

Sampson Creek
Community Development District

October 16, 2025

AGENDA

Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.stjohnsgcc.org

October 9, 2025

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, October 16, 2025, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment *(regarding agenda items listed below)*
- IV. Amenities Booking Requests
 - A. UPS – Requesting Placement of a Storage Container at 940 Broadhaven
 - B. SJMSAA – Tennis Courts
- V. Ruppert Landscape Update
- VI. 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
 5. Proposals for Access Control Upgrade
 6. Proposal for Plate Weights
- VII. Discussion of Policy Change Regarding E-Bikes, E-Scooters and Motorized Bikes
- VIII. Discussion of Future Amenity Capital Improvements
- A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade
 - C. Playground Enhancement
- IX. Contracts Review
- X. Supervisors' Request
- XI. Public Comments
- XII. Approval of Consent Agenda
- A. Minutes of the September 18, 2025 Meeting
 - B. Financial Statements as of September 30, 2025
 - C. Check Register
- XIII. Next Scheduled Meeting – November 20, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XIV. Adjournment

FOURTH ORDER OF BUSINESS

A.



Hold Harmless and License Agreement

This Hold Harmless and License Agreement ("License") is entered into this day of _____, 2025 between _____ ("Licensor"), address: _____, and United Parcel Service, Inc., an Ohio corporation ("Licensee"), address: 2855 Industry Center Road, St. Augustine, FL.

The parties agree as follows:

1. Premises, Use and Term. Licensor hereby agrees to allow Licensee to place Storage Container located at 940 Broadhaven Dr. for the period beginning on or after __10/25/25__ and ending on or before __1/05/25__ (the "Expiration Date").
2. Hold Harmless and General Liability Insurance. Licensee hereby agrees to indemnify and hold harmless Licensor from and against any liability for personal injury or property damage caused by the Licensee. Licensee shall at all times during the term of this License carry commercial general liability insurance covering Licensee's operations on the Premises, insuring against liability for personal injury, bodily injury, including death and property damage for a minimum of \$1,000,000.00 per occurrence.

Licensor:

Licensee:

United Parcel Service, Inc.

By: _____

Name: _____

Title: _____

By: _____

Name: Steven Smith

Its: UPS St Augustine

B.

Sampson Creek CDD

Amenity Center Request Form

1. Requestor Information

- **Name(s):** April O'Donnell
- **Address:** PO Box 450 SR 13 N #106, PMB 412 St Johns, FL 32259
- **Legal Association Name (if applicable):** SJMSAA

2. Relationship to the Community

- What is your relationship to the Sampson Creek Community?
(e.g., Resident, Organization, etc.) student residence on tennis team

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:

-
-
- Why is this request being made?

5. Request Timeline

- **Start Date:** Dec. 9th 4-6pm tryouts Jan 13
- **End Date:** April 24

Sampson Creek CDD Amenity Center Request Form

- Times Requested: Tuesdays 4-6pm or Wednesday 3-5pm and Thursdays 4-6:30pm
- Any other additional information:
For practice days we would like use of only 2 courts (Tuesday or Wednesday)
on Thursday, Match days, if we can use 3 courts we can get through matches faster.

6. Participation Details

- Total number of participants: Max 24
- Number of participants who are residents with current access to Sampson Creek CDD amenities: 14

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 had access to this facility for the 2025 season.

Submitter's Signature: April O'Donnell

Date: 9/19/2025

SIXTH ORDER OF BUSINESS

D.

1.



Monthly General Manager's Report

Meeting Date: 10-16-2025

Submitted by: Stephanie Taylor & Jason Davidson

RESIDENT/AMENITY REQUESTS/Board Action Required:

We did receive a new Amenity Request Form for the tennis courts. SJMSAA LPA tennis team would like to utilize the tennis courts again this season. They did use the courts for their last season. Tryouts would be on Tuesday, December 9th 4 PM – 6 PM, and the season will be January 13th – April 24th. Practice would be on Tuesdays 4 PM – 6 PM or Wednesdays 3 PM – 5 PM with matches on Thursdays 4 PM – 6:30 PM. They would be using two-three courts during the season for both practices and matches. Please note that they asked for three courts for their matches on Thursdays. Based on our current schedule, two courts would allow for non-scheduled resident play while the use of three courts would utilize all courts as we have clinics on Thursday evenings.

