Armstrong had a strong claim for the entirety of the bill. Mr. Haber felt that the CDD had a strong defense and a high likelihood of successfully defending a claim made by Armstrong, based upon his review of the correspondence from the District Engineer and detailed conversations.

On MOTION by Mr. Yuro seconded by Mr. Davis with all in favor authorization for the District Manager to send a response to Armstrong disputing the outstanding balance was approved.

B. Engineer

Mr. Marcinell reported that a proposal and markup from HED for the control structure and pond erosion at 420 St. Johns Golf Drive, was provided to the Board. Ms. Taylor confirmed that the Board received the proposal, but not the markups. Mr. Marcinell pointed out that the markups identified everything that they believe was necessary, as well as the area. It was not to the pond, but a physical measurement. An onsite inspection for the sinking inlet at St. Johns Golf Drive and Stonebridge Path Court, was completed. A summary email was provided to the Board. The next action would be to identify the scope and reaching out to contractors for prices. Mr. Yuro pointed out that the inspection found sediment in the structure. Mr. Marcinell confirmed that there was a great deal of sediment, to the point where they did not feel comfortable

removing it, as it could get worse. Mr. Yuro felt that they needed to engage a contractor to look at it, come up with a scope of work and obtain bids. Mr. Davis questioned whether there was any liability involved, such as causing cracks in the road. Mr. Yuro indicated the longer it sits, the more opportunity there was for a bigger issue to occur. There were cracks, but no sinkholes. Mr. Marcinell pointed out for the amount of soil, according to the photos that he saw, the sediment was only around the concrete structure, which was odd, but it was not in the pavement area. Mr. Yuro preferred to have a contractor perform exploratory digging, since the concrete apron would have to be replaced, as it was cracked. They would need to see what the issue was and repair it and requested prices for the next meeting. Mr. Marcinell would have the scope prepared and obtain proposals, to provide at the next meeting. Mr. Laughlin indicated that the proposal for 420 St. Johns Golf Drive, was for consideration under the General Manager's Report.

Mr. Marcinell reported that Hole 7 was discussed. They were still waiting for a report on curb and gutter areas that were affected by roots. Mr. Davis requested that he start at 1507 and 1521 Drury Court, as there were many areas up and down Drury Court that had issues, but the worst was between 1507 and 1521. Mr. Robert Sevestre who used to be on the Board, lived on that area of Drury Court and was happy to walk those areas with Mr. Marcinell. Mr. Marcinell noted that Stephen Bradshaw with BBC Home Service could provide a construction estimate for the Amenity Center upgrade. Mr. Laughlin explained that Mr. Leary was not happy with the Architect, Bhide & Hall, as they had not proceeded with the rest of their proposal. The proposal from BBC Home Service, was included in the agenda package, but it was extremely high and reached out to Chris at Bhide & Hall to follow up. Mr. Yuro noted that the amount quoted was $592,000. Ms. Weitzel pointed out that this amount was their entire budget. Mr. Laughlin was informed by Chris at Bhide & Hall, that he spoke with a contractor, Brogdon Builders and after reviewing the drawings, their estimate was $350,000. When asked about construction duration, he was informed that the project would take four months; however, since it was a renovation, they typically add two months, for a total of six months, although it could be sooner. Brogdon Builders was very interested in the project, more than any other company. Mr. Leary reached out to Mr. Alex Acree with Matthews and asked for his support in obtaining additional quotes, but Mr. Acree felt that it made no sense, as the cost for a room remodel would be similar to building a house. Ms. Weitzel pointed out that they were not expecting to spend their entire budget on one project. Mr. Laughlin noted that the estimate from Brogdon Builders was $350,000 and the

amount of funds available was $550,000. They expected to have their proposal by the next meeting and Mr. Laughlin planned to meet with Mr. Leary when he returned.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Mr. Laughlin presented the Fiscal Year 2026 meeting schedule, which was similar to the prior year, with meetings on the third Thursday of each month at 6:00 p.m. at this location. The Board could cancel, change or hold special meetings, but the CDD must have an annual schedule. Discussion ensued and there was Board consensus to change the March 16th meeting to March 26th, as Spring Break was March 16th through March 20th.

> On MOTION by Ms. Weitzel seconded by Ms. Yuro with all in favor the Fiscal Year 2026 meeting schedule as amended, changing the March meeting to March 26, 2026 was approved.

2. Discussion of Goals and Objectives

Mr. Laughlin presented the Fiscal Year 2026 goals and objectives, which were included in the agenda package. This was the first year that it was implemented, as the State required it. However, it was broad and there was no clear direction, so staff provided goals and objectives that were based on CDD requirements and best practices. There was one that some Districts were having issues with, which was for quarterly inspections. Some Districts automatically performed their inspections, according to the bond documents. To fulfill this goal, many Districts requested that their District Engineer provide an annual report. The Board could discuss it further and approve at the next meeting, as these goals and objectives needed to be approved by October 1st. Mr. Yuro was in favor of keeping the same goals and objectives.

> On MOTION by Mr. Yuro seconded by Mr. Davis with all in favor the Fiscal Year 2026 goals and objectives were approved.

D. General Manager

1. Amenities and Operations Report

2. Lake Doctors

3. Soccer Field Report

Ms. Taylor presented the Amenities and Operations and Lake Doctors Reports, which were included in the agenda package. A proposal was submitted for the erosion repair at 420 St. Johns Golf Drive. Mr. Silverstein provided dimensions on the number of feet from the intake box to the 420 side, as well as the 418 side, as the proposal was vague. It also included adding and cleaning up of material and removal of concrete pieces, as the erosion went under the intake box. The District Engineer verified what Mr. Silverstein provided was in the scope of services, but Ms. Taylor requested an updated invoice. The price would remain the same, $12,250, but would have more details. However, there was an additional $6,100 for the sod that could potentially be ruined in the resident's yard, as equipment was moved back and forth. Therefore, the total cost was $18,350, which would be a not-to-exceed amount. Any fencing and irrigation repairs would be the responsibility of the resident and they would sign a document acknowledging this. Mr. Laughlin recalled that the resident already agreed to move the fence. Mr. Yuro felt that this amount was high and asked if there were any additional bids, as the area was small. Ms. Taylor pointed out that she worked HEB Services before and felt comfortable with their work. Mr. Marcinell agreed that the price was high, but the work to coordinate with other contractors, would not be cost effective. Mr. Davis was in favor of HEB performing the work, in order to get it completed, but would like to have it surveyed at some point during the year, to ensure that the irrigation was working properly. Mr. Laughlin would have Matthews provide a report for a small fee. Mr. Davis questioned how it was missed. Mr. Marcinell explained that they only inspected the area every other year. There was a requirement for inspection for District ponds per the permit, but it had not been enforced by the Water Management District. Discussion ensued.

> On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal with HEB Services to repair erosion on a pond bank around a stormwater structure behind 420 St. Johns Golf Drive in a not-to-exceed amount of $18,350 was approved.

Ms. Taylor presented a proposal with the YMCA for Summer Camp, but it was not time sensitive and understood if the Board wanted to table it until September. However, she requested

that the Board decide by the November meeting, whether or not to go in-house, to ensure that there was enough time for preparation. A survey was sent to residents, which received mixed responses, but there were additional concerns prior to the survey being sent. Ms. Weitzel was not in favor of renewing the YMCA's contract, as they could offer so much more by going in-house and offered to meet with Ms. Taylor to discuss improvements for next year. In her opinion, the YMCA policies were not appropriate for Sampson Creek. Mr. Geary agreed, as he was disappointed with the way that the YMCA treated the kids and parents; however, it was a good learning experience. Mr. Yuro agreed, as he heard nothing positive about it. Mr. Davis felt that it was a good effort and experiment but keeping it local would be better for the community. Ms. Weitzel thanked Ms. Taylor and Mr. Davidson for listening to her concerns and appreciated their communication with the YMCA and trying to fix the issues.

4. Sidewalk Repair Update

Ms. Taylor did not have any proposals for the sidewalk repairs, due to how extensive it was; however, based on prior invoices, she came up with a rough estimate and requested that the Board approve a not-to-exceed amount. Upon their review, 68 hazards were identified that needed to be grinded; however, a few were less than an inch, but they were close to an inch and would be an inch shortly, due to their proximity to Oak trees. In addition, six sidewalk panels needed to be completely replaced, due to their height. Mr. Davis recalled that 413 was never replaced, which caused a child to break his arm. Ms. Taylor asked if the 68 hazards could not be repaired. Ms. Taylor explained that they could not be grinded down, as they were too high up. 2 Men Concrete could repair six panels for $800 per panel or $4,800 and requested that the Board approve a not-to-exceed amount of $5,000. Tomorrow she would call them to get on the schedule. In addition, she requested a not-to exceed amount of $15,500 for Precision Sidewalk to grind curbs throughout the community, as it would cost $210 per grinding, for a total amount of $14,000, but there may be additional curbs that needed to be grinded down further. Ms. Taylor would go out quarterly throughout the community to perform sidewalk checks, as this was an ongoing process.

> Mr. Yuro MOVED to approve the proposals from 2 Men Concrete to replace sidewalk slabs in a not-to-exceed amount of $5,500 and Precision Sidewalk to grind curbs throughout the community in a not-to-exceed amount of $15,500 and Mr. Leary seconded the motion.

Mr. Yuro asked if money was budgeted for this purpose. Mr. Laughlin confirmed that there were capital reserve funds, but there may be money available in Repair and Replacement and there were bond funds. Ms. Weitzel questioned whether Mr. Nabil Mitry's issue, was a separate issue from these hazards. Ms. Taylor confirmed that they were sidewalk panel issues that the CDD owned and Mr. Mitry's issue was a driveway to curb issue. Mr. Laughlin recalled that the HOA made residents fix their driveway aprons.

> On VOICE VOTE with all in favor the proposals from 2 Men Concrete to replace sidewalk slabs in a not-to-exceed amount of $5,500 and Precision Sidewalk to grind curbs throughout the community in a not-to-exceed amount of $15,500 were approved.

Mr. Davis requested that Ms. Taylor continue to perform quarterly sidewalk reviews.

5. Proposal for Camera Replacement

Ms. Taylor presented a proposal from JSC Systems to replace a camera in the amount of $4,815. In addition, there needed to be an access control power supply for maglocks at Courts 1 and 2 at the tennis courts in the amount of $1,308. Mr. Laughlin confirmed that the camera was necessary, as Ms. Taylor confirmed that it was knocked out during a storm. Discussion ensued.

> On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the proposal with JSC to replace the security camera in the amount of $4,815 was approved.

> On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the proposal with JSC for a power supply replacement for the tennis court access gates in the amount of $1,308 was approved.

6. Proposals for Playground

Ms. Taylor presented three proposals for the playground, which were included in the agenda package. Working with the lumber and painting company directly, instead of through a refurbishment vendor, was less expensive. Altogether, the proposals for the refurbishment amounted to $16,000. In addition, she received a not-to-exceed amount of $6,000 from a Structural Engineer, to ensure that the playground could be refurbished and was structurally sound and requested that the Board approve $6,000 for the Structural Engineer. Mr. Yuro questioned what the refurbishment included. Ms. Taylor explained that it included repainting of the entire wooden structure, painting the metal structure and replacing rotted and wooden planks on the roof and platform and all materials. It did not include mulching or the swing set, which was included in the $150,000 proposal. Mr. Davis pointed out if they did a refurbishment, they could piecemeal all of the other components. Ms. Weitzel preferred for a Structural Engineer to confirm that the playground could be refurbished and was structurally sound, from a safety standpoint and confirm the longevity. Mr. Yuro felt that was reasonable. Ms. Taylor clarified that they needed a Structural Engineer, because other playground vendors concluded that the playground was past the point of refurbishment. Ms. Weitzel requested that the Structural Engineer evaluate the swing, since it was installed at the same time as the other components and was made of wood.

> On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor having a structural engineer provide a report on the playground to determine if it can be refurbished or needs replacement in an amount not-to-exceed of $6,000 was approved.

7. Proposals for Erosion Repair

8. Proposal for Power Supply

These items were discussed. Ms. Taylor reported that the Gym equipment was supposed to arrive September 15th through 19th and when it was closed down for the installation, an e-blast would be sent out to residents. Residents would be invited to look at the new equipment on the 23rd, once it was installed. The ponds were pretty much the same, as it was still hot and there was a lack of rain. They were still trying to get the algae under control. Lake Doctors has been communicative and responsive, which she appreciated. They were still looking at the access control and updating it, which she would keep the Board appraised of. The events were

wonderful. The end of Summer event was held. There was with a foam cannon, dunk tamp, inflatable waterslide and free hot dogs. Everyone had positive feedback. Their Kindergarten adventure was super fun. They rented a school bus from the School District and went over the rules and bussed 17 upcoming Kindergarteners and their families to the Amenity Center, where they had ice cream and received goodie bags. The Back-to-School bash was the next day. There were 30 vendors and it included face painting, balloon twisting and a petting zoo, which was a huge hit. Ninety goodie bags were distributed and there were 140 participants. This morning was the Golden Morning from 10:00 a.m. to 11:00 a.m. and there would be an ice cream social on Labor Day and yard sale on September 13th. Their first Resident Appreciation Day was scheduled for September 20th from 11:00 a.m. to 12:30 p.m. On September 27th, was a Music Bingo for residents 21 and over. Then they would prepare for the holiday season.

Mr. Yuro loved that they were having all of these events but questioned whether they were getting good attendance. Ms. Taylor stated according to Julie, they were getting good attendance. At the end of Summer and Back-to-School Bash, they had over 100 people, which was a good turnout. For the Music Bingo, they have a capacity of 50 and already 40 people signed up. Mr. Laughlin asked if they were charging for Music Bingo. Ms. Taylor confirmed that there was no charge. Mr. Laughlin preferred that there be no charge, as there could be no gambling. Ms. Weitzel appreciated all of Ms. Taylor's efforts with these events, especially ones held at the pool with free hot dogs and ices. Ms. Taylor provided maps to the Board for the JEA manhole maintenance project, which started this week and would run until the end of September, starting with 884 to 887 Eagle Point Drive. Staff contacted the School District, post office, garbage and recycling company and appreciated Mr. Davis pointing out the traffic advisory signs. E-blasts were sent to residents. Ms. Weitzel questioned why they were doing this when school was in session. Mr. Davis appreciated Ms. Taylor handling this.

EIGHTH ORDER OF BUSINESS **Discussion of Policy Change to Prohibit E-Bikes, E-Scooters and Motorized Bikes**

Mr. Laughlin spoke with Mr. Leary about this matter and Mr. Leary was amenable to tabling it.

NINTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget; Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

Mr. Laughlin reported that no changes were made to the budget, since the Proposed Budget was approved. The current proposed increase in assessments was $75.55 per home per year or a 9.6% increase, as there was a $22,500 increase in expenditures, which was offset by having less carry forward surplus than last year. The overall increase in assessments was $57,453. The Landscaping Budget would remain the same, as it could be used for mulch and flowers. The budget could not be increased higher than what was approved, at this point in time. Ms. Weitzel recalled Mr. Leary wanted the increase to be under 5%. Mr. Davis recalled that the increase was decreased down to 4.95%. Mr. Yuro agreed. Mr. Laughlin confirmed that the assessment increase was actually 4.96%, for a $75.55 increase, which he would correct before anything was posted.

> On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Public Hearing to Adopt the Fiscal Year 2026 Budget was opened.

Mr. Hank Rosen of 1912 Cross Pointe Way felt that $75.50 per household was reasonable and that the Board was doing an excellent job.

> On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor the Public Hearing to Adopt the Fiscal Year 2026 Budget was closed.

Mr. Rosen questioned when this would go into effect. Mr. Laughlin confirmed that it would be on the 2025 Tax Bill in the non-ad valorem section, as the budget was from October 1, 2025 to September 30, 2026. Ms. Weitzel noted an item on the agenda for website re-design and asked if it was included in the budget. Mr. Laughlin confirmed that $850 was budgeted for the website re-design, as GMS took over the CDD website from Unicorn, causing many crashing issues. It would cost $850 to create a new website.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was adopted.

TENTH ORDER OF BUSINESS **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**

Mr. Laughlin presented Resolution 2025-06, imposing special assessments and certifying the Assessment Roll, to allow the county to collect the assessments through the Property Tax Bill.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Public Hearing to Impose Special Assessments and Certify an Assessment Roll was opened.

No public was present.

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor the Public Hearing to Impose Special Assessments and Certify an Assessment Roll was closed.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Website Re-Design**

As stated above, Mr. Laughlin reported that it would cost $850 to re-design the CDD website. Examples of what the website would look like, were provided to the Board. Mr. Yuro asked if it would meet all of the requirements. Mr. Laughlin confirmed that it would be ADA compliant.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal to create a new CDD website in the amount of $850 was approved.

TWELFTH ORDER OF BUSINESS **Discussion of Future Amenity Capital Improvements**

A. Pool Deck Renovations
B. Amenity Meeting Room Upgrade
C. Playground Enhancement

Mr. Laughlin reported that the amenity meeting room upgrade was discussed earlier in the meeting and no action needed to be taken. Once the proposal was received from Brogdon Builders, it would be provided to the Board at the next meeting. Mr. Laughlin would speak to Mr. Leary about working with Matthews to obtain other options. Mr. Geary noted that they were close to making a decision, as they just needed to get one more amenity room bid and then find out about the playground. Mr. Yuro felt that the Board should make a decision very soon one way or the other. Mr. Davis pointed out it was taking a long time, when they try to put everything all together, but what was constructive was looking at a refurbishment of the playground and if they could keep the wooden fort structure, it would be a win-win for the neighborhood, as it keeps the character of it and was less expensive than a new playground, which was $150,000. The quote for the pool deck that was the most attractive, was the Urban Edge one and if they spent $20,000 less on the playground, they may be able to approve the Urban Edge proposal. Ms. Weitzel indicated that they could also consider fencing for the playground. Mr. Geary asked if the bid included access control. Ms. Weitzel did not think that it did, as it would be pricier and kids would not have cards. Mr. Geary heard on the football field this weekend, that homeschool kids from other neighborhoods would use it and people would have birthday parties, as it was getting popular.

Ms. Weitzel would like to consider a proposal for access control, after they heard about the structure. Mr. Yuro felt that it was something that they could look at, as it may not be as expensive, since they had access control at the tennis courts and had the wiring. Mr. Geary suggested having a mirrored system for traffic coming from the playground to the field on the walkway or removing some landscaping, so people coming from both directions could see what was on the other side of the bushes. Ms. Weitzel liked that idea, especially with the scooters and motorbikes. Mr. Davis asked if the picnic tables were getting fixed. Mr. Davidson indicated that

they were able to acquire four slats, but there were actually five slates and requested an updated proposal but have not heard anything since. Mr. Yuro asked if there were cameras to see who was jumping on them and breaking them. Ms. Weitzel confirmed that there were no cameras. Mr. Geary suggested discussing this item at a shade meeting. Mr. Davis requested that it be discussed next month. Mr. Laughlin would include it on the next agenda. Mr. Davis asked if everything was good with the security company. Ms. Taylor stated they were still under contract, but there were some issues that she would like to discuss with them, such as having a higher level of service. Ms. Weitzel pointed out that her daughter takes tennis lessons and noted that the tennis courts were in bad shape. On Court 2, a root lifted off the court so much that a kids hand could fit. In addition, there was discoloration on Courts 1 and 2, as well as hairline cracks. Mr. Yuro requested that someone be engaged to look at them, recalling when they first did the courts two years ago, the contractor was supposed to put a fiber mesh over the entire court or over the cracks, but do not believe that they did so, as within two weeks, the cracks were back. However, having roots was different than resurfacing the courts, as it involved cutting out the asphalt and cutting the roots. Mr. Davidson recalled working on this matter with Ms. Haley Wyckoff, prior to her departure and would work on this with Ms. Taylor.

THIRTEENTH ORDER OF BUSINESS Contracts Review

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

FOURTEENTH ORDER OF BUSINESS Supervisors' Request

Mr. Davis pointed out as far as the driveway sidewalk situation and the homeowner being responsible for the driveway, including the apron, some homeowners placed the original concrete with pavers and other material, which would change the cost structure significantly. Therefore, each homeowner should be responsible for their driveway apron. He reiterated his request for the District Engineer to look at curb and gutter areas affected by tree roots on Drury Court and hoped that it turned into a project similar to the sidewalks. Once they get a hold of the issues and develop solutions, they could methodically work their way through the neighborhood. Lastly, Mr. Davis felt that the Board lost control over the agenda process, because when it was changed several times, it made it difficult to get on top of what was occurring, especially when there were glitches like the formatting of the landscape proposals, as a landscape vendor could complain

that their materials were not represented properly and publicly, as well as the calculation issue with the budget. One suggestion was to send out an email with links to the website. Mr. Laughlin explained that typically agenda changes were cut off a week before the meeting. It was amended after it was distributed, because additional proposals were received. Every month, they received materials days prior to the meeting and they were added in. Other Districts did not consider it until the next month, once the agenda was set. Mr. Laughlin took responsibility for the calculation error with the budget. He spoke with Ms. Taylor about setting a deadline for the amenity rentals. Mr. Davis requested suggestions at the next meeting, on how to manage the entire process, such as setting a deadline for no items the Monday after the agenda was provided to the Board. Mr. Davis suggested sending out a supplemental agenda package with proposals that were received after the agenda was sent out. Ms. Taylor apologized for submitting proposals after the agenda package was sent out.

FIFTEENTH ORDER OF BUSINESS Public Comments

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of July 17, 2025 Meeting
B. Financial Statements as of July 31, 2025
C. Check Register

Mr. Laughlin presented the minutes of the July 17, 2025 Board of Supervisors meeting, Financial Statements as of July 31st and Check Register for August 21, 2025, for the General Fund in the amount of $61,406.90 and Capital Reserve Fund in the amount of $16,800, 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.

SEVENTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 18, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting as scheduled for September 18, 2025 at 6:00 p.m. at this location.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sampson Creek Community Development District

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



Thursday, September 11, 2025

Financial Services Dashboard Status Report - August 2025 EOM Report

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

Last Updated: 9/11/25

% of Fiscal Year Completed: 91.67%

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

Topic	Status
Financial State Of The Union: [PERIODS INCLUDED: October 01, 2024 thru August 31, 2025]	10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	$ 403,897.49	10) In Good Order
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	$ 23,045.61	10) In Good Order
Current Ending Fund Balance/Cash & Cash Equivalents	**$ 426,943.10**	10) In Good Order
FYTD Tax Assessments Collected	**$ 1,800,820** 100.68%	10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget	
Total Revenues	**$ 1,164,783**	**$ 1,198,704**	103%	10) In Good Order
[PERIODS INCLUDED: October 01, 2024 thru August 31, 2025]				
Total	**$ 1,113,103**	**$ 1,010,379**	91%	10) In Good Order
Administrative	$ 155,277	$ 157,273	101%	10) In Good Order
Field Operations	$ 957,826	$ 853,106	89%	10) In Good Order

General Fund - Material Line items

Administrative

Engineer	$ 15,000	$ 37,996	253%	30) Not In Good Order
Attorney	$ 23,963	$ 11,832	49%	10) In Good Order

Field Operations

Security Operations	$ 79,888	$ 69,925	88%	10) In Good Order
Repairs & Maintenance	$ 32,849	$ 14,628	45%	10) In Good Order
Electric	$ 80,000	$ 74,150	93%	10) In Good Order
Landscape	$ 275,398	$ 240,470	87%	10) In Good Order

Recreation Facility

Onsite Staffing	$ 183,369	$ 170,288	93%	10) In Good Order

Long Term Debt

	10/1/24	Principal Payments	8/31/25	
Series 2016	$ 4,620,000	$ (420,000)	$ 4,200,000	10) In Good Order
Series 2020	$ 2,480,000	$ (10,000)	$ 2,470,000	10) In Good Order
	$ 7,100,000	$ (430,000)	$ 6,670,000	

Capital Reserve

	Budget	Actual to Date	Encumbered	Variances	
Capital Outlay	$ 63,797	$ 133,958	$ -	$ (70,161)	30) Not In Good Order
Funding [1]	$ 200,000	$ 200,000	$ -	$ -	10) In Good Order
Account Balance	$ 299,666	$ 232,181	$ -	$ (67,485)	20) Watch Item

Series 2020 Construction Account

	10/1/24	Actual to Date	Interest Income	8/31/25	
Account Balance	$ 574,025	$ 69,413	$ 19,963	$ 524,576	10) In Good Order

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

Financial Services Dashboard Status Report - August 2025 EOM Report

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

Last Updated: 9/11/25

% of Fiscal Year Completed: 91.67%

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

Topic	Status

2023-2024 Capital Reserve Repairs

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

2025-2026 Capital Reserve Repairs

Description	Expenditures
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**

Sampson Creek

Community Development District

Unaudited Financial Reporting

August 31, 2025

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Sampson Creek
Community Development District
Combined Balance Sheet
August 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 43,444	$ -	$ -	$ 43,444
Petty Cash Account	$ 723	$ -	$ -	$ 723
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	$ 3,475	$ -	$ -	$ 3,475
Investments:				
US Bank Custody	$ 424,582	$ -	$ -	$ 424,582
State Board of Administration	$ -	$ -	$ 208,088	$ 208,088
Series 2016				
Reserve	$ -	$ 193,381	$ -	$ 193,381
Revenue	$ -	$ 84,372	$ -	$ 84,372
Construction	$ -	$ -	$ 7,005	$ 7,005
Series 2020				
Reserve	$ -	$ 112,710	$ -	$ 112,710
Revenue	$ -	$ 60,490	$ -	$ 60,490
Construction	$ -	$ -	$ 527,085	$ 527,085
Total Assets	**$ 475,552**	**$ 450,954**	**$ 771,663**	**$ 1,698,168**
Liabilities:				
Accounts Payable	$ 45,609	$ -	$ 5,392	$ 51,000
Due to Capital Reserve	$ 3,000	$ -	$ -	$ 3,000
Due to General Fund	$ -	$ -	$ 2,509	$ 2,509
Total Liabilites	**$ 48,609**	**$ -**	**$ 7,900**	**$ 56,509**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 4,295	$ -	$ -	$ 4,295
Restricted for:				
Debt Service - Series 2016	$ -	$ 277,754	$ -	$ 277,754
Debt Service - Series 2020	$ -	$ 173,200	$ -	$ 173,200
Capital Projects - Series 2016	$ -	$ -	$ 7,005	$ 7,005
Capital Projects - Series 2020	$ -	$ -	$ 524,576	$ 524,576
Assigned for:				
Capital Reserves	$ -	$ -	$ 232,181	$ 232,181
Unassigned	$ 422,648	$ -		$ 422,648
Total Fund Balances	**$ 426,943**	**$ 450,954**	**$ 763,762**	**$ 1,641,659**
Total Liabilities & Fund Balance	**$ 475,552**	**$ 450,954**	**$ 771,663**	**$ 1,698,168**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 1,158,783	$ 1,158,783	$ 1,170,303	$ 11,519
Interest Income	$ 5,000	$ 4,583	$ 21,028	$ 16,445
Youth Programs Income	$ -	$ -	$ 3,828	$ 3,828
Clubhouse Income	$ 1,000	$ 917	$ 3,545	$ 2,628
Total Revenues	**$ 1,164,783**	**$ 1,164,283**	**$1,198,704**	**$ 34,421**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 9,200	$ 1,800
FICA Expense	$ 918	$ 842	$ 704	$ 138
Engineering	$ 15,000	$ 13,750	$ 37,996	$ (24,246)
Dissemination	$ 2,226	$ 2,041	$ 2,041	$ 0
Arbitrage	$ 1,200	$ 1,100	$ 600	$ 500
Assessment Roll	$ 5,565	$ 5,565	$ 5,565	$ -
Attorney	$ 23,963	$ 21,966	$ 11,832	$ 10,134
Annual Audit	$ 4,000	$ 3,667	$ 3,850	$ (183)
Trustee Fees	$ 8,500	$ 8,500	$ 8,405	$ 95
Management Fees	$ 65,730	$ 60,253	$ 60,253	$ 0
Information Technology	$ 1,113	$ 1,020	$ 1,020	$ (0)
Telephone	$ 400	$ 367	$ 685	$ (318)
Postage	$ 600	$ 550	$ 915	$ (365)
Printing & Binding	$ 400	$ 367	$ 740	$ (373)
Insurance	$ 11,037	$ 11,037	$ 11,037	$ -
Legal Advertising	$ 1,350	$ 1,238	$ 1,082	$ 156
Other Current Charges	$ 1,000	$ 917	$ 918	$ (1)
Office Supplies	$ 100	$ 92	$ 258	$ (167)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 155,277**	**$ 144,443**	**$ 157,273**	**$ (12,829)**

Sampson Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Operations & Maintenance				
Field				
General Manager (Vesta)	$ 183,369	$ 168,088	$ 170,288	$ (2,200)
Landscape Maintenance (Brightview Landscape)	$ 166,398	$ 152,531	$ 151,871	$ 661
Landscape Maintenance (St Johns Golf)	$ 57,000	$ 52,250	$ 43,454	$ 8,796
Landscape Maintenance Contingency	$ 52,000	$ 47,667	$ 45,145	$ 2,522
Lake Maintenance	$ 30,000	$ 27,500	$ 26,460	$ 1,040
Security	$ 79,888	$ 73,231	$ 69,925	$ 3,306
Lifeguards/Pool Monitors	$ 46,434	$ 42,565	$ 48,189	$ (5,625)
Pool Maintenance	$ 35,000	$ 32,083	$ 39,789	$ (7,706)
Splash Pad Maintenance/Chemicals	$ 6,000	$ 5,500	$ 5,500	$ -
Janitorial Maintenance	$ 22,500	$ 20,625	$ 17,110	$ 3,515
Electric	$ 80,000	$ 73,333	$ 74,150	$ (817)
Water	$ 18,500	$ 16,958	$ 16,053	$ 905
Refuse Service	$ 500	$ 458	$ -	$ 458
Permits	$ 2,000	$ 1,833	$ 575	$ 1,258
Repairs & Maintenance	$ 32,849	$ 30,112	$ 14,628	$ 15,484
Street & Tennis Court Lighting Maintenance	$ 8,281	$ 7,591	$ 1,013	$ 6,578
Repairs & Replacements-Amenity Center	$ 20,000	$ 18,333	$ 20,209	$ (1,876)
Tennis Court Maintenance	$ 3,897	$ 3,572	$ 757	$ 2,816
Supplies	$ 16,563	$ 15,183	$ 13,062	$ 2,120
Special Events	$ 25,000	$ 24,367	$ 24,367	$ -
Holiday Decorations	$ 15,000	$ 12,043	$ 12,043	$ -
Workers Compensation Insurance	$ 2,000	$ 1,833	$ -	$ 1,833
Property Insurance	$ 45,947	$ 45,947	$ 40,983	$ 4,964
Telephone/Internet/Cable TV	$ 7,000	$ 6,417	$ 12,106	$ (5,689)
Website Maintenance	$ 1,000	$ 917	$ 902	$ 15
Office Supplies	$ 700	$ 642	$ 799	$ (157)
Contingencies	$ -	$ -	$ 3,727	$ (3,727)
Youth Programs	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 957,826**	**$ 881,580**	**$ 853,106**	**$ 28,474**
Total Operations & Maintenance	**$ 957,826**	**$ 881,580**	**$ 853,106**	**$ 28,474**
Total Expenditures	**$ 1,113,103**	**$ 1,026,023**	**$ 1,010,379**	**$ 15,644**
Excess (Deficiency) of Revenues over Expenditures	**$ 51,680**		**$ 188,325**	
Other Financing Sources/(Uses):				
Capital Reserve Transfer	$ (200,000)	$ (200,000)	$ (200,000)	$ -
Interfund Transfer-Excess/Shortage DS Revenues	$ 23,229	$ 23,229	$ 34,720	$ 11,492
Total Other Financing Sources/(Uses)	**$ (176,771)**	**$ (176,771)**	**$ (165,280)**	**$ 11,492**
Net Change in Fund Balance	**$ (125,091)**		**$ 23,046**	
Fund Balance - Beginning	**$ 125,091**		**$ 403,897**	
Fund Balance - Ending	**$ (0)**		**$ 426,943**	

Sampson Creek
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 101,661	$ 178,896	$ 727,803	$ 95,907	$ -	$ 30,169	$ -	$ 1,552	$ 34,315	$ -	$ -	$ 1,170,303
Interest Income	$ -	$ 959	$ 907	$ 1,262	$ 3,062	$ 2,827	$ 2,924	$ 2,692	$ 2,425	$ 2,043	$ 1,926	$ -	$ 21,028
Youth Programs Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,828	$ -	$ 3,828
Clubhouse Income	$ 50	$ -	$ 50	$ 790	$ -	$ 125	$ 445	$ 295	$ -	$ 1,350	$ 440	$ -	$ 3,545
Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ 50**	**$ 102,620**	**$ 179,853**	**$ 729,855**	**$ 98,969**	**$ 2,952**	**$ 33,538**	**$ 2,987**	**$ 3,977**	**$ 37,708**	**$ 6,194**	**$ -**	**$ 1,198,704**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ 600	$ 800	$ 800	$ 600	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ -	$ 9,200
FICA Expense	$ 61	$ 46	$ 61	$ 61	$ 46	$ 77	$ 77	$ 77	$ 61	$ 77	$ 61	$ -	$ 704
Engineering	$ 4,965	$ 2,825		$ 2,093	$ 65	$ 1,234	$ 1,355	$ 6,516	$ 3,733	$ 8,520	$ 6,690	$ -	$ 37,996
Dissemination	$ 186	$ 186	$ 186	$ 186	$ 186	$ 186	$ 186	$ 186	$ 186	$ 186	$ 186	$ -	$ 2,041
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ 600
Assessment Roll	$ 5,565	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,565
Attorney	$ 2,692	$ -	$ -	$ 2,885	$ 1,042	$ -	$ 2,779	$ -	$ 2,434	$ -	$ -	$ -	$ 11,832
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,850	$ -	$ 3,850
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	$ 5,478	$ -	$ 60,253
Information Technology	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ -	$ 1,020
Telephone	$ 86	$ 79	$ 56	$ 64	$ 59	$ 50	$ 50	$ 77	$ 83	$ 10	$ 72	$ -	$ 685
Postage	$ -	$ 207	$ -	$ -	$ 35	$ -	$ -	$ 24	$ -	$ 624	$ 24	$ -	$ 915
Printing & Binding	$ 13	$ 14	$ 10	$ 24	$ 29	$ 21	$ 7	$ 13	$ 48	$ 546	$ 16	$ -	$ 740
Insurance	$ 11,037	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,037
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ 162	$ 127	$ 67	$ 69	$ 657	$ -	$ 1,082
Other Current Charges	$ 28	$ 122	$ 28	$ 61	$ 117	$ 32	$ 88	$ 133	$ 113	$ 69	$ 126	$ -	$ 918
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**	**$ 13,119**	**$ 17,478**	**$ 18,051**	**$ -**	**$ 157,273**

Sampson Creek
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance													
Field Expenditures													
Field/Amenity Operation Manager (Vesta)	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ 15,481	$ -	$ 170,288
Landscape Maintenance (Brightview Landscape)	$ 13,206	$ 13,866	$ 13,866	$ 13,866	$ 13,866	$ 13,866	$ 13,866	$ 13,866	$ 13,866	$ 13,866	$ 13,866	$ -	$ 151,871
Landscape Maintenance (St Johns Golf)	$ 5,415	$ 5,443	$ 5,463	$ 5,459	$ 5,419	$ 5,422	$ 5,441	$ 5,392	$ -	$ -	$ -	$ -	$ 43,454
Landscape Maintenance Contingency	$ 1,968	$ 4,868	$ 7,026	$ 4,682	$ -	$ 2,654	$ 13,667	$ 1,702	$ 2,908	$ 2,538	$ 3,133	$ -	$ 45,145
Lake Maintenance	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,360	$ 2,610	$ 2,360	$ 2,610	$ -	$ 26,460
Security	$ 6,849	$ 7,104	$ 6,419	$ 7,428	$ 6,152	$ 7,126	$ 7,188	$ 7,126	$ 6,371	$ 574	$ 7,588	$ -	$ 69,925
Lifeguards/Pool Monitors	$ -	$ -	$ -	$ -	$ -	$ 4,582	$ 3,285	$ 4,106	$ 12,743	$ -	$ 23,473	$ -	$ 48,189
Pool Maintenance	$ 3,545	$ 2,862	$ 2,790	$ 3,788	$ 3,137	$ 7,713	$ (88)	$ 1,613	$ 5,077	$ 4,594	$ 4,759	$ -	$ 39,789
Splash Pad Maintenance/Chemicals	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ -	$ 5,500
Janitorial Maintenance	$ 1,811	$ 2,236	$ 1,611	$ 1,786	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ 1,611	$ -	$ -	$ 17,110
Electric	$ 6,405	$ 6,313	$ 6,538	$ 6,764	$ 6,528	$ 6,577	$ 6,840	$ 6,952	$ 7,159	$ 7,044	$ 7,033	$ -	$ 74,150
Water	$ 1,177	$ 1,358	$ 1,444	$ 1,473	$ 1,102	$ 1,816	$ 1,571	$ 1,512	$ 2,707	$ 422	$ 1,471	$ -	$ 16,053
Refuse Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Permits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 575	$ -	$ -	$ -	$ -	$ 575
Repairs & Maintenance	$ 2,103	$ 2,048	$ 233	$ -	$ 884	$ 233	$ 1,830	$ -	$ 566	$ 322	$ 6,409	$ -	$ 14,628
Street & Tennis Court Lighting Maintenance	$ -	$ -	$ 1,013	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,013
Repairs & Replacements-Amenity Center	$ 405	$ 487	$ 408	$ 916	$ 6,893	$ 3,571	$ 706	$ -	$ 6,537	$ -	$ 288	$ -	$ 20,209
Tennis Court Maintenance	$ -	$ 757	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 757
Supplies	$ 1,016	$ 660	$ 323	$ 579	$ 351	$ 2,406	$ 1,241	$ 1,833	$ 1,279	$ 1,443	$ 1,933	$ -	$ 13,062
Special Events	$ 3,591	$ 3,658	$ 2,950	$ 448	$ 890	$ 2,678	$ 1,578	$ 350	$ 1,552	$ 2,639	$ 4,034	$ -	$ 24,367
Holiday Decorations	$ -	$ 5,973	$ 5,973	$ -	$ -	$ -	$ -	$ -	$ -	$ 97	$ -	$ -	$ 12,043
Workers Compensation Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Insurance	$ 40,983	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,983
Telephone/Internet/Cable TV	$ 1,022	$ 1,012	$ 1,105	$ 1,100	$ 1,228	$ 1,098	$ 1,107	$ 1,097	$ 1,097	$ 1,112	$ 1,128	$ -	$ 12,106
Website Maintenance	$ 88	$ 88	$ -	$ -	$ 88	$ 176	$ 88	$ 88	$ 88	$ 99	$ 99	$ -	$ 902
Office Supplies	$ -	$ 51	$ -	$ -	$ -	$ 19	$ 49	$ -	$ 140	$ 257	$ 283	$ -	$ 799
Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,727	$ -	$ -	$ -	$ 3,727
Youth Programs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 107,923**	**$ 77,124**	**$ 75,503**	**$ 66,629**	**$ 66,488**	**$ 79,888**	**$ 78,322**	**$ 66,165**	**$ 86,019**	**$ 54,959**	**$ 94,086**	**$ -**	**$ 853,106**
Total Operations & Maintenance	**$ 107,923**	**$ 77,124**	**$ 75,503**	**$ 66,629**	**$ 66,488**	**$ 79,888**	**$ 78,322**	**$ 66,165**	**$ 86,019**	**$ 54,959**	**$ 94,086**	**$ -**	**$ 853,106**
Total Expenditures	**$ 139,127**	**$ 86,773**	**$ 82,214**	**$ 78,373**	**$ 74,236**	**$ 92,098**	**$ 93,958**	**$ 79,888**	**$ 99,139**	**$ 72,437**	**$ 112,137**	**$ -**	**$ 1,010,379**
Excess (Deficiency) of Revenues over Expendi	$ (139,077)	$ 15,847	$ 97,639	$ 651,482	$ 24,733	$ (89,146)	$ (60,420)	$ (76,901)	$ (95,161)	$ (34,729)	$ (105,943)	$ -	$ 188,325
Other Financing Sources/Uses:													
Capital Reserve Transfer	$ -	$ -	$ -	$ (200,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (200,000)
Interfund Transfer-Excess/Shortage DS Revenue	$ -	$ -	$ 34,720	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,720
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ 34,720**	**$ (200,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (165,280)**
Net Change in Fund Balance	**$ (139,077)**	**$ 15,847**	**$ 132,360**	**$ 451,482**	**$ 24,733**	**$ (89,146)**	**$ (60,420)**	**$ (76,901)**	**$ (95,161)**	**$ (34,729)**	**$ (105,943)**	**$ -**	**$ 23,046**

Sampson Creek

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 552,515	$ 552,515	$ 556,238	$ 3,723
Interest	$ 2,500	$ 2,292	$ 15,547	$ 13,256
Total Revenues	**$ 555,015**	**$ 554,806**	**$ 571,785**	**$ 16,979**
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		$ 17,730	
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)**		**$ (16,990)**	
Fund Balance - Beginning	**$ 95,119**		**$ 294,744**	
Fund Balance - Ending	**$ 72,850**		**$ 277,754**	

Sampson Creek

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 73,780	$ 73,780	$ 74,279	$ 499
Interest	$ 750	$ 688	$ 6,343	$ 5,655
Total Revenues	**$ 74,530**	**$ 74,468**	**$ 80,622**	**$ 6,154**
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**		**$ 7,434**	
Net Change in Fund Balance	**$ 1,343**		**$ 7,434**	
Fund Balance - Beginning	**$ 51,436**		**$ 165,766**	
Fund Balance - Ending	**$ 52,778**		**$ 173,200**	