A resident would like to ask the Board to waive the meeting room rental fees (\$50) for Saturday morning, October 4th for using the room for LPA football game footage review. This is for the Junior Varsity team who we do not have a current amenity request with.

ACCESS CONTROL SYSTEM UPDATE/Board Action Required:

Attached are two proposals for the access system software/hardware update. I unfortunately have not heard back from Hi-Tech about their proposal. I am more than happy to present the two options or bring back a third for our November meeting. Both software updates being presented I am familiar with and feel comfortable navigating. Both proposals have been updated as previously discussed. Please note that there could be an additional cost if the current wiring is faulty. The proposal covers connecting the hardware to the existing wiring, but if there is faulty wiring, they would need to replace that for an additional cost. The access system would be down while they work on installing the hardware. A notification will be sent to the residents, and we would plan accordingly to provide service with as few disruptions as possible.

Software Name:	Installation Fees:	Recurring Fees:	Physical Card Fees:	Mobile Access Fees:
ProData Key	\$15,944.68	\$90 per month	Price of Cards	N/A
Aurora	\$24,500.00	N/A	Price of Cards	\$12 per mobile phone

DRIVEWAY APRONS/Board Action Required:

During our initial sidewalk survey, I had our vendor mark a few spots where the driveway apron meets the sidewalk as I wasn't certain whose responsibility it would be with the right of way, the CDD or the homeowner. Wes was able to clarify the CDD resolutions for me where it stated that the driveway apron was the homeowner's responsibility. A homeowner of one of the few spots that originally got marked for the survey asked if it was possible to join the list with the understanding that the homeowner is fully financially responsible for their repair. Precision Sidewalk works strictly with HOAs and CDDs which is why the homeowner is asking. I also sent over Precision Sidewalk's contact information to the HOA representative, Lisa Jones, in case the HOA would like to coordinate homeowner driveway repairs.

PLAYGROUND RENOVATIONS AND ENHANCEMENTS/Board Action Required:

I have spoken with Robbie and Roy, and they would like to get started this month! Once materials and initial payments have been received, renovations will begin. My hope is that materials can be delivered next week (October 13-17) so we can begin renovations, but I will keep the Board updated on delivery status and start dates.

After that, we will have the wooden structure pressure washed and painted, and Mulch Masters will come in and re-mulch the area during the first week or two of November, and we lastly will complete the project with fencing from Hardwick.

The last item for the playground enhancement that I would like to pursue is the repair of the picnic tables and bench. There are four “wooden” picnic tables and one “wooden” bench that need wooden slats to be replaced. There is also a green metallic table and bench in the same area. I would like to know if the Board would like to repair the current “wooden” pieces or if they would like to convert all tables and benches to the green metallic material. The cost for 4 metallic tables and 1 metallic bench plus shipping is roughly \$4,800. To repair the “wooden” slats, it is \$275 plus shipping; we currently need to replace 7 “wooden” slats so the cost with shipping and installation would be roughly \$3,000 if material prices have not changed significantly since July.



Green Metallic Table

GYM RENOVATIONS/Board Action Required:

The new gym equipment looks absolutely remarkable! Robert was able to spackle and spot paint the worst areas in the gym while it was closed for the removal and installation of the gym equipment. I did schedule a technician to assess a couple of the machines for some minor adjustments. Some pieces of the machine are stiff and hard to attach while a couple pieces just need to be tightened a bit for a better workout experience. It was brought to my attention that another weight rack would be a nice addition. Right now, the residents are taking the weight plates from the Smith machine to a Scott bench. This makes the front door area a little crowded so for more convenience and safety, I reached out to our TechnoGym representative to see if we could get another weight rack with weights. The plate rack with the appropriate weights would be \$2,753.90*. Please note that with this payment we would own the plate rack and the weights.

*The submitted proposal in the agenda packet currently has tax on it. I have asked for an updated proposal with no tax. The total \$2,753.90 is the price without tax.

ADVERTISING IN THE MONTHLY NEWSLETTER/Board Action Required:

We had a resident with a local business reach out to see if we had any advertising opportunities. At our other locations, we do offer a spot in our monthly newsletter for a fee. I wanted to get Board directive to see if this would be an opportunity the Board would like to explore or if we would like to continue the monthly newsletters without the advertising spots.