Sampson Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues				
Interest	$ 500	$ 458	$ 8,455	$ 7,997
Misc. Income	$ -	$ -	$ 3,000	$ 3,000
Total Revenues	**$ 500**	**$ 458**	**$ 11,455**	**$ 10,997**
Expenditures:				
Capital Outlay	$ 63,797	$ 58,481	$ 133,958	$ (75,477)
Total Expenditures	**$ 63,797**	**$ 58,481**	**$ 133,958**	**$ (75,477)**
Excess (Deficiency) of Revenues over Expenditures	**$ (63,297)**		**$ (122,503)**	
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**		**$ 77,497**	
Fund Balance - Beginning	**$ 162,963**		**$ 154,684**	
Fund Balance - Ending	**$ 299,666**		**$ 232,181**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 248	$ 248
Total Revenues	**$ -**	**$ -**	**$ 248**	**$ 248**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 248**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 248**	
Fund Balance - Beginning			**$ 6,757**	
Fund Balance - Ending			**$ 7,005**	

Sampson Creek

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 19,963	$ 19,963
Total Revenues	**$ -**	**$ -**	**$ 19,963**	**$ 19,963**
Expenditures:				
Capital Outlay	$ -	$ -	$ 69,413	$ (69,413)
Total Expenditures	**$ -**	**$ -**	**$ 69,413**	**$ (69,413)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (49,449)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ (49,449)**	
Fund Balance - Beginning			**$ 574,025**	
Fund Balance - Ending			**$ 524,576**	

Sampson Creek
Community Development District
Long Term Debt Report
FY 2025

Series 2016, Special Assessment Bonds		
Interest Rate:	2.40%	
Maturity Date:	5/1/25	$420,000
Interest Rate:	2.50%	
Maturity Date:	5/1/26	$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	$1,420,000
Bonds outstanding - 9/30/2024		$4,620,000
Less:	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**	**$ 9,751,730.51**	**$ 2,520,000.00**	**$ 1,080,046.24**	**$ 3,600,046.24**
		$ 0.28			**$ 0.43**	

Period	Principal	Interest	Total	Principal	Interest	Total
FY 2024	$ 410,000.00	$ 143,792.50	**$ 553,792.50**	$ 10,000.00	$ 63,425.00	**$ 73,425.00**
FY 2025	$ 420,000.00	$ 134,055.00	**$ 554,055.00**	$ 10,000.00	$ 63,187.50	**$ 73,187.50**
FY 2026	$ 430,000.00	$ 123,975.00	**$ 553,975.00**	$ 10,000.00	$ 62,950.00	**$ 72,950.00**
FY 2027	$ 440,000.00	$ 113,225.00	**$ 553,225.00**	$ 10,000.00	$ 62,712.50	**$ 72,712.50**
FY 2028	$ 455,000.00	$ 101,675.00	**$ 556,675.00**	$ 10,000.00	$ 62,475.00	**$ 72,475.00**
FY 2029	$ 470,000.00	$ 88,025.00	**$ 558,025.00**	$ 10,000.00	$ 62,237.50	**$ 72,237.50**
FY 2030	$ 485,000.00	$ 73,925.00	**$ 558,925.00**	$ 10,000.00	$ 62,000.00	**$ 72,000.00**
FY 2031	$ 500,000.00	$ 59,375.00	**$ 559,375.00**	$ 10,000.00	$ 61,762.50	**$ 71,762.50**
FY 2032	$ 460,000.00	$ 44,375.00	**$ 504,375.00**	$ 60,000.00	$ 61,525.00	**$ 121,525.00**
FY 2033	$ 475,000.00	$ 30,000.00	**$ 505,000.00**	$ 65,000.00	$ 60,100.00	**$ 125,100.00**
FY 2034	$ 485,000.00	$ 15,156.26	**$ 500,156.26**	$ 270,000.00	$ 58,556.26	**$ 328,556.26**
FY 2035	$ -	$ -	**$ -**	$ 300,000.00	$ 52,143.76	**$ 352,143.76**
FY 2036	$ -	$ -	**$ -**	$ 305,000.00	$ 45,018.76	**$ 350,018.76**
FY 2037	$ -	$ -	**$ -**	$ 315,000.00	$ 37,012.50	**$ 352,012.50**
FY 2038	$ -	$ -	**$ -**	$ 320,000.00	$ 28,743.76	**$ 348,743.76**
FY 2039	$ -	$ -	**$ -**	$ 330,000.00	$ 20,343.76	**$ 350,343.76**
FY 2040	$ -	$ -	**$ -**	$ 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%		
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2019A-1 Debit Service*	*2019A-2 (A1) Debt Service*	*Total*		
11/05/24	Distribution #1	$ 20,349.03	$ 1,343.87	$ 380.10	$ -	$ 18,625.06	$ 12,103.91	$ 5,752.91	$ 768.24	$ 18,625.06		
11/15/24	Distribution #2	$ 66,527.65	$ 2,661.11	$ 1,277.33	$ -	$ 62,589.21	$ 40,674.98	$ 19,332.58	$ 2,581.65	$ 62,589.21		
11/19/24	Distribution #3	$ 79,950.64	$ 3,198.02	$ 1,535.05	$ -	$ 75,217.57	$ 48,881.80	$ 23,233.23	$ 3,102.53	$ 75,217.56		
12/06/04	Distribution #4	$ 168,379.05	$ 6,735.16	$ 3,232.88	$ -	$ 158,411.01	$ 102,946.91	$ 48,930.05	$ 6,534.05	$ 158,411.01		
12/18/24	Distribution #5	$ 124,221.32	$ 4,968.84	$ 2,385.05	$ -	$ 116,867.43	$ 75,948.89	$ 36,098.06	$ 4,820.49	$ 116,867.44		
01/09/25	Distribution #6	$ 1,186,290.01	$ 47,451.49	$ 22,776.77	$ -	$ 1,116,061.75	$ 725,297.45	$ 344,729.57	$ 46,034.72	$ 1,116,061.74		
01/14/25	INTEREST	$ -	$ -	$ -	$ 3,855.92	$ 3,855.92	$ 2,505.86	$ 1,191.02	$ 159.05	$ 3,855.93		
02/20/25	Distribution #7	$ 156,088.14	$ 5,498.11	$ 3,011.80	$ -	$ 147,578.23	$ 95,906.98	$ 45,584.02	$ 6,087.23	$ 147,578.23		
04/08/25	Distribution #8	$ 45,620.73	$ 194.06	$ 908.53	$ -	$ 44,518.14	$ 28,931.10	$ 13,750.78	$ 1,836.26	$ 44,518.14		
04/14/25	INTEREST	$ -	$ -	$ -	$ 1,904.87	$ 1,904.87	$ 1,237.92	$ 588.38	$ 78.57	$ 1,904.87		
06/13/25	Distribution #9 (Tax Sale)	$ 2,365.79	$ (70.97)	$ 48.74	$ -	$ 2,388.02	$ 1,551.91	$ 737.61	$ 98.50	$ 2,388.02		
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	**$ 1,903,183.51**	**$ 71,490.51**	**$ 36,633.86**	**$ 5,760.79**	**$ 1,800,819.93**	**$ 1,170,302.73**	**$ 556,237.93**	**$ 74,279.27**	**$ 1,800,819.93**		

100.02% **Gross Percent Collected**

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

September 18, 2025

GENERAL FUND		
DATE	***CHECK NUMBERS***	***AMOUNT***
08/21/25	8916-8933	$32,526.73
09/05/25	8934-8945	$70,964.10
Total		**$103,490.83**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/21/25	00480	8/11/25	2025-600 SVCS 08/25	202508	320	57200-54500				*	669.00		
									ALDRIDGE & SONS PLUMBING			669.00	008916
8/21/25	00416	10/25/25	10252025 EVENT 10/25/25	202508	300	15500-10100				*	3,475.00		
									BOUNCERS, SLIDERS, AND MORE INC.			3,475.00	008917
8/21/25	00443	5/28/25	9364792 COMMAND SOIL 05/25	202505	320	54100-46202				*	115.57		
		7/21/25	9432498 IRRIGATION REPAIRS 07/25	202507	320	54100-46203				*	320.00		
		8/11/25	8733200 IRRIGATION REPAIRS 08/25	202508	320	54100-46203				*	876.42		
									BRIGHTVIEW LANDSCAPE SERVICES INC			1,311.99	008918
8/21/25	00397	8/05/25	19-1617 SVCS 07/25	202507	320	57200-34501				*	6,433.00		
									CENTRAL SECURITY AGENCY			6,433.00	008919
8/21/25	00048	8/12/25	52857606 FIRST AID SUUPLIES 08/25	202508	320	57200-54600				*	94.18		
									CINTAS CORPORATION			94.18	008920
8/21/25	00319	8/04/25	1110956- SVCS 08/25	202508	320	57200-41000				*	719.60		
									COMCAST			719.60	008921
8/21/25	00334	8/08/25	23356477 SUPPLIES 08/25	202508	320	57200-54600				*	525.01		
									CRYSTAL SPRINGS			525.01	008922
8/21/25	00461	8/18/25	14041314 REPAIR/MAINT 08/25	202508	320	57200-54502				*	287.58		
									FITNESS MACHINE TECHNICIANS OF			287.58	008923
8/21/25	00016	8/06/25	JULY-25 SEREVICE THRU 08/06/2025	202507	320	54100-43000				*	7,043.67		
									FLORIDA POWER & LIGHT			7,043.67	008924
8/21/25	00468	7/31/25	00072487 LEGAL AD #11527839	202507	310	51300-48000				*	589.52		
		7/31/25	00072487 LEGAL AD #11468175	202507	310	51300-48000				*	67.28		
									GANNETT FLORIDA LOCALIQ			656.80	008925

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/21/25	00031	8/19/25	2078359	202508	320	54100-46300				*	250.00		
			LAKE MAINT 08/25										
									THE LAKE DOCTORS, INC.			250.00	008926
8/21/25	00340	8/12/25	193763	202507	310	51300-31100				*	6,689.59		
			SVCS 07/25										
									MATTHEWS DESIGN GROUP, INC.			6,689.59	008927
8/21/25	00494	7/24/25	072025	202507	320	57200-49400				*	250.00		
			EVENT SUPPLIES 07/25										
									MAXIMUM ENTERTAINMENT			250.00	008928
8/21/25	00019	8/11/25	63299116	202508	320	54100-46202				*	125.00		
			LANDSCAPE MAINT 08/25										
									NADER'S PEST RAIDERS, INC.			125.00	008929
8/21/25	00467	8/07/25	1424221	202508	320	57200-34500				*	231.00		
			OFF DUTY OFFICER 08/25										
									ROLLKALL TECHNOLOGIES LLC			231.00	008930
8/21/25	00467	8/10/25	1426509	202508	320	57200-34500				*	231.00		
			OFF DUTY OFFICER 08/25										
									ROLLKALL TECHNOLOGIES LLC			231.00	008931
8/21/25	00467	8/11/25	1427291	202508	320	57200-34500				*	231.00		
			OFF DUTY OFFICER 08/25										
									ROLLKALL TECHNOLOGIES LLC			231.00	008932
8/21/25	00431	8/09/25	3470-072	202507	320	57200-41050				*	99.00		
			SVCS 07/25										
		8/09/25	3470-072	202507	320	57200-54600				*	1,005.70		
			SVCS 07/25										
		8/09/25	3470-072	202507	320	57200-54500				*	389.51		
			SVCS 07/25										
		8/09/25	3470-072	202507	320	57200-51000				*	282.86		
			SVCS 07/25										
		8/09/25	3470-072	202507	320	57200-49400				*	1,215.39		
			SVCS 07/25										
		8/09/25	3470-072	202507	320	54100-46202				*	310.85		
			SVCS 07/25										
									TRUIST BANK			3,303.31	008933
9/05/25	00231	8/15/25	373089	202508	310	51300-32200				*	3,850.00		
			FY24 AUDIT FEES										
									BERGER,TOOMBS,ELAM,GAINES & FRANK			3,850.00	008934

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/25	00311	9/04/25	26351	202509	320-57200-54500			*	360.00		
			BACKFLOW TEST 09/25								
		9/04/25	26353	202509	320-57200-54500			*	90.00		
			BACKFLOW TEST 09/25								
							BOB'S BACKFLOW & PLUMBING SERVICES			450.00	008935
9/05/25	00443	8/21/25	9471167	202508	320-54100-46202			*	1,385.08		
			REMOVE BUSH 08/25								
		9/01/25	9473644	202509	320-54100-46200			*	13,866.49		
			MAINT 09/25								
							BRIGHTVIEW LANDSCAPE SERVICES INC			15,251.57	008936
9/05/25	00048	8/31/25	93360721	202508	320-57200-54600			*	308.00		
			ZOLL 3EAD AUTO AGREE 8/25								
							CINTAS CORPORATION			308.00	008937
9/05/25	00022	8/15/25	14873242	202508	320-54100-43100			*	135.77		
			SVCS 08/25								
		8/18/25	82743242	202508	320-54100-43100			*	1,334.93		
			SVCS 08/25								
							JEA			1,470.70	008938
9/05/25	01003	8/18/25	146390	202508	320-57200-54500			*	5,350.00		
			QUOTED CCTV 08/25								
							JSC SYSTEMS			5,350.00	008939
9/05/25	00430	8/25/25	3612563	202506	310-51300-31500			*	2,434.41		
			SVCS 06/25								
							KUTAK ROCK LLP			2,434.41	008940
9/05/25	00031	9/01/25	303831B	202509	320-54100-46300			*	2,360.00		
			LAKE MAINT 09/25								
							THE LAKE DOCTORS, INC.			2,360.00	008941
9/05/25	00467	8/30/25	1445532	202508	320-57200-34500			*	231.00		
			OFF DUTY OFFICER 08/25								
							ROLLKALL TECHNOLOGIES LLC			231.00	008942
9/05/25	00467	9/01/25	1447465	202509	320-57200-34500			*	231.00		
			OFF DUTY OFFICER 09/25								
							ROLLKALL TECHNOLOGIES LLC			231.00	008943
9/05/25	00103	8/21/25	20059	202508	320-57200-49400			*	73.37		
			SPECIAL EVENT 08/25								
							ST. JOHNS COUNTY SCHOOL DISTRICT			73.37	008944

*** CHECK NOS. 008916-050000 SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/05/25	00377	7/31/25	427986 LIFEGUARD/POOL MONITOR	202507	320-57200-45100				*	14,214.90		
		8/31/25	428410 LIFEGAURD/POOL MONITOR	202508	320-57200-45100				*	9,258.40		
		9/01/25	428177 SVCS 09/25	202509	320-54100-34000				*	15,480.75		
								VESTA PROPERTY SERVICES, INC			38,954.05	008945

TOTAL FOR BANK A 103,490.83

TOTAL FOR REGISTER 103,490.83

INVOICE

Aldridge & Sons Plumbing Contractors, Inc
PO Box 600921
Jacksonville, FL 32260-0921

admin@aldridgesonsplumbing.com
+1 (904) 287-3855

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

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

Invoice details
Invoice no.: 2025-60062
Terms: Net 30
Invoice date: 08/11/2025
Due date: 09/10/2025

Service Technician: Jeremy Watts

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/08/2025	**14 Plumbing Commercial**	Per Approved Estimate - drinking fountain repair			
2.		**14 Plumbing Commercial**	Outside drinking fountain located between the kids playground, tennis courts and pool main push button didn't work. Opened the panel on the side to gain access to the plumbing and removed the old diaphragm supply part and push button and replaced with new. After reassembling turned the water back on and tested. Reinstalled the cover plates on the side and cleaned up any mess.	1	$669.00	$669.00

Total **$669.00**

Note to customer
THANKS, ANITA

Repairs & Maintenance
320-57200-54500



Bouncers, Slides, and More Inc.
1915 Bluebonnet Way
Fleming Island, FL
32003

Invoice

Date: October 25th, 2025

Invoice Number: 10252025.22

Name / Address
Attn: Julie Tallaksen
St. John's Golf & CC/Sampson Creek CDD
219 St. John's Golf Dr.
St. Augustine, FL 32092

Additional Details:

	Description	Quantity	Rate	Discount	SubTotal	Extended
1	Human Hamster Balls & Track	1	$750.00		$650.00	$650.00
2	Hayride	1	$550.00		$500.00	$500.00
3	55' Double Lane Obstacle Coure	1	$400.00		$375.00	$375.00
4	Toddler Bounce House	1	$250.00		$250.00	$250.00
5	Generators	1	$100.00		$50.00	$50.00
6	Pumpkin Patch with Decorating (150)	1	$500.00		$500.00	$500.00
7	Bobbing for Apples Station (150)	1	$400.00		$400.00	$400.00
8	Onsite Staff	4	$50.00		$50.00	$200.00
9	25'x25' Maze	1	$450.00		$350.00	$350.00
10	Maze Decoration (time & materials)	1	$200.00		$200.00	$200.00
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
	Subtotal					$3,475.00
	Sales Tax (0.0%)					n/a
	Total					$3,475.00

Comments:

Event Supplies FY 25-26

001.300.15500.10100-Code to Aug 2025

~~xxxxx - xxxxxxxxxxxx - xxxxxxxxxxxx~~

2025 Oct Event

INVOICE

BrightView
Landscape Services

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

Customer #: 14846146
Invoice #: 9364792
Invoice Date: 5/28/2025
Sales Order: 8638617
Cust PO #:

Project Name: Sampson Creek - Entrance to St. Johns Golf Drive - top dress Bermuda
Project Description: Entrance to St. Johns Golf Drive Top Dress Bermuda turf between sidewalk and curb.

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Deliver and spread out Command Soil.	1.000	LS	115.57	115.57
				Total Invoice Amount	**115.57**
				Taxable Amount	
				Tax Amount	
				Balance Due	**115.57**

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146
Invoice #: 9364792
Invoice Date: 5/28/2025

Amount Due: $ 115.57

Thank you for allowing us to serve you

Landscape Contingency

320-54100-46202

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

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

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

Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	Contact	Jason Davidson
Property Address	219 St Johns Golf Dr St Augustine, FL 32092	To	Sampson Creek CDD
		Billing Address	475 West Town Pl Ste 114 St. Augustine, FL 32095

Project Name: Sampson Creek - Irrigation inspection repair proposal

Project Description: Irrigation inspection completed on 8/7/2025

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
13.00	EACH	6" Spray head	$41.66	$541.58
4.00	EACH	Rotor	$51.00	$204.00
1.00	EACH	Lateral line repair	$130.84	$130.84

Irrigation Repairs

320-54100-46203

For internal use only

SO#	8733200
JOB#	346100574
Service Line	150

Total Price $876.42

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

INVOICE

BrightView
Landscape Services

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

Customer #: 14846146
Invoice #: 9432498
Invoice Date: 7/21/2025
Sales Order: 8707329
Cust PO #:

Project Name: Sampson Creek - Proposal to locate and repair down irrigation zone
Project Description: Located on Zone 6 at the pool area

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Tech labor to locate valve and repair on down zone at pool a	2.000	HR	85.00	170.00
	Solenoid	1.000	EA	150.00	150.00
				Total Invoice Amount	**320.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**320.00**

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 #: 9432498
Invoice Date: 7/21/2025

Amount Due: $ 320.00

Thank you for allowing us to serve you

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

Irrigation Repair
320-54100-
46203

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

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

INVOICE

CENTRAL SECURITY AGENCY, LLC
2131 State Road 16
Lot A
St Augustine, FL 32084

billing@centsec.us
+1 (904) 458-5555
www.centsec.us

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

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

Invoice details
Invoice no.: 19-1617
Invoice date: 08/05/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sampson Creek Officer**	July Week 1	40	$32.00	$1,280.00
2.		**Sampson Creek Officer**	July Week 2	40	$32.00	$1,280.00
3.		**Sampson Creek Officer**	July Week 3	40	$32.00	$1,280.00
4.		**Sampson Creek Officer**	July Week 4	40	$32.00	$1,280.00
5.		**Sampson Creek Officer**	July Week 5 (27-31)	24	$32.00	$768.00
6.		**Sampson Creek Patrol Vehicle**	Monthly Direct Billed	1	$500.00	$500.00
7.		**Sampson Creek Patrol Vehicle Fuel**	Monthly Direct Billed	1	$45.00	$45.00

Total **$6,433.00**

Ways to pay

BANK

Note to customer

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

FEIN #46-3475536

View and pay

Guard Services

320-57200-34051

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice

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

Invoice # 5285760607
Invoice Date 08/12/2025
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7057438592
Payer # 10552255

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

Material #	Description	Quantity		Unit Price	Ext Price	Tax
Unit 000000000005150417	**Unit Description:** OFFICE					
110	SERVICE ACKNOWLEDGEMENT	1	EA	$0.00	$0.00	
120	CABINET ORGANIZED	1	EA	$0.00	$0.00	
130	EXPIRATION DATES CHECKED	1	EA	$0.00	$0.00	
132	BBP KIT CHECKED	1	EA	$0.00	$0.00	
43658	WATERPROOF CLEAR STRIPS	1	BOX	$18.00	$18.00	
100039	TRIPLE ANTIBIOTIC OINT SM	1	BAG	$14.04	$14.04	
100439	HYDROCORTISONE CREAM SM	1	BAG	$12.09	$12.09	
621099	INSTANT ELECTROLYTE LEMON LIME	1	BOX	$25.10	$25.10	
				Unit Subtotal:	**$69.23**	
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 HALLWAY					
110	SERVICE ACKNOWLEDGEMENT	1	EA	$0.00	$0.00	
160	AED CHECKED (NO CHARGE)	1	EA	$0.00	$0.00	
564462	AED BATTERY CHECKED	1	EA	$0.00	$0.00	
564463	AED PADS CHECKED	1	EA	$0.00	$0.00	
				Unit Subtotal:	**$0.00**	
Unit 000000000999900999	**Unit Description:** Other					
400	SERVICE CHARGE	1	EA	$24.95	$24.95	
				Unit Subtotal:	**$24.95**	
				Invoice Sub-total	**$94.18**	
				Tax	**$0.00**	
				Invoice Total	**$94.18**	

Supplies

320 - 57200 - 54600

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 140 1110956	Aug 04, 2025	Aug 14, 2025 to Sep 13, 2025	1 of 4

RECEIVED
AUG 1 1 2025
BY:

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance

For 219 SAINT JOHNS GOLF DR, HOME OFC 2, SAINT AUGUSTINE, FL, 32092-1053

Previous balance Paid 7/22/25 CK#8891		$704.42
Payments		$0.00
Past due balance		**$704.42**
Regular monthly charges	Page 3	$697.45
One-time charges	Page 3	$15.00
Taxes, fees and other charges	Page 3	$7.15
New charges due Aug 25, 2025		**$719.60**
Amount due		**$1,424.02**

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

001.320.57200.41000
August 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 20250804 NNNNNNNY 0000487 0004

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

Account number	**8495 74 140 1110956**
Past due balance	**$704.42**
New charges due Aug 25, 2025	$719.60
Total amount due	**$1,424.02**
Amount enclosed	$

Make checks payable to Comcast
Do not send cash

Send payment to
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8495741401110956014240 27

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you

Visit us online
Get help and support at
business.comcast.com/help

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

Useful information

Moving?
We can help ensure it's a smooth transition.
Visit **business.comcast.com/learn/moving** to learn more.

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

Ways to pay

No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**

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

Additional billing information

More ways to pay:

Online
Visit My Account at **business.comcast.com/myaccount**

Comcast Business App
Download the Comcast Business App

In-Store
Visit **business.comcast.com/servicecenter** to find a store near you

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

Directory Listing Management Fee	$8.00
Voice Network Investment	$8.00

One-time charges $15.00

Other charges $15.00

Late Fee	Aug 04	$15.00

Taxes, fees and other charges $7.15

Other charges $7.15

Federal Universal Service Fund	$3.44
Regulatory Cost Recovery	$3.71

What's included?

Internet: Fast, reliable internet on our Gig-speed network

TV: Keep your employees informed and customers entertained

Voice Numbers: (904)599-9094, (904)819-9956, (904)217-8268

Visit business.comcast.com/myaccount for more details

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

Additional information

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

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

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

1-800-4-WATERS (1-800-492-8377)

www.Crystal-Springs.com

Upcoming Delivery Dates

August 2025	September 2025	October 2025
Friday 15	Friday 12	Friday 10
Friday 29	Friday 26	Friday 24

PRIMO WATER™ | Crystal Springs

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

Invoice Date: 08-06-25
Invoice #: 23356477 080625
Purchase Order #:

Date	Transaction #	Details	Qty.	Each	Amount
		Previous Balance			**352.66**
07-29-25		Payment - Thank You			-352.66
		Remaining Balance			0.00
07-18-25	T251996970036	CRYSTAL SPRINGS 5G PURIFIED WATER	23	10.49	241.27
		5.0 GALLON BOTTLE DEPOSIT	23	6.00	138.00
		5.0 GALLON PRIMO PET BOTTLE RETURN	-19	6.00	-114.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
					279.26

Rec'd By:

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.

30356-P-0040

Previous Balance **$352.66** − Payment **$352.66** + Total New Charges **$525.01** = Pay This Amount **$525.01**

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

PRIMO WATER™ | Crystal Springs

200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 980956523356477
Due By: Upon Receipt
Late Fees May Apply After: 08-29-25
Total Amount Due: $525.01

☐ Check here and see reverse for address and phone corrections.

$ _____

SAMPSON CREEK CDD
Julie Tallaksen
5385 N NOB HILL RD
SUNRISE, FL 33351

Mail Remittance With Payment To:
CRYSTAL SPRINGS
PO BOX 660579
DALLAS, TX 75266-0579

020310 100124 0980956523356477 2 0052501 9 0052501 9 3

INVOICE

Fitness Machine Technicians
7251 Salisbury Road Suite 4
Jacksonville, FL 32256
(904) 478-0072

www.fitnessmachinetechnicians.com

Billing Address

Sampson Creek CDD
219 Saint Johns Golf Drive
St. Augustine, FL 32092
(904) 599-9093

Service Address

St Johns Golf and Country Club
219 Saint Johns Golf Drive
St. Augustine, FL 32092
(904) 599-9093

Invoice #	I40413149
Date	August 18, 2025
Proposal	August 13, 2025
Service Date	August 15, 2025
Balance Due	$287.58

Item	Description	Quantity	Unit Price	Amount
Commercial Repair Service	Delivery and Installation	1	155.00	$155.00
Shipping & Handling	Shipping and Handling	1	57.65	$57.65
Strength Cable	Cable	1	46.06	$46.06
Strength Hardware	Adjustment Handle	1	28.87	$28.87

Subtotal	$287.58
Tax	$0.00
Total	$287.58
Amount Paid	$0.00
Balance Due	$287.58

Repairs & Maintenance - Amenity

320 - 57200 - 54502

TERMS

Due upon receipt. Finance charges may accrue.

APPOINTMENT SCHEDULE

Date	Service	Status
Friday, August 15	Commercial Repair Service	Completed

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

July-25

08744-67061	380 St. John's Golf Drive #IRR	$	25.66
16229-99512	219 St. John's Golf Drive #Pool	$	1,366.74
19350-09421	211 St. John's Golf Drive #LITES	$	107.23
46974-44356	9402 Leo Maguire Pkwy #2	$	26.90
55613-33054	2125 County Road 210 W	$	55.10
59216-52565	205 St. John's Golf Drive	$	103.83
61084-35154	944 Leo Maguire Parkway #1	$	27.42
80369-00598	205 St. John's Golf Drive #Swimclub	$	895.28
72556-88074	Leo Maguire Parkway #Streetlights	$	4,219.69
33381-88364	1574 Drury Court #1	$	215.82
Total		**$**	**7,043.67**

*****V#16**

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

Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 08744-67061
Service Address:
380 SAINT JOHNS GOLF DR #IRR
SAINT AUGUSTINE, FL 32092

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

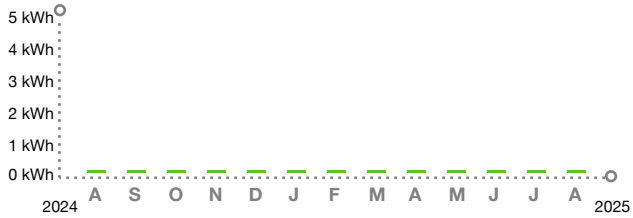
CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	**$25.66**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

Ways to Pay

/ 27 13040874467061266520000000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

08744-67061	$25.66	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

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

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Sep 5, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	0	0	0
Service days	30	32	29
kWh/day	0	0	0
Amount	$25.66	$25.66	$25.66

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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

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Learn more

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Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

Swap to save

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

Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 16229-99512
Service Address:
219 SAINT JOHNS GOLF DR # POOL
SAINT AUGUSTINE, FL 32092

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

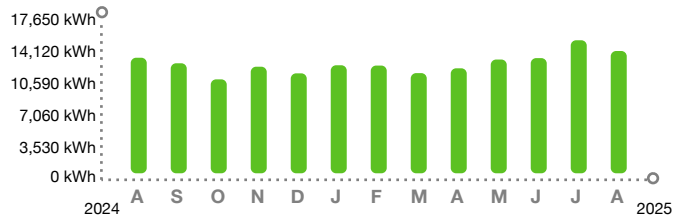
CURRENT BILL

$1,366.74
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

Pay $1,205.72 instead of $1,366.74 by your due date to enroll in FPL Budget Billing®. **FPL.com/BB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,447.73
Payments received	-1,447.73
Balance before new charges	0.00
Total new charges	1,366.74
Total amount you owe	**$1,366.74**

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay $1,205.72 by your due date instead of $1,366.74. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

/ 27 120572 13041622999512647663100000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

16229-99512	$1,366.74	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,447.73
Payment received - Thank you		–1,447.73
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$30.41	
Non-fuel: *($0.033890 per kWh)*	$498.72	
Fuel: *($0.027180 per kWh)*	$399.98	
Demand: *($13.41 per KW)*	$402.30	
Electric service amount	1,331.41	
Gross receipts tax (State tax)	34.17	
Taxes and charges	34.17	
Regulatory fee (State fee)	1.16	
Total new charges		$1,366.74
Total amount you owe		**$1,366.74**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	32151		17435		14716
Demand KW	30.11				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	14716	16008	13905
Service days	30	32	29
kWh/day	490	500	479
Amount	$1,366.74	$1,447.73	$1,260.38

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Learn more

Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

Swap to save

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

Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 19350-09421
Service Address:
211 SAINT JOHNS GOLF DR # LITES
SAINT AUGUSTINE, FL 32092

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

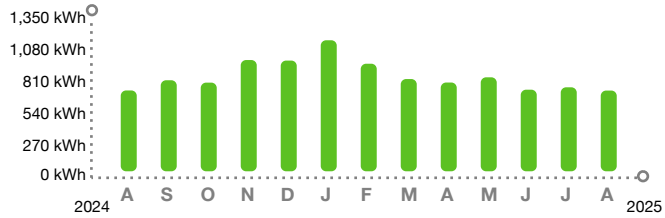
CURRENT BILL

$107.23
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	111.02
Payments received	-111.02
Balance before new charges	0.00
Total new charges	107.23
Total amount you owe	**$107.23**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

/ 27 1304193500942113270100000

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

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

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

19350-09421	$107.23	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		111.02
Payment received - Thank you		–111.02
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$71.40	
Fuel: *($0.027180 per kWh)*	$20.19	
Electric service amount	104.46	
Gross receipts tax (State tax)	2.68	
Taxes and charges	2.68	
Regulatory fee (State fee)	0.09	
Total new charges		$107.23
Total amount you owe		**$107.23**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	59663		58920		743

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	743	773	744
Service days	30	32	29
kWh/day	24	24	25
Amount	$107.23	$111.02	$97.35

KEEP IN MIND

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Learn more

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Swap to save

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

Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 33381-88364
Service Address:
1574 DRURY CT # 1
SAINT AUGUSTINE, FL 32092

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

CURRENT BILL

$215.82
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

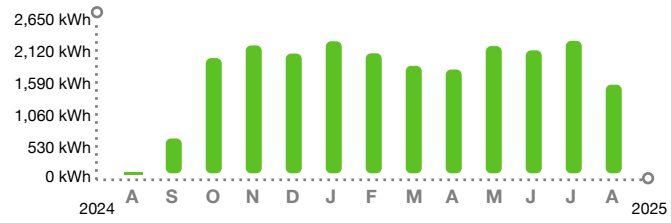
Scan to Pay or visit FPL.com/WaystoPay

BILL SUMMARY

Amount of your last bill	316.04
Payments received	-316.04
Balance before new charges	0.00
Total new charges	215.82
Total amount you owe	**$215.82**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

/ 27 1304333818836402851200000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

33381-88364	$215.82	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		316.04
Payment received - Thank you		–316.04
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$12.87
Non-fuel: *($0.096100 per kWh)*		$153.85
Fuel: *($0.027180 per kWh)*		$43.52
Electric service amount	210.24	
Gross receipts tax (State tax)	5.40	
Taxes and charges	5.40	
Regulatory fee (State fee)	0.18	
Total new charges		$215.82
Total amount you owe		**$215.82**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	83047		81446		1601

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	1601	2393	0
Service days	30	32	29
kWh/day	53	75	0
Amount	$215.82	$316.04	$25.66

KEEP IN MIND

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Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 46974-44356
Service Address:
9402 LEO MAGUIRE PKWY # 2
SAINT AUGUSTINE, FL 32092

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

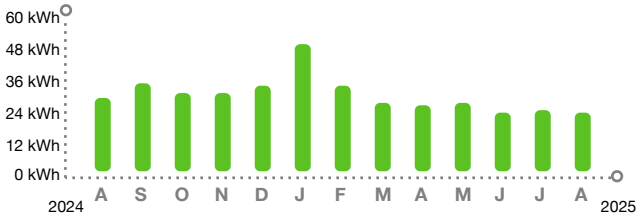
CURRENT BILL

$26.90
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	26.94
Payments received	-26.94
Balance before new charges	0.00
Total new charges	26.90
Total amount you owe	**$26.90**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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Ways to Pay

/ 27 1304469744435630962000000

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46974-44356	$26.90	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		26.94
Payment received - Thank you		–26.94
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$10.38	
Non-fuel: *($0.096100 per kWh)*	$2.31	
Fuel: *($0.027180 per kWh)*	$0.65	
Electric service amount	26.21	
Gross receipts tax (State tax)	0.67	
Taxes and charges	0.67	
Regulatory fee (State fee)	0.02	
Total new charges		$26.90
Total amount you owe		**$26.90**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16744		16720		24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	24	25	30
Service days	30	32	29
kWh/day	1	1	1
Amount	$26.90	$26.94	$26.82

KEEP IN MIND

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Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 55613-33054
Service Address:
2125 COUNTY ROAD 210 W
SAINT AUGUSTINE, FL 32095

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

CURRENT BILL

$55.10
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

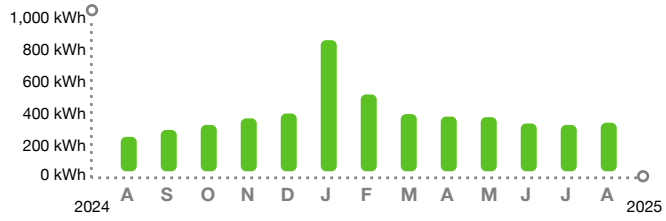
Scan to Pay or visit FPL.com/WaystoPay

BILL SUMMARY

Amount of your last bill	53.20
Payments received	-53.20
Balance before new charges	0.00
Total new charges	55.10
Total amount you owe	**$55.10**

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

/ 27 130455613330548015500000O

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55613-33054	$55.10	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		53.20
Payment received - Thank you		–53.20
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$31.80	
Fuel: *($0.027180 per kWh)*	$9.00	
Electric service amount	53.67	
Gross receipts tax (State tax)	1.38	
Taxes and charges	1.38	
Regulatory fee (State fee)	0.05	
Total new charges		$55.10
Total amount you owe		**$55.10**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	98051		97720		331

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	331	316	235
Service days	30	32	29
kWh/day	11	10	8
Amount	$55.10	$53.20	$39.71

KEEP IN MIND

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Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 59216-52565
Service Address:
205 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092

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

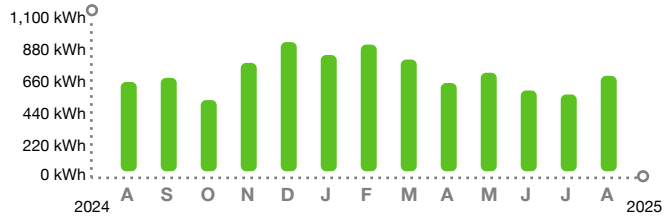
CURRENT BILL

$103.83
TOTAL AMOUNT YOU OWE

Aug 28, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	86.10
Payments received	-86.10
Balance before new charges	0.00
Total new charges	103.83
Total amount you owe	**$103.83**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 29, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

/ 27 13045921652565738301000000

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59216-52565	$103.83	Aug 28, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		86.10
Payment received - Thank you		–86.10
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Non-fuel: *($0.096100 per kWh)*	$68.81	
Fuel: *($0.027180 per kWh)*	$19.46	
Electric service amount	101.14	
Gross receipts tax (State tax)	2.60	
Taxes and charges	2.60	
Regulatory fee (State fee)	0.09	
Total new charges		$103.83
Total amount you owe		**$103.83**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	53022		52306		716

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	716	576	670
Service days	30	32	29
kWh/day	23	18	23
Amount	$103.83	$86.10	$88.98

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Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 61084-35154
Service Address:
944 LEO MAGUIRE PKWY #1
SAINT AUGUSTINE, FL 32092

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

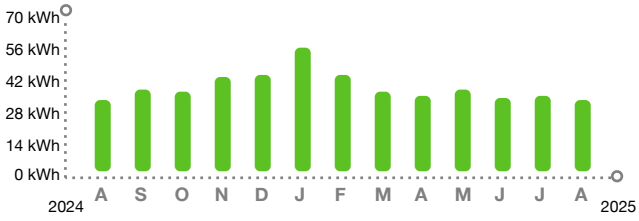
CURRENT BILL

$27.42
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	27.53
Payments received	-27.53
Balance before new charges	0.00
Total new charges	27.42
Total amount you owe	**$27.42**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

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

/ 27 13046108435154124720000000

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61084-35154	$27.42	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		27.53
Payment received - Thank you		–27.53
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$9.65	
Non-fuel: *($0.096100 per kWh)*	$3.27	
Fuel: *($0.027180 per kWh)*	$0.92	
Electric service amount	26.71	
Gross receipts tax (State tax)	0.69	
Taxes and charges	0.69	
Regulatory fee (State fee)	0.02	
Total new charges		$27.42
Total amount you owe		**$27.42**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20324		20290		34

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	34	36	34
Service days	30	32	29
kWh/day	1	1	1
Amount	$27.42	$27.53	$26.98

KEEP IN MIND

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Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 80369-00598
Service Address:
205 SAINT JOHNS GOLF DR # SWIMCLUB
SAINT AUGUSTINE, FL 32092

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

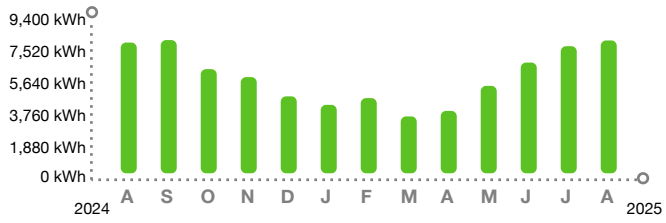
CURRENT BILL

$895.28
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

Pay $676.39 instead of $895.28 by your due date to enroll in FPL Budget Billing®. **FPL.com/BB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	844.69
Payments received	-844.69
Balance before new charges	0.00
Total new charges	895.28
Total amount you owe	**$895.28**

(See page 2 for bill details.)

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27 67639 13048036900598282598000000

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80369-00598	$895.28	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill			844.69
Payment received - Thank you			–844.69
Balance before new charges			$0.00
New Charges			
Rate: GSD-1 GENERAL SERVICE DEMAND			
Base charge:		$30.41	
Non-fuel:	*($0.033890 per kWh)*	$288.51	
Fuel:	*($0.027180 per kWh)*	$231.38	
Demand:	*($13.41 per KW)*	$321.84	
Electric service amount		872.14	
Gross receipts tax (State tax)		22.38	
Taxes and charges		22.38	
Regulatory fee (State fee)		0.76	
Total new charges			$895.28
Total amount you owe			**$895.28**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	32277		23764		8513
Demand KW	24.45				24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	8513	8145	8379
Service days	30	32	29
kWh/day	283	254	288
Amount	$895.28	$844.69	$856.30

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AUG 1 1 2025
BY: .....