TENNIS/BASKETBALL COURTS UPDATE/No Board Action Required:

After meeting with both a sub-vendor from Welch and a representative from Court Surfaces, the ultimate remedy for the cracking on both the tennis courts and the basketball courts would be complete renovation. The tennis courts were built in 2002, and typically the asphalt base for tennis courts lasts for 20-25 years. With our courts being 23 years old, the asphalt base is beginning to disintegrate so no matter what resurfacing method used, the cracks will continue to show at faster rate.

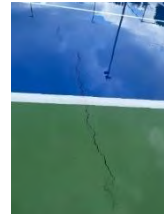
The basketball courts are also showing signs for complete renovation. There is significant cracking on the basketball courts that have the base exposed to the elements, leading to a faster breakdown of the base. I have asked both vendors to submit two proposals, one for the basketball courts and one for the tennis courts. I will continue to coordinate with NIDY to schedule an onsite review and an updated proposal.



Court Lifting



Basketball Court Cracking



Tennis Court Cracking

POLICIES AND PROCEDURES/No Board Action Required:

Now that I have completed my first few months here at Sampson Creek, I would like to review the policies and procedures for suggestions to the Board. There are a few areas of the policies where I have noticed that a bit more clarity would be beneficial to set the residents up for success. I will be presenting these suggestions to the Board at the November meeting.

POND 25A/No Board Action Required:

Lake Doctors was kind enough to meet with me last week and review pond 25A. It looks much better than before! Majority of algae clumps were able to sink with the help of the cooler weather and rainfall. We do have some dead algae accumulating at the corner of the pond which is normal. I did speak to Mike, our pond vendor, about the water levels. He is not concerned about the water levels as we have not gotten a lot of rain these past few months. Even in this past month, we are 5 inches lower than our normal rainfall for September. Branden, our District Engineer, was able to confirm that pond 25A is not connected to any ponds; the inflow structure is from the surrounding roadways. With the forecasted rain, we should see a rise in the water levels in the upcoming weeks. We completed a thorough spraying of the bulkhead for the vegetation on the bulkhead, so I am hopeful residents have noticed and will continue to notice a difference! We are expecting our restocking of grass carp later this month so that will also help with weed control.

FIELD CONDITIONS/No Board Action Required:

There are no additional updates about the field conditions at this time. Staff and security continue to monitor the field conditions and close the field when it is wet. I will continue to monitor the situation and keep the Board apprised on any major changes to the turf conditions.

SIDEWALK REPAIRS/No Board Action Required:

I am still waiting for the concrete start date for the sidewalk grindings. With the rain, their schedule has been pushed back slightly. Once the start date has been confirmed by the vendor, I will send out an e-blast to the neighborhood to let them know when these repairs and replacements are happening so they can use caution during that time frame. I asked Precision Sidewalk about the possibility of getting a comprehensive survey together for the remaining projects in the community. This is a very detailed task so Andrew and his surveyor David will begin this survey once this project is completed.

GOLF CART PATH VIEWPOINT/No Board Action Required:

The mirror has been delivered to the front office. This morning Robert went to purchase the remaining supplies needed to complete this project. Robert will then install this mirror at the location discussed in the meeting. I will let the Board know when it is completed!

MONUMENT AT THE ENTRANCE/No Board Action Required:

We were able to find two tiles in the dirt surrounding the monument, so the two tiles missing on the front of the monument were adhered back on. There are still some tiles missing on the side that I would like to replace, but I am still looking for a tile vendor that best fits our needs. In the meantime, I have scheduled a pressure washing of the entire front monument and the bridge leading to the monument as both pieces are due for cleaning.

HOLIDAY LIGHTING/No Board Action Required:

After our CDD meeting last month, I did look into the lighted displays for our neighborhood. We have 6 soft white displays and 14 natural white displays. For a more uniformed look and an additional cost of roughly \$350 (while still keeping within our holiday decoration budget), I asked the vendor to purchase 6 more natural white displays.

SAINT JOHNS GOLF DRIVE EROSION/No Board Action Required:

The erosion project began today! HEB Services will complete the project over the next few business days, weather permitting. Once completed, we have scheduled for the District Engineer to come review the area for the final inspection. If the weather stays in our favor, this project will be completed by the CDD meeting on October 16th.