Electric Bill Statement
For: Jul 7, 2025 to Aug 6, 2025 (30 days)
Statement Date: Aug 6, 2025
Account Number: 72556-88074
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

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

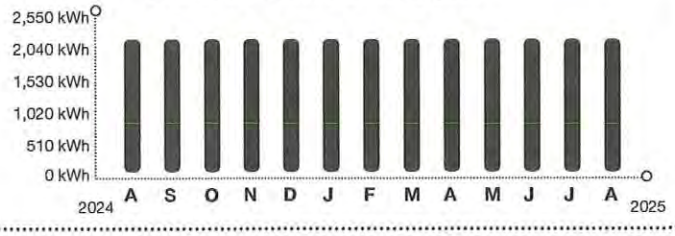
CURRENT BILL

$4,219.69
TOTAL AMOUNT YOU OWE

Aug 27, 2025
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	4,219.69
Payments received	-4,219.69
Balance before new charges	0.00
Total new charges	4,219.69
Total amount you owe	**$4,219.69**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 28, 2025 is considered LATE; a late payment charge of 0.741667% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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0001 0004 049521 10

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72556-88074	$4,219.69	Aug 27, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

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

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	$0.059770 per kWh
Fuel charge:	$0.026470 per kWh

METER SUMMARY

Next bill date Sep 5, 2025.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 6, 2025	Jul 7, 2025	Aug 6, 2024
kWh Used	2302	2302	2302
Service days	30	32	29
kWh/day	77	72	79
Amount	$4,219.69	$4,219.69	$4,148.00

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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FPL.com/SolarTogetherSMB

Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

FPL.com/BusinessLighting

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

For: 07-07-2025 to 08-06-2025 (30 days)
kWh/Day: 77
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

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

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

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

For: 07-07-2025 to 08-06-2025 (30 days)
kWh/Day: 77
Service Address:
LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		71.20
					Non-energy sub total		4,021.13
					Sub total	2,302	4,092.33
					Energy conservation cost recovery		0.90
					Capacity payment recovery charge		0.16
					Environmental cost recovery charge		1.13
					Storm restoration recovery charge		47.70
					Transition rider credit		-4.77
					Storm protection recovery charge		12.85
					Fuel charge		60.93
					Electric service amount		**4,211.23**
					Gross receipts tax (State tax)		4.88
					Regulatory fee (State fee)		3.58
					Total	2,302	4,219.69

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

LocaliQ
Florida
GANNETT

ACCOUNT NAME	ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms	764139	07/31/25

INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007248731	Jul 1- Jul 31, 2025	$656.80

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$656.80**

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: AUGUST 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
7/1/25	Balance Forward	$68.64
7/28/25	PAYMENT - THANK YOU	-$68.64

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/31/25	SAG St Augustine Record	11527839	Sampson Creek August Budget Hearing		1	3.0000 x 12 in	$589.52

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/7/25	11468175	SAG St Augustine Record	MEETING		$67.28

001.310.51300.48000

RECEIVED
AUG 11 2025
BY

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	$656.80
Service Fee 3.99%	$26.21
*Cash/Check/ACH Discount	-$26.21
*Payment Amount by Cash/Check/ACH	$656.80
Payment Amount by Credit Card	$683.01

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Sampson Creek Cdd/Gms	764139	0007248731	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$656.80	$0.00	$0.00	$0.00	$0.00	$0.00	**$656.80**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7608	$683.01
	To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	

0000764139000000000000072487310006568067170

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

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

ACCOUNT NUMBER	DATE	BALANCE
707136	8/19/2025	$250.00

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

00000000014920001000000030122400000002500022

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

Sampson Creek CDD SJGCC **219 St Johns Golf Dr St. Augustine, FL 32092**
Invoice Due Date 9/18/2025 **Invoice 2078359** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/19/2025	Fountain Service Call-Minimum $200		$250.00	$0.00	$250.00

Lake Maintenance
320 - 54100 - 46300

The fountain was clogged with debris which was causing the display to be distorted. The fountain intake screen and nozzle have been cleaned and the fountain is now running properly. Thank you!

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: $250.00 | **This Invoice Total:** $250.00

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

Customer #: 707136
Portal Registration #: AF01BA4E
Customer E-mail(s): staylor@vestapropertyservices.com,jdavidson@vestapropertyservices.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

Contractor Invoice

Maximum Entertainment
77023 Hardwood Ct
Yulee FL 32097
904-422-1285
E-mail:
maximumentertainment1@comcast.net
Tax ID: 27-4473111

Vesta at Sampson Creek

CO: Julie

Phone:

Fax:

Attention: Book Keeper

Date: 7.24.25

Event Supplies 320-57200 · 49400

JOB #	1
CONTRACTOR Name	Maximum Entertainment
DATE COMPLETED	

September 27th 7-9 Music Bingo

INVOICE DETAIL

Item #	Qty.	Work Item Description	Amt	Office Use
	2	Music, DJ, Music Bingo supplies	*250.00*	
		Total Due	$250.00	

Contractor Signature: Date:

Event Signature: Date:

Incomplete invoices will not be accepted. All information must be filled out.

Project Manager Branden Marcinell

Matthews | DCCM
Engineering - Architecture - Planning - Surveying

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

August 12, 2025
Invoice # 193763

Project 0000020835.0000 Sampson Creek CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Agenda Conference Call and Monthly Meeting
- Hole #7 Pipe Repair Construction Coordination
- 2009 Glenfield Crossing Court Research
- Landscape RFP
- Coordination with Bhide & Hall

Please call Mike Silverstein if you have any questions or concerns regarding your project.
For billing inquiries, please contact our Accounting Department.

Professional Services through July 31, 2025

Phase 0001 General Services

	Hours	Rate	Amount	
QA/QC Manager	3.50	150.00	525.00	
Professional Engineer	13.00	135.00	1,755.00	
Professional Engineer	7.00	135.00	945.00	
Designer	31.25	75.00	2,343.75	
Landscape Architect	3.00	140.00	420.00	
Administrative	.50	50.00	25.00	
Total Labor				**6,013.75**

Phase 0003 Construction Services-Closed

	Hours	Rate	Amount	
QA/QC Manager	1.00	150.00	150.00	
Designer	5.75	75.00	431.25	
Total Labor				**581.25**

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls		30.59	
Total Reimbursables		**30.59**	**30.59**
Color 8.5 x 11	128.0 Copies @ 0.50	64.00	
Total Reproductions		**64.00**	**64.00**
	Total Due:		**6,689.59**

001.310.51300.31100

Invoices are due upon receipt.
Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

Project	0000020835.0000	Sampson Creek CDD	Invoice	193763

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	6,595.00	174,951.52	181,546.52
Expense	30.59	4,125.07	4,155.66
Unit	64.00	1,371.85	1,435.85
Totals	**6,689.59**	**180,448.44**	**187,138.03**

Invoices are due upon receipt.

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

Service Slip/Invoice

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

INVOICE:	63299116
DATE:	08/11/2025
ORDER:	63299116

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

Work Location: [704649] 904-599-9093
Sampson Creek Comm Development
219 Saint Johns Golf Dr
Swim Club, Playground, Tennis
Saint Augustine, FL 32092-1053

Work Date	Time	Target Pest	Technician		Time In
08/11/2025	08:18 AM		TCIESIA94G	Tyler Ciesielski	

Purchase Order	Terms	Last Service	Map Code		Time Out
		08/11/2025	SJG	Lic:JE501658	

Service	Description	Price
CPC-QTRLY	Pest Control Service	$125.00

Quarterly Pest Control- Playground & Golf Cart Storage
Please treat the playground, playground amenities and the east facing golf cart storage wall. Lockbox code 1357
Treated playground and golf cart storage as needed.

Do not touch treated areas until dry.

Thank you for choosing Naders Pest Raiders!

SUBTOTAL	$125.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$125.00
AMOUNT DUE	**$125.00**

Landscape
Maintenance
320-54100 -
46202

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

RollKall

Client Information

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

Receipt

Transaction #:	326646
Date:	08/07/2025
Total Amount:	**$231**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate($)	Amount Due(USD)
5383252	1424221		St Johns Golf - Leo		4.00	$55/hr	$220
				Total Officers Pay			**$220**
				Coordination			
				Casey Romein	0.00	$0/hr	$0
				Total Coordination Fees	**0.00**	**$0/hr**	**$0**
				Subtotal			**$220**
				RollKall Fees			**$11**
				Tax			**$0**
						Total	**$231**

RollKall

Client Information

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

Receipt

Transaction #:	327133
Date:	08/11/2025
Total Amount:	**$231**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate($)	Amount Due(USD)
5405755	1427291		St Johns Golf - Leo		4.00	$55/hr	$220
				Total Officers Pay			**$220**
				Coordination			
				Casey Romein	0.00	$0/hr	$0
				Total Coordination Fees	**0.00**	**$0/hr**	**$0**
				Subtotal			**$220**
				RollKall Fees			**$11**
				Tax			**$0**
						Total	**$231**

District Credit Card Receipt Report 2025					
Card Holder:	Sampson Creek CDD		Month:	July 10 2025 - August 9 2025	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Constant Contact	7/9/2025	1.320.57200.41050	$ 99.00	$ 99.00	Email Web Service
Amazon	7/9/2025	1.320.57200.54600	$ 114.85	$ 114.85	Battery Supplies
Amazon	7/9/2025	1.320.57200.54600	$ 60.38	$ 60.38	Maintenance Supplies
Amazon	7/10/2025	1.320.57200.54600	$ 16.98	$ 16.98	Amenity Center Supplies
Amazon	7/12/2025	1.320.57200.54500	$ 167.33	$ 167.33	Repairs & Maintenance
Amazon	7/13/2025	1.320.57200.54600	$ 157.22	$ 157.22	Amenity Center Supplies
Amazon	7/14/2025	1.320.57200.54600	$ 34.80	$ 34.80	Lifeguard Supplies
Amazon	7/15/2025	1.320.57200.51000	$ 3.88	$ 3.88	Office Supplies
Amazon	7/15/2025	1.320.57200.54600	$ 48.51	$ 48.51	Amenity Center Supplies
Amazon	7/16/2025	1.320.57200.51000	$ 9.99	$ 9.99	Office Supplies
Amazon	7/16/2025	1.320.57200.51000	$ 89.99	$ 89.99	Office Supplies
Amazon	7/16/2025	1.320.57200.54500	$ 19.99	$ 19.99	Repairs & Maintenance
Dunkin Donuts	7/17/2025	1.320.57200.49400	$ 23.49	$ 23.49	Event Supplies
Amazon	7/17/2025	1.320.57200.54600	$ 65.98	$ 65.98	Pool Supplies
Nothing Bundt Cake	7/18/2025	1.320.57200.49400	$ 60.00	$ 60.00	Event Supplies
DJ Professor Jeff	7/18/2025	1.320.57200.49400	$ 400.00	$ 400.00	Event Supplies
Amazon	7/20/2025	1.320.57200.54600	$ 33.98	$ 33.98	Pool Supplies
Amazon	7/20/2025	1.320.57200.51000	$ 179.00	$ 179.00	Office Supplies
Cronin Ace Hardwa	7/21/2025	1.320.57200.54600	$ 5.99	$ 5.99	Supplies
Amazon	7/22/2025	1.320.57200.54600	$ 153.99	$ 153.99	Supplies
Amazon	7/23/2025	1.320.57200.54600	$ 8.99	$ 8.99	Supplies
Cool Eddy's	7/24/2025	1.320.57200.49400	$ 250.00	$ 250.00	Event Supplies
Carls Van Rental	7/27/2025	320.54100.46202	$ 100.00	$ 100.00	Landscape Contingency- RFP
Amazon	7/27/2025	1.320.57200.49400	$ 172.38	$ 172.38	Event Supplies
Amazon	7/29/2025	1.320.57200.54600	$ 92.48	$ 92.48	Supplies
Home Depot	7/30/2025	1.320.57200.54500	$ 12.95	$ 12.95	Repairs & Maintenance
Amazon	7/30/2025	1.320.57200.54600	$ 31.79	$ 31.79	Supplies
Amazon	7/30/2025	1.320.57200.54600	$ 31.79	$ 31.79	Supplies
Amazon	7/30/2025	1.320.57200.54600	$ 105.99	$ 105.99	Supplies
Carls Van Rental	7/30/2025	320.54100.46202	$ 285.85	$ 285.85	Landscape Contingency- RFP
Carls Van Rental	7/31/2025	320.54100.46202	$ (100.00)	$ (100.00)	Landscape Contingency- RFP
Shell Oil	7/31/2025	320.54100.46202	$ 25.00	$ 25.00	Landscape Contingency- RFP
Amazon	8/2/2025	1.320.57200.49400	$ 309.52	$ 309.52	Event Supplies
Amazon	8/6/2025	1.320.57200.54500	$ 189.24	$ 189.24	Repairs & Maintenance
Amazon	8/7/2025	1.320.57200.54600	$ 41.98	$ 41.98	Supplies
			$ 3,303.31	$ 3,303.31	

Constant Contact

Print

Billing Activity - Payments

Sampson Creek CDD
Attn: Haley Hadd
5385 N Nob Hill Rd
Sunrise FL 33351
US
P.: 904-599-9093

Today's Date: *08/12/2025*
User Name:

Payments from 07/01/2025 to 08/01/2025

Date	Description	Charge Amount	Credit Amount
07-09-2025 03:50:53 AM	Payment - Credit Card (MasterCard) **********9319		$99.00

Billing questions? Contact Support
Constant Contact - 890 Winter St - Waltham, MA 02451 US

Email Web Service
320-57200-41050

amazon.com

Final Details for Order #111-1963736-4409012

Supplies
320-57200-54600

Order Placed: July 9, 2025
Amazon.com order number: 111-1963736-4409012
Order Total: $114.85

Shipped on July 9, 2025

Items Ordered — **Price**

1 of: *Amazon Basics 48-Pack AA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life* — $12.19
Sold by: Amazon.com
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$12.19
Shipping & Handling:	$0.00
Total before tax:	$12.19
Sales Tax:	$0.00
Total for This Shipment:	**$12.19**

Shipped on July 9, 2025

Items Ordered — **Price**

1 of: *2PC Emergency Exit Only Sign, 14 x 10 Inches - Aluminum - Door Must Remain Closed At All Times* — $14.99
Sold by: Venicor (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$14.99
Shipping & Handling:	$0.00
Total before tax:	$14.99
Sales Tax:	$0.00
Total for This Shipment:	**$14.99**

Shipped on July 9, 2025

Items Ordered — **Price**

1 of: *Amazon Basics AAA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life, 36 Count (Pack of 1)* — $11.80
Sold by: Amazon.com
Condition: New

1 of: *Ontel Battery Daddy Storage & Organizer Case with Tester, Stores & Protects Up to 180 Batteries, Double-Sided, D urable Design with Clear Locking Lid, Secure Latches & Portable Carrying Handle - Red* — $19.99

Sold by: Amazon.com
Condition: New

1 of: *Aluminum Sign Mounting Brackets for 2 3/8" Poles* — $17.70
Sold by: WKGDM SIGNS AND GRAPHICS (seller profile)
Business Price
Condition: New

1 of: *Amazon Basics 8-Pack 9V Alkaline Batteries, 5-Year Shelf Life - for Smoke/CO Detector, Electronics & Audio* — $11.70
Sold by: Amazon (seller profile)
Business Price
Condition: New

1 of: *Amazon Basics 12-Pack D Cell Alkaline All-Purpose Batteries, 1.5 Volt, 5-Year Shelf Life* — $17.49
Sold by: Amazon (seller profile)
Business Price
Condition: New

1 of: *Amazon Basics 12-Pack C Cell Alkaline All-Purpose Batteries, 1.5 Volt, 5-Year Shelf Life* — $8.99
Sold by: Amazon.com
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$87.67
Shipping & Handling:	$0.00
Total before tax:	$87.67
Sales Tax:	$0.00
Total for This Shipment:	**$87.67**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$114.85
Shipping & Handling:	$0.00
Total before tax:	$114.85
Estimated Tax:	$0.00
Grand Total:	**$114.85**

Credit Card transactions
MasterCard ending in 9319: July 9, 2025: $114.85

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #111-8175373-8354660

Supplies

320-57200-54600

Order Placed: July 8, 2025
Amazon.com order number: 111-8175373-8354660
Order Total: $60.38

Shipped on July 9, 2025

Items Ordered	Price
1 of: *United Solutions 19 Gallon Rope Handle Tub, 2-Pack, Heavy-Duty Organization and Easy-Access Storage Tub, Multi-Purpose, Made with Rugged Plastic, Black* Sold by: Amazon (seller profile) Business Price Condition: New	$60.38

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$60.38
Shipping & Handling:	$0.00
Total before tax:	$60.38
Sales Tax:	$0.00
Total for This Shipment:	**$60.38**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$60.38
Shipping & Handling:	$0.00
Total before tax:	$60.38
Estimated Tax:	$0.00
Grand Total:	**$60.38**

Credit Card transactions — MasterCard ending in 9319: July 9, 2025: $60.38

To view the status of your order, return to Order Summary .

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Final Details for Order #111-4649179-1678601

Order Placed: July 10, 2025
Amazon.com order number: 111-4649179-1678601
Order Total: $16.98

Supplies
320-57200-54600

Shipped on July 10, 2025

Items Ordered — **Price**

1 of: *ASURION 3 Year B2B Electronics Protection Plan ($60 - $69.99)* — $9.99
Sold by: Asurion, LLC (seller profile)
Condition: New

1 of: *ASURION 2 Year B2B Sporting Goods Protection Plan ($50 - $59.99)* — $6.99
Sold by: Asurion, LLC (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$16.98
Shipping & Handling:	$0.00
Total before tax:	$16.98
Sales Tax:	$0.00
Total for This Shipment:	**$16.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$16.98
Shipping & Handling:	$0.00
Total before tax:	$16.98
Estimated Tax:	$0.00
Grand Total:	**$16.98**

Credit Card transactions
MasterCard ending in 9319: July 10, 2025: $16.98

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #111-6876324-7850666

Order Placed: July 10, 2025
Amazon.com order number: 111-6876324-7850666
Order Total: $167.33

Repairs & Maintenance
320-57200-54500

Shipped on July 10, 2025

Items Ordered | **Price**

1 of: *TXL 18.44" Large Amotic Digital Wall Clock with Backlight, Battery Operated Alarm Clock with Day, Date & Temperature, Jumbo Display Digital Count Up Down Timer Clock for Hoom,Classroom Room,Office* — $68.98
Sold by: TXL CLOCK TRADING CO.,LTD (seller profile)
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$68.98
Shipping & Handling:	$0.00
Total before tax:	$68.98
Sales Tax:	$0.00
Total for This Shipment:	**$68.98**

Shipped on July 12, 2025

Items Ordered | **Price**

1 of: *Heavy Duty Pedestal Sign Holder for Display, 8.5 x 11 inches Adjustable Floor Standing Sign Holder with Weighted Base , Vertical and Horizontal View Sign Stand for Indoor/Outdoor AdvertisingBlack* — $45.59
Sold by: MUTUAL SIGN (seller profile)
Business Price
Condition: New

1 of: *Press Down Bar Cable Attachment LAT Pull Down Bar Pull Down Machine Attachments V-shaped Bars with Rubber Handgrips & ; Revolving Hanger(28 Inch)* — $52.76
Sold by: qibylift (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$98.35
Shipping & Handling:	$0.00
Total before tax:	$98.35
Sales Tax:	$0.00
Total for This Shipment:	**$98.35**

Payment information

Payment Method: MasterCard | Last digits: 9319 **Billing address** Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Item(s) Subtotal: $167.33 Shipping & Handling: $0.00 --- Total before tax: $167.33 Estimated Tax: $0.00 --- **Grand Total: $167.33**
Credit Card transactions	MasterCard ending in 9319: July 12, 2025: $167.33

To view the status of your order, return to Order Summary .

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Final Details for Order #113-3944827-6203433

Order Placed: July 11, 2025
Amazon.com order number: 113-3944827-6203433
Order Total: $157.22

Supplies
320 - 57200 - 54600

Shipped on July 13, 2025

Items Ordered | **Price**

4 of: *Goalrilla Ultra Heavy Duty All-Weather Nylon Basketball Net* — $14.31
Sold by: Amazon (seller profile)
Business Price
Condition: New

1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA* — $49.99
Sold by: Reli. (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$107.23
Shipping & Handling:	$0.00
Total before tax:	$107.23
Sales Tax:	$0.00
Total for This Shipment:	**$107.23**

Shipped on July 13, 2025

Items Ordered | **Price**

1 of: *Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA* — $49.99
Sold by: Reli. (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$49.99
Shipping & Handling:	$0.00
Total before tax:	$49.99
Sales Tax:	$0.00
Total for This Shipment:	**$49.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd

Item(s) Subtotal:	$157.22
Shipping & Handling:	$0.00
Total before tax:	$157.22

5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Estimated Tax: $0.00 --- **Grand Total: $157.22**
Credit Card transactions	MasterCard ending in 9319: July 13, 2025: $157.22

To view the status of your order, return to Order Summary .

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Final Details for Order #111-6493043-4146650

Order Placed: July 14, 2025
Amazon.com order number: 111-6493043-4146650
Order Total: $34.80

Supplies
320 - 57200 - 54600

Shipped on July 14, 2025

Items Ordered | **Price**

1 of: *Champion Sports Coated High Density Foam Balls, 4", Model: HD4* — $8.35
Sold by: Amazon (seller profile)
Business Price
Condition: New

1 of: *Kymqlyw 12 Pcs Red Foam Stress Ball Squeeze Stress Relief Balls for Kids and Adults Hand Exercise Sensory Relief Toys fo r Autism Anxiety ADHD (red)* — $13.99
Sold by: Kxyun (seller profile)
Condition: New

1 of: *Champion Sports Coated High Density Foam Ball (6-Inch)* — $12.46
Sold by: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$34.80
Shipping & Handling:	$0.00
Total before tax:	$34.80
Sales Tax:	$0.00
Total for This Shipment:	**$34.80**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$34.80
Shipping & Handling:	$0.00
Total before tax:	$34.80
Estimated Tax:	$0.00
Grand Total:	**$34.80**

Credit Card transactions
MasterCard ending in 9319: July 14, 2025: $34.80

To view the status of your order, return to Order Summary .