EVENTS UPDATE/No Board Action Required:

We are celebrating the Fall season with several fun events!

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. This event is completely booked so we look forward to hosting this event again!

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!

November 8th: Back by popular demand, we are offering another goat yoga session! Join us for a morning of zen and farm animal friends. This event is already completely booked so we look forward to offering an additional session at the beginning of the year.

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



2.



SAMPSON CREEK CDD SJGCC

10/07/2025

Please see the summary of treatments completed and photos from September. The lakes continue to make improvements. As expected, there may be a few ponds that continue to be a challenge, which will garner extra attention. Environmentally, conditions continue to improve, but we're not out of the woods yet. Speaking of weather, keep in mind we were 5 inches below average rainfall for September, which can impact pond levels.

Side note, we are excited to announce that we will be stocking your carp later this month – 221 Triploid Grass Carp. These fish serve as a vital component of an integrated pest management program by fulfilling the biological aspect.

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	Sept 12th	20,21,23,24,25 24a,24b,25a,26	Algae, Shoreline Vegetation Algae Treatments
2	Luis Gallant	Sept 15th	4 7,8 19,10,11 2,3,5	Shoreline Vegetation Algae & Underwater Weeds Algae Treatment Inspected
3	Garrett Potter	Sept 17th	1,12,12a,14,14a,15,16 17	Algae Treatments Algae, Shoreline Vegetation
	Second Visit			
4	Marc Thigpen	Sept 22nd	21,24A,24B,25a 20,25,26	Algae, Shoreline Vegetation Algae Treatments
5	Luis Gallant	Sept 22nd	4,7,19 5,6,8,10,11 2,3	Algae/Underwater Weeds Shoreline/Underwater Weeds Inspected
3	Garrett Potter	Sept 23rd	9,12,12a,13,14, 14a, 15,17 1	Algae Treatments Algae/Shoreline Vegetation
	Notes			

*Beneficial bacteria/probiotic applied



Pond 1 (Entry Pond) Looking nice!



Pond 3 - Water level low but September was a very dry month.



Pond 4 – Much Improved



Pond 6



Pond 8 – Seeing some improvement here.



Pond 12



Pond 13



Pond 17



Pond 19 – Had an algae bloom



Pond 24



Pond 25a – Much improved from last month. Will be doing some more bulk spraying. (And algae)



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 (tribute total) was applied to suppress weeds that have already emerged, and an insecticide (Acephate 90 Prill) was applied to combat fall insect infestations. The field was also sprayed with a 2nd app 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 first week of November. The field will be sprayed with growth regulator and scalped down with our fwy unit a few days ahead of the seed to open up the canopy to maximize seed to soil contact. All the irrigation heads will be checked and adjusted if necessary. The field will be watered periodically throughout the day for the first week to ensure germination of the seed.

5.



Access Control Upgrade

A PROPOSAL FOR

Sampson Creek

Vesta Property Services

staylor@vestapropertyservices.com

(904) 599-9093

219 Saint Johns Golf Drive

St. Augustine, FL 32092

PREPARED BY DAVID CHURCH • EXPIRES OCTOBER 16, 2025



Integrated Access Solutions

www.integratedaccesssolutions.com

904-404-7047

6000 Philips Hwy

Suite 10

Jacksonville, FL 32216

EF20001768

About Us

Vision Statement

Our vision at Integrated Access Solutions is to become the most trusted and reliable provider of access control, home automation and security solutions in Northeast Florida. We aim to achieve this by continuously setting the standard for excellence in craftsmanship, service, quality, and customer satisfaction.

We envision a future where every local luxury community, custom home builder, homeowner and commercial customer trusts us to provide them with top-notch installation solutions and prompt, professional services. We strive to build lasting relationships with our customers, based on a foundation of integrity, transparency, and a commitment to excellence.