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Final Details for Order #111-4964512-5545006

Order Placed: July 15, 2025
Amazon.com order number: 111-4964512-5545006
Order Total: $3.88

Office Supplies
320-57200-5100

Shipped on July 15, 2025

Items Ordered — **Price**

2 of: *BIC Brite Liner Highlighters, Chisel Tip, 5-Count Pack of Highlighters Assorted Colors, Ideal Highlighter Set for Organizing and Coloring* — $1.94

part 1 of BIC Brite Liner Highlighters, Chisel Tip, 5-Count Pack of Highlighters Assorted Colors, Ideal Highlighter Set for Organizing and Coloring (Pack of 2)

Sold by: Amazon.com
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$3.88
Shipping & Handling:	$0.00
Total before tax:	$3.88
Sales Tax:	$0.00
Total for This Shipment:	**$3.88**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$3.88
Shipping & Handling:	$0.00
Total before tax:	$3.88
Estimated Tax:	$0.00
Grand Total:	**$3.88**

Credit Card transactions
MasterCard ending in 9319: July 15, 2025: $3.88

To view the status of your order, return to Order Summary .

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Final Details for Order #111-0521592-7136222

Order Placed: July 14, 2025
Amazon.com order number: 111-0521592-7136222
Order Total: $48.51

Supplies
370 - 57200 - 54600

Shipped on July 15, 2025

Items Ordered | **Price**

1 of: *Pacific Blue Basic Recycled Multifold Paper Towels by GP PRO (Georgia-Pacific), White, 24590, 250 Towels Per Pack, 16 Pa* $48.51

cks Per Case (4000 Total), 9.20" x 9.40
Sold by: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$48.51
Shipping & Handling:	$0.00
Total before tax:	$48.51
Sales Tax:	$0.00
Total for This Shipment:	**$48.51**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$48.51
Shipping & Handling:	$0.00
Total before tax:	$48.51
Estimated Tax:	$0.00
Grand Total:	**$48.51**

Credit Card transactions
MasterCard ending in 9319: July 15, 2025: $48.51

To view the status of your order, return to Order Summary .

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Final Details for Order #111-2117372-8818664

Order Placed: July 16, 2025
Amazon.com order number: 111-2117372-8818664
Order Total: $9.99

Office Supplies
320-57200-51000

Shipped on July 16, 2025

Items Ordered

	Price
1 of: *ASURION 2 Year B2B Electronics Protection Plan ($80 - $89.99)* Sold by: Asurion, LLC (seller profile) Condition: New	$9.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Sales Tax:	$0.00
Total for This Shipment:	**$9.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated Tax:	$0.00
Grand Total:	**$9.99**

Credit Card transactions
MasterCard ending in 9319: July 16, 2025: $9.99

To view the status of your order, return to Order Summary .

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Final Details for Order #111-0763271-3026660

Order Placed: July 16, 2025
Amazon.com order number: 111-0763271-3026660
Order Total: $89.99

Office Supplies
320 - 57200 - 51000

Shipped on July 16, 2025

Items Ordered — **Price**

1 of: *Wireless HDMI Transmitter and Receiver,2025 Upgraded LED Display,4K Decode & 1080P Output,Plug and Play Portable 2.4* $89.99

G/5G Wireless HDMI Extender,Compatible with PC/Laptop/Camera/HDTV/Projector/TV Box
Sold by: HZ Technology US (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$89.99
Shipping & Handling:	$0.00
Total before tax:	$89.99
Sales Tax:	$0.00
Total for This Shipment:	**$89.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$89.99
Shipping & Handling:	$0.00
Total before tax:	$89.99
Estimated Tax:	$0.00
Grand Total:	**$89.99**

Credit Card transactions — MasterCard ending in 9319: July 16, 2025: $89.99

To view the status of your order, return to Order Summary .

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Final Details for Order #111-7610058-3755408

Order Placed: July 16, 2025
Amazon.com order number: 111-7610058-3755408
Order Total: $19.99

Repairs & Maintenance
320-57200-54500

Shipped on July 16, 2025

Items Ordered	Price
1 of: *CUKAYO 4pcs Toggle Latch Clamp, 304 Stainless Steel Pull Hasp Latches, Quick Release Hand Tool Toggle Clamp for Smoker L id Jig,Case Trunk,220Lbs Holding Capacity* Sold by: CUKAYO (seller profile) Business Price Condition: New	$19.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$19.99
Shipping & Handling:	$0.00
Total before tax:	$19.99
Sales Tax:	$0.00
Total for This Shipment:	**$19.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$19.99
Shipping & Handling:	$0.00
Total before tax:	$19.99
Estimated Tax:	$0.00
Grand Total:	**$19.99**

Credit Card transactions — MasterCard ending in 9319: July 16, 2025: $19.99

To view the status of your order, return to Order Summary .

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Golden Morn

We`come to Dunkin'
Store #: 350098
2225 County Road 210 W
Jacksonville, FL 32259
(904) 342-2618
19278 Dunktastic!

CHK 9385
7/17/2025 9:32 AM

Eat In

1 Box Hot Orig Cof	23.49
Mastercard	$23.49
**********9319	

Tran Type : Purchase
Entry Mode : INSERTED
Auth Code : 08477C
MASTERCARD
AID: A0000000041010
No Signature Required
I agree to pay the above total amount according to the card issuer
(merchant agreement if credit voucher)

Subtotal	$23.49
Payment	$23.49
Change Due	**$0.00**

---------- Check Closed ----------
7/17/2025 9:32 AM

****
Donut forget to tell us about today's visit! Talk to us at www.DunkinRunsOnYou.com within 3 days and receive a FREE CLASSIC DONUT on your next visit when you purchase a Medium or Larger Beverage
See restrictions on dunkindonuts.com

Survey Code: 38501-50098-0907-1755
****
Additional Discounts Will Not Be Applied to Promotional Offers
****
Thank You. Come Back Again.

Check # 9385

Total Items: 1

Event Supplies

320-57200-49400

amazon.com

Final Details for Order #111-3722529-2881864

Order Placed: July 17, 2025
Amazon.com order number: 111-3722529-2881864
Order Total: $65.98

Supplies
320-57200-54600

Shipped on July 17, 2025

Items Ordered	Price
2 of: *POOLWHALE 17.5" Heavy Duty Ultra Fine Mesh Pool Pollen & Sand Skimmer Rake, Aluminum Frame Deep Nylon Net, Pool Net for Above Ground & In-ground Swimming Pools (No Pole)* Sold by: Poolwhale Direct (seller profile) Condition: New	$32.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$65.98
Shipping & Handling:	$0.00
Total before tax:	$65.98
Sales Tax:	$0.00
Total for This Shipment:	**$65.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$65.98
Shipping & Handling:	$0.00
Total before tax:	$65.98
Estimated Tax:	$0.00
Grand Total:	**$65.98**

Credit Card transactions
MasterCard ending in 9319: July 17, 2025: $65.98

To view the status of your order, return to Order Summary .

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Golden Triangle



Nothing Bundt Cakes
105 Badger Park Dr. Suite 12
St Johns, FL 32259
904-893-4481

Ready To Go

Server: Lilliana E
Check #15

Ordered:	7/17/25 9:23 AM
Signature Assortment	$30.00
Seasonal Assortment	$30.00
Subtotal	$60.00
Total	$60.00
Input Type	C (EMV Chip Read)
MASTERCARD	xxxxxxxx9319
Transaction Type	Sale
Authorization	Approved
Approval Code	05090C
Payment ID	pfPJKW9rpYzb
Application ID	A0000000041010
Application Label	MASTERCARD
Terminal ID	e0208d48118bd7c2
Card Reader	BBPOS

Tell us about your experience and get a
BUY ONE BUNDTLET, GET ONE FREE
coupon for your next in-bakery purchase!
Limited to one use per week in bakery.
Visit https://NbCvisit.smg.com in the next 3 days and enter survey code below.
Coupon will be emailed within 24 hours.

Survey Code
594157000079101

Sign up for our eClub at
https://www.nothingbundtcakes.com/eclub

Receive special offers, bakery news

Event Supplies

320-57200-49400

Outlook

Receipt from Dj Professor Jeff

From Dj Professor Jeff <messenger@messaging.squareup.com>
Date Fri 7/18/2025 3:28 PM
To Stephanie N. Taylor <staylor@vestapropertyservices.com>

Event Supplies
320-57200-494100

Dj Professor Jeff



Let Dj Professor Jeff know how your experience was

$400.00

Dj Jeffy - J. Wubz Dj Services July 4th, 2025 $400.00

Total **$400.00**



Dj Professor Jeff
13216 Pacemaker Dr

amazon.com

Final Details for Order #111-5279925-7210623

Order Placed: July 18, 2025
Amazon.com order number: 111-5279925-7210623
Order Total: $33.98

Supplies
320 - 57200 - 54600

Shipped on July 20, 2025

Items Ordered	Price
1 of: *Poolvio 15 FT Telescopic Pool Pole - Adjustable 3 Piece Aluminum Pool Skimmer Pole for Pool Cleaning Skimmer Nets Vacuum Heads & Brushes, Strong Grip & Lock* Sold by: Poolvio Direct Store (seller profile) Condition: New	$33.98

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$33.98
Shipping & Handling:	$0.00
Total before tax:	$33.98
Sales Tax:	$0.00
Total for This Shipment:	**$33.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$33.98
Shipping & Handling:	$0.00
Total before tax:	$33.98
Estimated Tax:	$0.00
Grand Total:	**$33.98**

To view the status of your order, return to Order Summary .

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business

Amazon Services LLC
410 Terry Ave North
Seattle WA 98109-5210 USA

Receipt number: 8833388670465

Billing date:
July 20, 2025

Billed to:
Sampson Creek CDD
5385 N NOB HILL RD
FL, 33351-4761 SUNRISE
US

Payment method:
MasterCard ending in 9319

Item	Amount
Business Prime membership fee: Essentials	$179.00
Tax:	$0.00
Total:	**$179.00**

Office Supplies

320-57200-51000

[illegible] FOR SHOPPING AT
[illegible] ACE SAINT JOHNS
2445 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

07/21/25 10:19AM ANR [illegible] SALE

5073507 1 EA $5.99 EA N
KEY KWIKSET KW1 AL [illegible] $5.99

SUB-TOTAL:$ 5.99 TAX: $ .00
TOTAL: $ 5.99
BC AMT: $ 5.99

BK CARD#: [illegible]
MID:[illegible]
AUTH: 00420C AMT 5.99
Host Reference #:[illegible]

Authorizing Name : MASTERCARD

Chip Read
CARD TYPE: [illegible] EFFR: XXXX
AID : A0000[illegible]
TVR : 0000[illegible]
IAD : [illegible]
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : [illegible]
ATC [illegible]
AC [illegible]
[illegible]

[illegible] 5.99

Total Items:1

[illegible] #[illegible]
Cust No: *5

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

Name: X
I agree to pay above total [illegible]
according to card issuer agreement
(merchant agreement if credit voucher)

Name: X
Acct: CASH CUSTOMER

Name : VESTA
Addr: X

X
Customer Copy

ACE STORE NUMBER
16059

Office Key

Supplies
320 - 57200 - 54600

amazon.com

Final Details for Order #111-3842599-3548247

Order Placed: July 21, 2025
Amazon.com order number: 111-3842599-3548247
Order Total: $153.99

Supplies
320-57200-54000

Shipped on July 21, 2025

Items Ordered — **Price**

2 of: *Ecolab Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML* — $24.00
Sold by: Plus Products 360 (seller profile)
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$48.00
Shipping & Handling:	$0.00
Total before tax:	$48.00
Sales Tax:	$0.00
Total for This Shipment:	**$48.00**

Shipped on July 22, 2025

Items Ordered — **Price**

1 of: *Antiseptic Heavy Duty Cleaning Wipes, Gym Equipment Wipes (4000/Roll | 4 Rolls/CSE) HealthEwipe Fitness Equipment Wipes* — $105.99
Sold by: PetrA-1 (seller profile)
Business Price
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$105.99
Shipping & Handling:	$0.00
Total before tax:	$105.99
Sales Tax:	$0.00
Total for This Shipment:	**$105.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Item(s) Subtotal:	$153.99
Shipping & Handling:	$0.00
Total before tax:	$153.99
Estimated Tax:	$0.00

United States	**Grand Total: $153.99**
Credit Card transactions	MasterCard ending in 9319: July 22, 2025: $153.99

To view the status of your order, return to Order Summary .

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Final Details for Order #111-1258660-3088260

Order Placed: July 22, 2025
Amazon.com order number: 111-1258660-3088260
Order Total: $8.99

Supplies
320-57200 -54600

Shipped on July 22, 2025

Items Ordered — **Price**

1 of: *6 Pack 2055 Bathroom Toilet Paper Towel Dispenser Key Compatible with Bradley Recessed Surface Dispenser* — $8.99
Sold by: badogrio (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$8.99
Shipping & Handling:	$0.00
Total before tax:	$8.99
Sales Tax:	$0.00
Total for This Shipment:	**$8.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$8.99
Shipping & Handling:	$0.00
Total before tax:	$8.99
Estimated Tax:	$0.00
Grand Total:	**$8.99**

To view the status of your order, return to Order Summary .

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Cool Eddy's - Julington Creek
2750 Race Track Rd Ste 306
Saint Johns, FL 32259-3230 United States
(850) 503-7433

Invoice #000005

Issue date
Jul 18, 2025

August 2nd Italian Ice

Customer
Sampson Creek Golf Club
jtallaksen@vestapropertyservices.com
219 saint johns golf drive
Saint Augustine , Florida 32092

Invoice Details
PDF created July 24, 2025
$250.00

Payment
Due July 18, 2025
$250.00

Items	Quantity	Price	Amount
Manual Item	1	$250.00	$250.00
Subtotal			$250.00

Total Paid $250.00

Payments
Jul 24, 2025 (Mastercard 9319) $250.00

Event Supplies
320 - 57200 - 49400

View online
To view your invoice go to https://squareup.com/u/8JlGfYVk
Or open the camera on your mobile device and place the QR code in the camera's view.

amazon.com

Final Details for Order #111-0206407-6933073

Order Placed: July 25, 2025
Amazon.com order number: 111-0206407-6933073
Order Total: $172.38

Event Supplies
320-57200-49400

Shipped on July 26, 2025

Items Ordered	**Price**
1 of: *Kids Party Favors Fidget Toys Bulk 30 Pack Mini Pop Fidget Keychain Its Birthday Party Favors for Kids 4-8,8-12 Small Classroom Prizes It Back to School Student Gifts for Students Goodie Bag Stuffers* Sold by: PICcircuit (seller profile) Condition: New	$6.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$6.99
Shipping & Handling:	$0.00
Total before tax:	$6.99
Sales Tax:	$0.00
Total for This Shipment:	**$6.99**

Shipped on July 26, 2025

Items Ordered	**Price**
1 of: *30 Set Cute Multicolor Pens in One 4-in-1 Fun Pens Bulk with 30 Gift Cards for Kindergarten Party Welcome Back To School Student Gift Bulk Office School Exchange Gifts* Sold by: winee-us (seller profile) Condition: New	$23.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$23.99
Shipping & Handling:	$0.00
Total before tax:	$23.99
Sales Tax:	$0.00
Total for This Shipment:	**$23.99**

Shipped on July 26, 2025

Items Ordered	**Price**
1 of: *Fainne 36 Pieces Scented Scratch and Sniff Bookmarks for Kids Snack Fruit Scented Bookmarks Funny Classroom Smelly Bookmark for Students Teenager School Office Home, 12 Style , Fainne* Sold by: Guouganty (seller profile) Condition: New	$6.49

1 of: *30Pcs School Bus DIY Crafts Kit Welcome Back to School Picture Frame Craft for Kids Student Classroom Activities Game Ho* *me Kindergarten Preschool Elementary Party Decor Bulletin Board Decorations* Sold by: QyeahUS (seller profile) Business Price Condition: New	$14.99
1 of: *24Pcs Back to School Gift Bags First Day of School Paper Treat Bags with Handle Pencil Crayon Apple Goodie Bag Teacher A* *ppreciation Party Favor for Student Preschool Kindergarten Classroom Decorations* Sold by: Letdesignal (seller profile) Business Price Condition: New	$17.99
1 of: *Welch's Fruit Snacks, Mixed Fruit & Summer Fruits Variety Pack, Great for School Lunches, Bulk Pack, Individual Single Serve Bags, 0.8 oz (Pack of 60)* Sold by: Amazon (seller profile) Business Price Condition: New	$15.99
1 of: *Haooryx Back to School Make a Face Sticker Games - 36Pcs First Day of School Make Your Own Stickers for Kids Art Craft E* *ducation Activities Toys Classroom Rewards Kids Birthday Theme Party Favor Gift* Sold by: Haooryx (seller profile) Business Price Condition: New	$9.49
2 of: *Affrolling 194 Pcs Welcome Back to School Gifts Include Pencils, Erasers, Pencil Sharpeners, Stamps, Stickers, Greeting Cards, Transparent Cups with Lids Class Goody Bag Filler for Boys Girls* Sold by: XiaoxLong (seller profile) Condition: New	$22.99
1 of: *12Pcs Back to School Gift Bags First Day of School Paper Treat Bags with Handle Pencil Crayon Apple Goodie Bag Teacher A* *ppreciation Party Favor for Student Preschool Kindergarten Classroom Decorations* Sold by: Letdesignal (seller profile) Business Price Condition: New	$10.99
1 of: *gisgfim 80Pcs School Bus Cutouts Back to School Decorations Bulletin Board Yellow Bus Paper Cut-Outs Classroom Decor for* *Boy Girl DIY Craft Photo Wall Door Kindergarten Preschool Party Favor Supply* Sold by: gisgfim (seller profile) Condition: New	$9.99
1 of: *B1ykin School Bus Scratch Cards Gift - Back to School Magic Bus Scratch Paper Art Kit for Kids, DIY First Day of School Scratch Off Hanging Card Party Favors for Classroom Activity Art Project* Sold by: B1ykin (seller profile) Business Price Condition: New	$9.49

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:

Item(s) Subtotal:	$141.40
Shipping & Handling:	$0.00
Total before tax:	$141.40
Sales Tax:	$0.00

FREE Prime Delivery

Total for This Shipment: $141.40

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal: $172.38
Shipping & Handling: $0.00

Total before tax: $172.38
Estimated Tax: $0.00

Grand Total: $172.38

Credit Card transactions

MasterCard ending in 9319: July 26, 2025: $172.38

To view the status of your order, return to Order Summary .

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Final Details for Order #111-5386283-7770668

Order Placed: July 29, 2025
Amazon.com order number: 111-5386283-7770668
Order Total: $92.48

Supplies
320- 57200- 54600

Shipped on July 29, 2025

Items Ordered	Price
1 of: *Scott Professional Foam Hand Sanitizer (12977), 1.0 L, Foaming, Clear, No Fragrance Added, Manual Refills (6 Bottles)* Sold by: Shoplet (seller profile) Business Price Condition: New	$92.48

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$92.48
Shipping & Handling:	$0.00
Total before tax:	$92.48
Sales Tax:	$0.00
Total for This Shipment:	**$92.48**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$92.48
Shipping & Handling:	$0.00
Total before tax:	$92.48
Estimated Tax:	$0.00
Grand Total:	**$92.48**

Credit Card transactions — MasterCard ending in 9319: July 29, 2025: $92.48

To view the status of your order, return to Order Summary .

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How doers get more done.

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00002 75354 07/30/25 08:47 AM
SALE CASHIER TINA

045242540334 8-32 BIT <A> 10.97N
MKE SHOCKWAVE 8-32 DRILL TAP
051411262112 CABLE STRAP <A> 1.98N
F385 FLEX/BX 1-HOLE STRAP 3/8" PK10

SUBTOTAL 12.95
TAX + PIF 0.00
TAX EXEMPT
TOTAL $12.95
XXXXXXXXXXXX9319 MASTERCARD
USD$ 12.95
AUTH CODE 06309C/0021176 TA
Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: MARQUE SIGN

1324 07/30/25 08:47 AM



1324 02 75354 07/30/2025 3799

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	i	90	10/28/2025

Repairs & maintenance
320 - 51200 - 54500

amazon.com

Final Details for Order #111-8800115-6491452

Order Placed: July 29, 2025
Amazon.com order number: 111-8800115-6491452
Seller's order number: 6106527375
Order Total: $31.79

Supplies
320-57200-54600

Shipped on July 29, 2025

Items Ordered	**Price**
1 of: *Staples COASTWIDE Professional 1-Ply Multifold Paper Towels, Tri-Fold Design, 250 Sheets Per Pack, 16-Packs, Natural Bro wn* Sold by: Fast and Precise by Staples (seller profile) Business Price Condition: New	$31.79

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$31.79
Shipping & Handling:	$0.00
Total before tax:	$31.79
Sales Tax:	$0.00
Total for This Shipment:	**$31.79**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$31.79
Shipping & Handling:	$0.00
Total before tax:	$31.79
Estimated Tax:	$0.00
Grand Total:	**$31.79**

Credit Card transactions — MasterCard ending in 9319: July 29, 2025: $31.79

To view the status of your order, return to Order Summary .

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Final Details for Order #111-6562497-0725815

Order Placed: July 29, 2025
Amazon.com order number: 111-6562497-0725815
Seller's order number: 6106525522
Order Total: $31.79

Supplies
320-57200-54600

Shipped on July 29, 2025

Items Ordered	**Price**
1 of: *Staples COASTWIDE Professional 1-Ply Multifold Paper Towels, Tri-Fold Design, 250 Sheets Per Pack, 16-Packs, Natural Bro wn* Sold by: Fast and Precise by Staples (seller profile) Business Price Condition: New	$31.79

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal:	$31.79
Shipping & Handling:	$0.00
Total before tax:	$31.79
Sales Tax:	$0.00
Total for This Shipment:	**$31.79**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$31.79
Shipping & Handling:	$0.00
Total before tax:	$31.79
Estimated Tax:	$0.00
Grand Total:	**$31.79**

Credit Card transactions — MasterCard ending in 9319: July 29, 2025: $31.79

To view the status of your order, return to Order Summary .

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Final Details for Order #111-6881822-3906637

Order Placed: July 29, 2025
Amazon.com order number: 111-6881822-3906637
Order Total: $105.99

Supplies
320-57200-54600

Shipped on July 30, 2025

Items Ordered	Price
1 of: *Antiseptic Heavy Duty Cleaning Wipes, Gym Equipment Wipes (4000/Roll | 4 Rolls/CSE) HealthEwipe Fitness Equipment Wipes* Sold by: PetrA-1 (seller profile) Business Price Condition: New	$105.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$105.99
Shipping & Handling:	$0.00
Total before tax:	$105.99
Sales Tax:	$0.00
Total for This Shipment:	**$105.99**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$105.99
Shipping & Handling:	$0.00
Total before tax:	$105.99
Estimated Tax:	$0.00
Grand Total:	**$105.99**

Credit Card transactions — MasterCard ending in 9319: July 30, 2025: $105.99

To view the status of your order, return to Order Summary .

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Landscape - Contingency
320-54100-46202

Carls
RENT-A-VAN

JACKSONVILLE
5552 BEACH BLVD
JACKSONVILLE FL 32207
PH# (904) 727-3848
Roadside Assistance: 1-888-628-5095
Roadside contract# RBQH06

RA#: **JAX-12155**
REPAIR ORDER:
CLAIM:
PURCHASE ORDER:

RENTER
STEPHANIE TAYLOR SAMPSON CREEK
5385 NORTH NOB HILL RD
FORT LAUDERDALE FL 33351
PH#:
DL#: T460794945490 FL
DOB: 02/09/1994
STATEFARM INSURANCE
J78 1272-F19-59
12/19/2025
NO DRIVERS UNDER 21 YEARS OF AGE AND NO UNAUTHORIZED DRIVERS
****ADDITIONAL AUTHORIZED DRIVER(S)****
NONE

NONE

9045599093

UNIT DETAILS
UNIT#: 1381
MODEL: EXP
LIC#: RBQH06
VIN#: 1GAZGPF72M1231894
MILES IN:
MILES OUT: 42198
TOTAL MILES:
TOTAL MILES ALLOWED: 200
FUEL OUT: 1/4
FUEL IN:
LOCATION OUT: JAX
LOCATION IN: JAX

DATE/TIME DUE IN: 07/31/2025 03:30 PM
DATE/TIME EXT:
DATE/TIME EXT:
DATE/TIME IN:
DATE/TIME OUT: 07/31/2025 08:30 AM
DEPOSITS: 385.85
MILES FREE: 200/DAY 0/WEEK

****CHARGE SUMMARY****

0 Miles	@	0.25	**0.00**
0 Hours	@	63.25	**0.00**
1 Day(s)	@	252.99	**252.99**
0 Day(s)	@	252.99	**0.00**
0 Week(s)	@	0.00	**0.00**
0 Month	@	0.00	**0.00**
EST TOTAL TIME & MILEAGE:			**252.99**
Discount			
FUEL CHARGE		6.50/Gal.	**0.00**
		0.00 %	**0.00**
SALES TAX		7.50 %	**19.40**
AIRPORT		0.00 %	**0.00**
SERVICE FEE		3.00 %	**7.76**
SURCHARGE		$ 2.00	**0.00**
OTHER CHARGES			
1 LIC		2.52	**2.52**
1 24HR		1.19	**1.19**
1 TBF		1.99	**1.99**

OPTIONAL SERVICES

C.D.W.	DECLINED
S.L.I.	DECLINED
P.A.C.	DECLINED
LIC - 2.52 Daily	ACCEPTED
24HR - 1.19 Daily	ACCEPTED
TBF - 1.99 Daily	ACCEPTED

DIRECT BILL:
CREDIT CARD TYPE: MC
XXXX-XXXX-XXXX-9319
AUTH#:23dc06
AUTH AMT: 285.85
EXP: XXXX
RENTAL AGREEMENT:
CHECKED OUT BY: LUIS

AUTHORIZED TO DRIVE IN

Vehicles must be returned reasonably clean or a clean up fee of a minimum of $100 will be charged.

BY MY INITIALS I ACCEPT OR DECLINE OPTIONAL SERVICES AS SHOWN ABOVE.

_____

TOTAL ESTIMATED CHARGES:	**285.85**
RENTER PAYMENTS:	**385.85**
NET DUE FROM RENTER:	**-100.00**

NOTICE: THE VALID AND COLLECTIBLE LIABILITY INSURANCE AND PERSONAL INJURY PROTECTION INSURANCE OF ANY AUTHORIZED RENTAL OR LEASING DRIVER IS PRIMARY FOR THE LIMITS OF LIABILITY IN PERSONAL INJURY PROTECTION COVERAGE REQUIRED BY S.S.324.02(07) AND 627.736 FLORIDA STATUTES.

ACCORDINGLY, YOU ARE HEREBY NOTIFIED THAT LESSOR IS ELECTING, IN ACCORDANCE WITH THE AFORESAID STATUTE, TO MAKE YOUR PERSONAL AUTOMOBILE INSURANCE CARRIER PRIMARILY RESPONSIBLE FOR ANY AND ALL CLAIMS ARISING OUT OF YOUR USE AND OPERATIONS OF THIS RENTAL VEHICLE.

Your vehicle is equipped with the ability to pay for tolls electronically. Tolls you incur will be billed as a separate item on your rental contract. This charge will come after the contract is closed, as the toll charges come in from the toll authority. You authorize Carls van rentals to charge your credit card the daily fee of $4.95 a day and no more than $24.95 for the month as a convenience fee plus the cost of any tolls while in possession of this rental vehicle. Even if you only go through a toll one time, you will still be charged the convenience fee for every day of the rental.

NO REFUNDS FOR EARLY TERMINATION. ABSOLUTELY NO REFUNDS FOR EXCESS FUEL. NO EXCEPTIONS. ALL VEHICLES ARE NON-SMOKING. SMOKING IN VEHICLE WILL INCUR AN ADDITIONAL FEE OF $250.

By affixing my signature below, I authorize the unconditional release of the credit card provided to Carl's Van Rentals for any and all charges arising from the Agreement. I agree to all terms and conditions of the Agreement and fully waive my rights to dispute any and all credit card charges arising from the Agreement. The charges shown are not final and are subject to recalculation upon return of the rental vehicle. Additional charges may include, but are not limited to: deposits for damage to the rental vehicle, damage to the rental vehicle, smoking in the rental vehicle, fines during the time of possession of the rental vehicle, excess mileage, and late charges. Renter will pay any undercharges and will receive any refunds due for overcharges the Lessor discovers upon review of the Agreement with the exception of early returns for which no refunds will be granted.

Primary Renter Signature _____ Date

Additional Renters 1. _____ Date

IMPORTANT

- In case of an accident, you MUST call the police to the scene immediately and notify CARL'S RENT-A-VAN immediately.
- Vehicles must be returned at place and on date at time specified in the Agreement. Renters failing to do so will automatically incur overtime charges. Rates are based on a 24 hour day.
- Any vehicle alterations, mechanical or otherwise, must have express approval by Lessor.
- Lessor shall not be obligated to make any refund for early termination of this agreement.
- All fines, traffic violations, parking tickets or toll violations are the responsibility of the renter.
- Renter is fully liable for glass and tire damage or punctures.
- Failure to return the rented vehicle may be grand theft-auto which is a felony punishable by up to five years in a state prison.
- Any renter or Driver charged with any criminal offense including, but not limited to, driving under the influence of an alcoholic beverage or controlled substance, while having rental Company's motor vehicle in their possession or who fails to furnish Lessor a police report from the scene of any accident or theft, or otherwise fails to comply with this Agreement will not be covered by rental Company's insurance or CDW. Such person will be liable to Lessor and all third parties for all claims and damage.
- All Drivers of the Rental Vehicle must be 21 years of age and named on this Agreement.
- Driver(s) not covered for personal injury under Lessor's liability policy. No uninsured motorist coverage is provided by Lessor and Renter hereby waivers such coverage.
- Renter is fully liable for any burns to vehicle interior.
- Vehicle must be returned with same amount of fuel as when rented or a fee of up to $10.00 per gallon will be charged.
- By my signature on this rental agreement, I acknowledge and understand that the vehicle that I have rented is equipped for a specific number of passengers with a seat belt restraint for each passenger. I understand that if the capacity is exceeded in any way that I release Carl's Van Rentals and CJB Enterprises, Inc. from all financial liability and responsibility from any incident resulting from overloading of the rental vehicle.
- A grace period of 30 minutes from the return time reflected on the contract will be given. Additional charges for over-time will be incurred.
- In the event that damage is incurred on Lessor's vehicle, a minimum of a $500 deposit will be taken on the Lessee's payment form on file. If the Lessee has elected to take the Collision Damage Waiver, only the amount of the deductible will be required.
- Airport Fee, Privilege Fee Recovery and Permit Fee are defined as fees collected from the customer for the purpose of offsetting the cost of doing business at respective location's airport. Carl's Van Rental's will collect the fee from any customer arriving at the airport and picking up a vehicle within 48 hours of touchdown. Proof of flight required for Unlimited Miles.

57541620001
Daily's/Dash 1082 - Vantage
2250 COUNTY ROAD 210 W
JACKSONVILLE FL 32259

Landscape - Contingency
320-54100-46202

Fuel Sale
Pump# 5 87-Reg
8.565 Gallons @ $2.919/Gal $25.00

Sub. Total:	$25.00
Tax:	$0.00
Total:	$25.00
Discount Total:	$0.00
Credit:	$25.00
Change	$0.00

MASTERCARD
USD$25.00
XXXX XXXX XXXX 9319
Chip Read
APPROVED
AUTH # 467468
INV # 532531
Mode: Card
AID: A0000000041010
TVR: 0000008000
IAD: 1910A0400322000
000000000000000
0000FF
TSI: E800
ARC: Y3

Thank You!
www.Dailys.com

ST#SHELREGISTER100TRAN SEQ NO:823145
CSH ICR 7/31/2025 12:55:04 P

amazon.com

Final Details for Order #111-4470602-0875469

Order Placed: July 31, 2025
Amazon.com order number: 111-4470602-0875469
Order Total: $309.52

Event Supplies
320-57200 - 49400

Shipped on July 31, 2025

Items Ordered	Price
4 of: *Dvbonike 24Pcs Back to School Coloring Books - First Day of School DIY Color-in Pages Pencil Schoolbag Cute Patterns Dra wing Booklet Classroom Reward Art Activity Gifts Party Favors Supplies for Kids* Sold by: Dvbonike (seller profile) Business Price Condition: New	$13.29
3 of: *Xqumoi 30 Pack Back to School Sticky Notes - Blackboard Apple Book Globe Bus Shaped Self-Adhesive Writing Memo for Kids Teens Welcome Back Gift School Classroom Office Home Reminder Notepad Supplies* Sold by: Xqumoi (seller profile) Condition: New	$11.99
3 of: *36PCS Back to School Gifts Pencil Bags: Students Teachers Party Favors in Bulk, Plastic Candy Snack Goodie Treat Bag wit h Card, Teacher Appreciation Week, First Day of Classroom Welcome Decorations* Sold by: Youngher (seller profile) Condition: New	$12.99
1 of: *Corbekel 100 PCS Back to School Gift Bags with Handles, 9.84 x 7.1 IN School Goodie Bag for Students, Welcome to School Party Favor Bags for First Day of School Party Supplies* Sold by: Corbekel (seller profile) Condition: New	$14.99
1 of: *Amazon Basics 4-Pack 23A Alkaline Battery, 12 Volt, Long-Lasting Power* Sold by: Amazon (seller profile) Business Price Condition: New	$5.59
1 of: *Fainne 200 Pcs Scented Pencils Smelly Wood HB Pencils bulk with Colorful Eraser and Case Fun Fruit Elements Back to Scho ol Supplies for School Office Classroom Teachers Party Reward Supplies* Sold by: Guouganty (seller profile) Condition: New	$28.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$177.67
Shipping & Handling:	$0.00
Promotion applied:	-$4.25
Total before tax:	$173.42
Sales Tax:	$0.00
Total for This Shipment:	**$173.42**

Shipped on July 31, 2025

Items Ordered	Price
2 of: *Haooryx School Bag Puzzle Erasers - 60Pcs Back to School Novelty Mini 3d Puzzle Pencil Eraser Pack Bulk Desk Pet Toys Gi fts Kids Party Favors Classroom Game Rewards Prizes Treasure Box School Supplies* Sold by: Haooryx (seller profile) Business Price Condition: New	$12.22
2 of: *Whaline 50Pcs Back To School Party Favor Bags Colorful Pencil Flag Decorative Plastic Treat Bags with Handles Goodie Can dy Bags for First Day of School Party Gift Wrapping Supplies* Sold by: Whale Online US (seller profile) Business Price Condition: New	$9.98
2 of: *70 Pack Animal Erasers for Kids Bulk Desk Pets Classroom Prizes Treasure Box Toys for Classroom Supplies, 3D Puzzle Mini Erasers Pencil Eraser Back to School Supplies for Kids Party Favors (Random)* Sold by: yonson (seller profile) Condition: New	$13.98

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$72.36
Shipping & Handling:	$0.00
Promotion applied:	-$1.22
Total before tax:	$71.14
Sales Tax:	$0.00
Total for This Shipment:	**$71.14**

Shipped on August 1, 2025

Items Ordered	Price
2 of: *3sscha 72Pcs Back to School Color Your Own Bookmarks for Kids - DIY Coloring Blank Bookmark Including Schoolbag Alarm Cl ock Books Ruler Painting Paper Class Party Supplies Goodie Bag Fillers* Sold by: 3sscha (seller profile) Condition: New	$10.99

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$21.98
Shipping & Handling:	$0.00
Total before tax:	$21.98
Sales Tax:	$0.00
Total for This Shipment:	**$21.98**

Shipped on August 1, 2025

Items Ordered	Price
1 of: *feela 90 Pack Mini Composition Notebook Bulk, Cute Pocket Composition Note Pad, Small Journal Notebooks for Students Col lege School Supplies, 4.5" X 3.25", Narrow Ruled, 5 Marble Covers* Sold by: Feela (seller profile) Business Price Condition: New	$42.98

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$42.98
Shipping & Handling:	$0.00
Total before tax:	$42.98
Sales Tax:	$0.00
Total for This Shipment:	**$42.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$314.99
Shipping & Handling:	$0.00
Promotion applied:	-$5.47
Total before tax:	$309.52
Estimated Tax:	$0.00
Grand Total:	**$309.52**

Credit Card transactions — MasterCard ending in 9319: August 1, 2025: $309.52

To view the status of your order, return to Order Summary .

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Final Details for Order #111-5525975-0381834

Order Placed: August 5, 2025
Amazon.com order number: 111-5525975-0381834
Order Total: $189.24

Repairs & Maintenance
320-57200-5450

Shipped on August 5, 2025

Items Ordered — **Price**

4 of: *NSI TORK A502HW Spring-Wound In-Wall Twist Timer, 2-Hour Length and White Faceplate, 12 AWG / 125-277V, for Automatic Sh utoff of Fans and Lights, White* — $47.31
Sold by: Amazon.com
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$189.24
Shipping & Handling:	$0.00
Total before tax:	$189.24
Sales Tax:	$0.00
Total for This Shipment:	**$189.24**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$189.24
Shipping & Handling:	$0.00
Total before tax:	$189.24
Estimated Tax:	$0.00
Grand Total:	**$189.24**

To view the status of your order, return to Order Summary .

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amazon.com

Final Details for Order #111-1102784-5402616

Order Placed: August 7, 2025
Amazon.com order number: 111-1102784-5402616
Order Total: $41.98

Supplies
320-57200-54600

Shipped on August 7, 2025

Items Ordered — **Price**

2 of: *Ecolab Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML* — $20.99
Sold by: Plus Products 360 (seller profile)
Condition: New

Shipping Address:
Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$41.98
Shipping & Handling:	$0.00
Total before tax:	$41.98
Sales Tax:	$0.00
Total for This Shipment:	**$41.98**

Payment information

Payment Method:
MasterCard | Last digits: 9319

Billing address
Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Item(s) Subtotal:	$41.98
Shipping & Handling:	$0.00
Total before tax:	$41.98
Estimated Tax:	$0.00
Grand Total:	**$41.98**

Credit Card transactions
MasterCard ending in 9319: August 7, 2025: $41.98

To view the status of your order, return to Order Summary .

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

SAMPSON CREEK CDD
GMS
475 WEST TOWN PLACE, STE 114
ST. AUGUSTINE, FL 32092

Invoice No.	*373089*
Date	*08/15/2025*
Client No.	*19317*

Services rendered in connection with the audit of the Basic Financial Statements as of and for the year ended September 30, 2024.

Total Invoice Amount $ 3,850.00

001.310.51300.32200
August 2025



You can pay online at: https://treasurecoastcpas.com or

Scan to Pay
Berger, Toombs, Elam, Gaines, Frank, McGuire & Gonano CPAs PL
Invoice Payment

POWERED BY CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

26351

Invoice Date

9/4/2025

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

Job Location
St. John's Golf/ Sampson Creek Various Address St. Augustine, FL 32092

P.O. Number	Terms	Due Date
	Net 30	10/4/2025

Serviced	Description	Quantity	Price Each	Amount
9/2/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	8	45.00	360.00
	219 Saint Johns Golf Dr 2" Wilkins 975XL2 Serial# ACA00749 - FAILED 2" Wilkins 975XL2 Serial# 4820444 - PASSED 3/4" Wilkins 975XLD Serial# 4590061 - PASSED 4" Wilkins 375DA Serial# M11613 - PASSED			
	784 Eagle Point Dr 1" Wilkins 375 Serial# B34125 - PASSED			
	884 Eagle Point 1" Wilkins 975XL2 Serial# ABB24110 - PASSED			
	885 Eagle Point 1" Wilkins 975XL2 Serial# ABB24084 - PASSED			
	380 Saint Johns Golf Dr 1" Wilkins 975XL2 Serial# ABB24101 - PASSED			
	Proposal will follow for repairs needed to be in compliance with water utility provider.		0.00	0.00
	Repairs & Maintenance 320-57200 - 54500			

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

Total	$360.00
Payments/Credits	$0.00
Balance Due	$360.00

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

26353

Invoice Date

9/4/2025

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

Job Location
St. John's Golf/ Sampson Creek Various Address St. Augustine, FL 32092

P.O. Number	Terms	Due Date
	Net 30	10/4/2025

Serviced	Description	Quantity	Price Each	Amount
9/2/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	2	45.00	90.00
	1054 Eagle Point Dr 1" Wilkins 975XL2 Serial# 487506 - PASSED			
	1401 Crested Heron Ct 1-1/2" Wilkins 975XL2 Serial# ACG2075 - FAILED Proposal will follow for repairs needed to be in compliance with water utility provider.		0.00	0.00
	Repairs & Maintenance 320-57200-54500			

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

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

BrightView
Landscape Services

INVOICE

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

Customer #: 14846146
Invoice #: 9471167
Invoice Date: 8/21/2025
Sales Order: 8733353
Cust PO #:

Project Name: Sampson Creek - Line of sight issues Stonehedge
Project Description: Remove specified bush to open line of sight

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	Demo and prep area, price includes hauling and disposing.	1.000	LS	481.00	481.00
	Irrigation tech to retro fit irrigation accordingly	1.000	LS	287.17	287.17
	Deliver and install 1 pallet St. Augustine sod where plants	450.000	SF	1.37	616.91
				Total Invoice Amount	**1,385.08**
				Taxable Amount	
				Tax Amount	
				Balance Due	**1,385.08**

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 14846146
Invoice #: 9471167
Invoice Date: 8/21/2025

Amount Due: $ 1,385.08

Thank you for allowing us to serve you

Landscape Maintenance Cont.
320-54100-46202

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

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

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

BrightView
Landscape Services

INVOICE

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

Customer #: 14846146
Invoice #: 9473644
Invoice Date: 9/1/2025
Cust PO #:

Job Number	Description	Amount
346100574	Sampson Creek CDD Exterior Maintenance For September	13,866.49
	Landscape Maintenance 320-54100-46200	
	Total invoice amount	**13,866.49**
	Tax amount	
	Balance due	**13,866.49**

Terms: Net 15 Days

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

Please detach stub and remit with your payment

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

Payment Stub

Customer Account#: 14846146
Invoice #: 9473644
Invoice Date: 9/1/2025

Amount Due: $13,866.49

Thank you for allowing us to serve you

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

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

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

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice

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

Invoice # 9336072106
Invoice Date 08/31/2025
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 0060324959
Payer # 10552255

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

Material #	Description	Quantity		Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	2	EA	$154.00	$308.00	
				Invoice Sub-total	**$308.00**	
				Tax	**$0.00**	
				Invoice Total	**$308.00**	

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

Note

Supplies
320-57200-54600

JEA

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

Phone: (904) 665-6000 Online: jea.com

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 08/15/25 Cycle: 15	**Amount Due** **$135.77** Please pay by 09/08/25 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Irrigation	$	135.77
Total New Charges	$	**135.77**

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

Previous Balance	$	304.37
Payment(s) Received		-304.37
Balance Before New Charges		0.00
New Charges	$	135.77
A late payment charge will be assessed for unpaid balance.	$	**135.77**



Irrigation $135.77

001.320.54100.43100



MESSAGES

Please pay $135.77 by 09/08/25 to avoid 1.5% late payment charge and service disconnections.

Remember to follow your watering days. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.

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

Additional information on reverse side. →

JEA

SCAN TO PAY ONLINE

☐ 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.

Acct #: 1487324200 Bill Date: 08/15/25

Please pay by 09/08/25 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
$135.77	

019543 000000098

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

2

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

02821487324200000000000004000013577010100000001500017

BPXTR01_08152025.DAT-39085-000000098

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill



Stay Storm-Ready

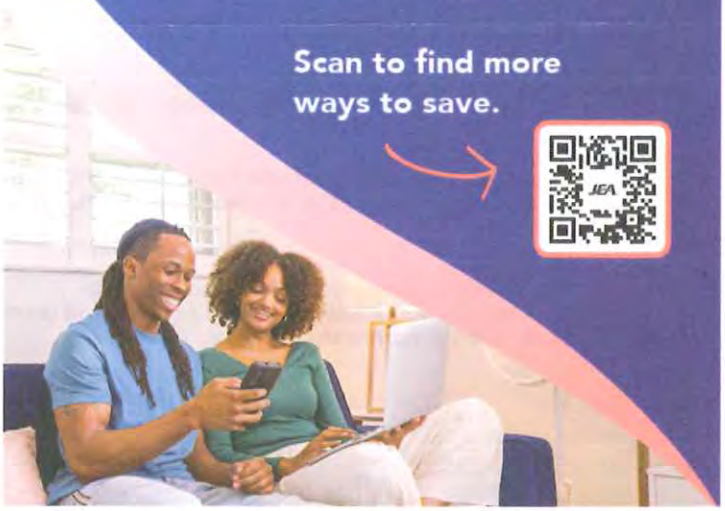
It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.

Scan to explore our Storm Center.

Solutions to Help You Save

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.

Scan to find more ways to save.



STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 1487324200 **Tel:**

Address:

City: **State:** **Zip Code:**

E-mail:

JEA

SAMPSON CREEK COMMUNITY

Account #: 1487324200 Bill Date: 08/15/25 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: 07/15/25 - 08/12/25 Reading Date: 08/12/25
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	28	233	Regular	3/4	14000 GAL

Basic Monthly Charge	$	17.67
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		32.82
Total Current Irrigation Charges	**$**	**74.92**

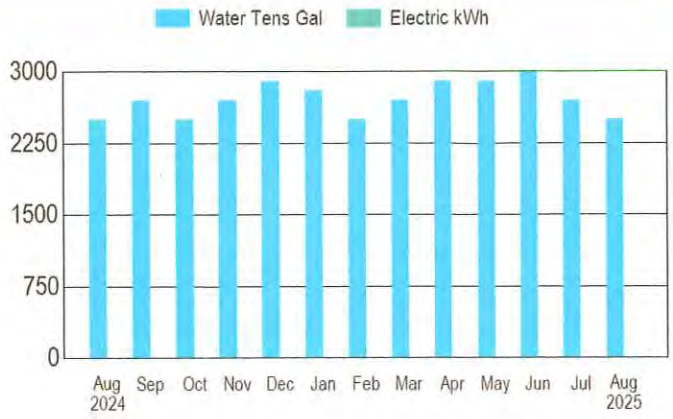
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 784 EAGLE POINT DR APT IR01
Service Period: 07/15/25 - 08/12/25 Reading Date: 08/12/25
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	28	2538	Regular	3/4	11000 GAL

Basic Monthly Charge	$	17.67
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		18.75
Total Current Irrigation Charges	**$**	**60.85**

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	25,000	27,000	25,000	893

2

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

Phone: (904) 665-6000 Online: jea.com

SAMPSON CREEK COMMUNITY

Account #: 8274324200 Bill Date: 08/18/25 Cycle: 15	**Amount Due** **$1,334.93** Please pay by 09/09/25 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES

Water	$	597.17
Sewer		121.50
Irrigation		616.26
Total New Charges	**$**	**1,334.93**

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

Previous Balance	$	2,825.09
Payment(s) Received		-2,825.09
Balance Before New Charges		0.00
New Charges	$	1,334.93
A late payment charge will be assessed for unpaid balance.	**$**	**1,334.93**



001.320.54100.43100

MESSAGES

Please pay $1,334.93 by 09/09/25 to avoid 1.5% late payment charge and service disconnections.

Remember to follow your watering days. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

☐ 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.

Acct #: **8274324200** Bill Date: **08/18/25**

Please pay by 09/09/25 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
$1,334.93	

023723 000000168

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

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

2

1202827432420000000000000400013349301010000000150001 9

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill



Stay Storm-Ready

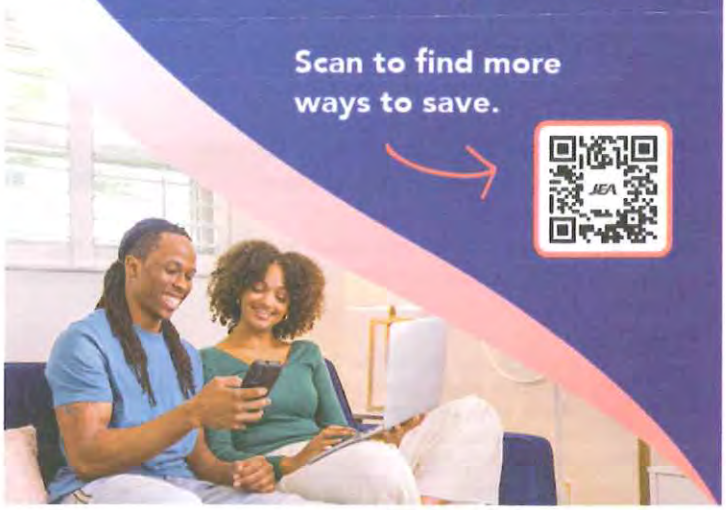
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Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250**. You have 90 days from the statement date to request a JEA review for correction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

ADDRESS CORRECTION

Account # 8274324200 **Tel:** [redacted]

Address: [redacted]

City: [redacted] **State:** [redacted] **Zip Code:** [redacted]

E-mail: [redacted]

JEA

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

Account #: 8274324200
Bill Date: 08/18/25
Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
1054 EAGLE POINT DR	I	$17.67	Irrigation 1 - Commercial	07/15/25 - 08/12/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		17.67			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74457419	28	497	Regular	0 GAL

1148 STONEHEDGE TRAIL LN APT 1	I	$93.16	Irrigation 1 - Commercial	07/15/25 - 08/12/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		26.53			
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43			
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		42.20			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514012958	28	224	Regular	16000 GAL

1401 CRESTED HERON CT	I	$171.61	Irrigation 1 - Commercial	07/19/25 - 08/15/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		48.70			
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43			
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		98.48			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
62253178	27	9444	Regular	28000 GAL

219 SAINT JOHNS GOLF DR	W	$552.85	Swimming Pool - Water	07/19/25 - 08/15/25	Commercial Water Service
Detail Charges:Basic Monthly Charge		75.29			
Water Consumption Charge		477.36			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
94648188	27	3424	Regular	156000 GAL

219 SAINT JOHNS GOLF DR	W	$17.67	Commercial - Water/Sewer	07/16/25 - 08/15/25	Commercial Water Service
Detail Charges:Basic Monthly Charge		17.67			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	30	0	Regular	0 GAL

219 SAINT JOHNS GOLF DR	S	$53.43	Commercial - Water/Sewer	07/16/25 - 08/15/25	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514050548	30	0	Regular	0 GAL



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
219 SAINT JOHNS GOLF DR APT 1	W	$26.85	Commercial - Water/Sewer	07/15/25 - 08/12/25	Commercial Water Service
Detail Charges:Basic Monthly Charge		17.67			
Water Consumption Charge		9.18			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	28	142	Regular	3000 GAL

219 SAINT JOHNS GOLF DR APT 1	S	$68.07	Commercial - Water/Sewer	07/15/25 - 08/12/25	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		53.43			
Sewer Usage Charge		14.64			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86955411	28	142	Regular	3000 GAL



380 SAINT JOHNS GOLF DR	I	$28.14	Irrigation 1 - Commercial	07/15/25 - 08/12/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		17.67			
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		10.47			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514034028	28	29	Regular	3000 GAL

825 HAMPTON CROSSING WAY	I	$29.73	Irrigation 1 - Residential	07/15/25 - 08/12/25	Residential Irrigation Service
Detail Charges:Basic Monthly Charge		17.67			
Tier 1 Consumption (1-7 KGal @ $4.02)		12.06			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83711246	28	390	Regular	3000 GAL

884 EAGLE POINT DR APT 1	I	$37.00	Irrigation 1 - Commercial	07/15/25 - 08/12/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		26.53			
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		10.47			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83715860	28	373	Regular	3000 GAL

885 EAGLE POINT DR	I	$79.61	Irrigation 1 - Commercial	07/15/25 - 08/12/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		17.67			
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43			
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		37.51			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81849996	28	476	Regular	15000 GAL

982 EAGLE POINT DR	I	$159.34	Irrigation 1 - Commercial	07/15/25 - 08/12/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		17.67			
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43			
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		117.24			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82580203	28	1271	Regular	32000 GAL

INVOICE

Invoice Date	Invoice #
8/18/2025	146390

Customer PO #

JSC SYSTEMS
4237 Salisbury Rd Suite 200
Jacksonville, FL 32216
(904) 737-3512

Remit Payments To:
P.O. Box 551629
Jacksonville, FL 32255

Bill To: SC012
Sampson Creek CDD
219 St. Johns Golf Drive
St. Augustine, FL 32092

Site of Service/Delivery:
St Johns Golf & Country Club
219 St. Johns Golf Drive

St. Augustine, FL 32092

JSC Job #	Terms	Date Shipped	Ship Via
X073471	Due Upon Receipt	08/18/2025	

Quantity	Item / Description	Unit Price	Amount
1.00	Quoted CCTV $5350.00	5,350.00	5,350.00
	Repairs & Maintenance		
	320-57200-54500		

Sub-Total	5,350.00
Tax	0.00
Total Invoice Amount	5,350.00

Conditions of Sale
JSC Systems, Inc. (JSC) shall have the title to and the right to possession of the equipment until the receipt of total payment.
All accounts are payable in Duval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

August 25, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3612563
Client Matter No. 17923-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3612563
17923-1

Re: General

For Professional Legal Services Rendered

05/06/25	W. Haber	0.30	58.50	Prepare for and participate in call to discuss agenda for May meeting
05/06/25	W. Haber	0.60	117.00	Review and respond to inquiry regarding public records request; prepare agreement for pipe repair and confer with Laughlin regarding same
05/13/25	W. Haber	0.20	39.00	Review and revise agreement with YMCA and confer with Laughlin regarding same
05/15/25	W. Haber	3.30	643.50	Prepare for and participate in Board meeting
05/16/25	W. Haber	0.20	39.00	Confer with SoftCrete representative regarding settlement
05/16/25	W. Haber	0.20	39.00	Review notice regarding e-bikes and confer with Davidson regarding same
05/17/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts

05/20/25	W. Haber	0.30	58.50	Review release from Softcrete and confer with representative regarding same
05/28/25	W. Haber	0.40	78.00	Review form of equipment lease; confer with Laughlin regarding same
05/29/25	W. Haber	0.40	78.00	Review and revise release with Softcrete; confer with Softcrete representative regarding same
06/01/25	W. Haber	0.30	58.50	Review correspondence from Softcrete regarding release and respond to same
06/02/25	W. Haber	0.80	156.00	Review correspondence and documents regarding trespass and prepare letter regarding same; respond to inquiry regarding release; review agenda for June meeting
06/04/25	W. Haber	1.20	234.00	Participate in call to discuss agenda for June meeting; review and revise lease for fitness equipment; confer with Laughlin and Davidson regarding same
06/13/25	W. Haber	0.60	117.00	Review and revise landscape maintenance RFP package and confer with Laughlin regarding same
06/19/25	W. Haber	2.20	429.00	Prepare for and participate in Board meeting
06/23/25	W. Haber	0.20	39.00	Review waiver for golf cart parade and confer with Davidson regarding same
06/25/25	W. Haber	0.30	58.50	Review correspondence regarding status of repair to hole 7; confer with Laughlin regarding same
TOTAL HOURS		12.00		

TOTAL FOR SERVICES RENDERED		$2,375.00
DISBURSEMENTS		
Meals	6.46	
Travel Expenses	52.95	
TOTAL DISBURSEMENTS		59.41
TOTAL CURRENT AMOUNT DUE		$2,434.41

001.310.51300.31500

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER | EXP. DATE

SIGNATURE | AMOUNT PAID

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

ACCOUNT NUMBER	DATE	BALANCE
707136	9/1/2025	$2,360.00

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

00000000014920001000000030383100000023600079

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

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

Invoice Due Date 10/1/2025 **Invoice 303831B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	Water Management - Zone 1,Water Management - Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		$393.35	$0.00	$393.35
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33
			$393.33	$0.00	$393.33

Please remit payment for this month's invoice.

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
Portal Registration #: AF01BA4E
Customer E-mail(s): staylor@vestapropertyservices.com,jdavidson@vestapropertyservices.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

RollKall

Client Information

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

Receipt

Transaction #:	333107
Date:	09/02/2025
Total Amount:	**$231**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate($)	Amount Due(USD)
5512899	1445532		St Johns Golf - Leo		4.00	$55/hr	$220
				Total Officers Pay			**$220**
				Coordination			
				Casey Romein	0.00	$0/hr	$0
				Total Coordination Fees	**0.00**	**$0/hr**	**$0**
				Subtotal			**$220**
				RollKall Fees			**$11**
				Tax			**$0**
						Total	**$231**

RollKall

Client Information

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

Receipt

Transaction #:	333173
Date:	09/02/2025
Total Amount:	**$231**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate($)	Amount Due(USD)
5523673	1447465		St Johns Golf - Leo		4.00	$55/hr	$220
				Total Officers Pay			**$220**
				Coordination			
				Casey Romein	0.00	$0/hr	$0
				Total Coordination Fees	**0.00**	**$0/hr**	**$0**
				Subtotal			**$220**
				RollKall Fees			**$11**
				Tax			**$0**
						Total	**$231**

BusPlanner Trips

School Invoice

Invoice Date: 8/21/2025

Trip Details

Trip #: 20059
Name: Sampson Creek Community
School: 555 - St. Johns Golf & Country Club - 555 - St. Johns Golf & Country Club
Trip Type: Other
Number of Students: 20 (3 to a seat)
Number of Adults: 1 (2 to a seat)
Start Date: 8/8/2025 4:30 PM
Return Date: 8/8/2025 5:30 PM

V#103

Special Events

320 - 57200 - 49400

Destinations

Pickup	Destination	Pickup Date
555 - St. Johns Golf & Country Club 219 St. Johns Golf Drive St. Augustine, FL 32092	St John's Golf 219 St John's Golf Dr St John's Golf 219 St John's Golf Dr	8/8/2025 4:30 PM
St John's Golf 219 St John's Golf Dr St John's Golf 219 St John's Golf Dr	555 - St. Johns Golf & Country Club 219 St. Johns Golf Drive St. Augustine, FL 32092	8/8/2025 5:30 PM

Cost Summary

Trip: Sampson Creek Community
Billing Date: 08/07/2025
Reference ID:
Total Distance: 0.0000
Notes:
Comments: Load Kindergartens let the children tour the bus go over the rules of the bus.

Description	Quantity	Rate	Total
Driver Cost: RICHARD HAMM (Operator Flat Rate)	2.25	$ 21.34	$ 48.02
Driver Cost: RICHARD HAMM(Operator Overtime Rate)	0.00	$ 32.01	$ 0.00
Vehicle Cost: 2505 (Yellow Bus)	39.00	$ 0.65	$ 25.35
		Total Amount Due:	**$ 73.37**

Date Paid	Paid with Batch #	Total Paid
		$ 0.00
	Total Amount Paid:	**$ 0.00**
	Remaining Due:	**$ 73.37**

Generated: 8/21/2025 3:21:07 PM

Invoice

Invoice # 428177
Date 09/01/2025

Terms Net 30

Due Date 10/01/2025

Memo

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

Bill To

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

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

Total 15,480.75

001.320.54100.34000

Invoice

Invoice # 427986
Date 07/31/2025

Terms Net 30

Due Date 08/30/2025

Memo Lifeguards

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

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	615.63	23.09	14,214.90

Total 14,214.90

001.320.57200.45100
July 2025

Lifeguard Service Hours					
Period	**Budgeted**	**Used**	**PTD +/-**	**YTD +/-**	**Detail**
2/26-3/25	180	192.27	12.27	12.27	Staffed per the March 2025 Calendar.
3/26-4/25	144	142.29	1.71	10.56	Staffed Per the April 2025 Calendar.
4/26-5/25	180	177.83	2.17	8.39	Staffed Per the May 2025 Calendar.
5/26-6/25	564	551.88	12.12	3.73	Staffed Per the June 2025 Calendar.
6/26-7/25	630	615.63	14.37	18.1	Staffed Per the July 2025 Calendar.
7/26-9/02					
FINAL	***1698***	***1679.9***		***18.1***	Year to Date we are 18.1 hours under FY '25 Budget.

Lifeguards	Hours
Alexander, Tyler	0
Arena, Anthony	115.42
Bautista, Emilee	44.5
Fasci, Giada	0
Garner, Carson	77.62
Hart, Eva	36.61
Muller, Kaeden	6.67
Plaien, Noah	88.88
Revels, Addison	29.29
Ringer, Brooke	54.79
Schake, Luke	4.22
Sharpe, Leah	56.46
VanDeusen, Mollie	49.43
Webb, Avery	51.74
Total	615.63

Invoice

Invoice # 428410
Date 08/31/2025

Terms Net 30

Due Date 09/30/2025

Memo Lifeguards

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

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	400.97	23.09	9,258.40

Total 9,258.40

001.320.57200.45100
August 2025

Lifeguard Service Hours					
Period	**Budgeted**	**Used**	**PTD +/-**	**YTD +/-**	**Detail**
2/26-3/25	180	192.27	12.27	12.27	Staffed per the March 2025 Calendar.
3/26-4/25	144	142.29	1.71	10.56	Staffed Per the April 2025 Calendar.
4/26-5/25	180	177.83	2.17	8.39	Staffed Per the May 2025 Calendar.
5/26-6/25	564	551.88	12.12	3.73	Staffed Per the June 2025 Calendar.
6/26-7/25	630	615.63	14.37	18.1	Staffed Per the July 2025 Calendar.
7/26-8/25	408	400.97	7.03	25.13	Staffed Per the August 2025 Calendar.
8/26-9/02					
FINAL	***2106***	***2080.87***		***25.13***	Year to Date we are 25.13 hours under FY '25 Budget.

Lifeguards	Hours
Alexander, Tyler	8.67
Arena, Anthony	74.17
Bautista, Emilee	34.75
Fasci, Giada	0
Garner, Carson	42
Hart, Eva	27.97
Muller, Kaeden	0
Plaien, Noah	77.88
Revels, Addison	0
Ringer, Brooke	22.86
Schake, Luke	0
Sharpe, Leah	19.41
VanDeusen, Mollie	30.41
Webb, Avery	54.58
Williams, Vivian	8.27
Total	400.97