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

Integrated Access Solutions Presentation

Rick Harris – Owner / President



Chris
CEO

Rick
President

David
Home/Building
Automation

Erik
Operations









Meet The Leadership Team



*****Photography by Marcel Lecours*****



Areas & Items


Access Control

Items	Sell Price	Qty	Total
 PDK ProdataKey RED Single Gang Reader High Security Prox W/Bluetooth	\$646.00	x3	\$1,938.00
 PDK ProdataKey RED Mullion Reader High Security Prox Mobile <i>Pool, Tennis Courts</i>	\$525.00	x3	\$1,575.00
 PDK ProdataKey Four-Door Access Control Controller	\$1,184.00	x1	\$1,184.00
 Altronix 4A 12/24VDC Access Control Power Supply	\$487.00	x1	\$487.00
 PDK ProdataKey High-Security 2-Door Controller for Access Systems <i>Tennis Courts</i>	\$934.68	x1	\$934.68
 PDK ProdataKey PDK Red CloudNode with Single Door Controller Ethernet Only	\$1,039.00	x1	\$1,039.00
 Lee Dan 1200 lb Magnetic Lock for Door Security	\$595.00	x2	\$1,190.00
 Doorking L & Z Bracket Set for Gates	\$168.50	x2	\$337.00

Items		Sell Price	Qty	Total
	Fee Database Import and repair existing database	\$1,500.00	x1	\$1,500.00
	Misc. Additional- Connectors, and Miscellaneous Materials	\$1,000.00	x1	\$1,000.00

Access Control Total : \$11,184.68

Subscriptions/Credentials

Items		Sell Price	Qty	Total
	PDK License	\$15.00	x6	
	PDK Common door per month recurring charges + Bluetooth			
	<div>Recurring Service</div>			

Subscriptions/Credentials Total : \$0.00
\$90.00 in recurring service

Financial Summary

RECURRING SERVICES	\$90.00
PDK License Common Door PDK - \$15.00 x6	

Parts (Tax Exempt)	\$9,684.68
Total Parts	\$9,684.68
Labor (Tax Exempt)	\$4,760.00
Total Labor	\$4,760.00
Fees (Tax Exempt)	\$1,500.00
Total Fees	\$1,500.00
Subtotal	\$15,944.68
<hr/>	
Proposal Total	\$15,944.68

Payment Schedule

PAYMENT SCHEDULE

Payment 1	50% of Proposal Total • \$7,972.34	Due Upon Proposal Acceptance
Payment 2	50% of Proposal Total • \$7,972.34	Due Upon Job Completion

Project Terms

Workmanship warranty is one year from install date.

Manufacturer warranty is per manufacturer.

Payment terms will be 50% down, 35% upon start of trim. Final balance due upon completion of job



Designers & Consultants of Security, Fire, Access & CC TV Systems

EF0001108

**Sampson Creek CDD
219 St. Johns Golf Drive
St. Johns, FL 32259
RE: Access Control System
Attention: Stephanie Taylor**

Stephanie,

Thank you for the opportunity to earn your business. I appreciate you taking the time to meet with me at the location. I am pleased to submit this proposal to you for your consideration. I plan on using the existing wiring and some of the strikes that are already in place. During the upgrade, if we find that any wiring or strikes need to be replaced, we will need to submit a change order to you to cover the cost of the wire and strike replacement. We will also need you to provide a Windows 11 computer to install the Keyscan Aurora software on. Also, the system will be down until we complete the installation, so please be prepared for that. We should be able to complete the installation in 5 days or less if we don't have to replace any wiring. If you have any questions, please do not hesitate to contact me at your convenience. I look forward to hearing from you soon.

Best Regards,

Isaac "Ike" Hayden
President

Proposed Equipment:

01-Keyscan CA8500 8-Door Control Processor
01-Keyscan CA250 2-Door Control Processor
02-Keyscan Dual Input/Output 12VDC Power Supplies
02-Keyscan I/O Relay Modules with Ribbon Cables
02-Keyscan Netcom2P Network Interface Cards
01-Keyscan Aurora Management Software
02-Altronix AL600ULACM 123/24VDC Power Supplies
04-Push to Release Buttons with DPDT Relays
06-Keyscan K-Smart3 Card Readers with Blue Tooth Capability
02-Gate Maglocks with Mounting Assemblies
02-Ditek 8FF Surge Suppression Power Strips



Designers & Consultants of Security, Fire, Access & CC TV Systems

EF0001108

04-16VAC 40VA Transformers

02-12V 7AH Sealed Lead Acid Batteries

02-Custom Made CAT6 Patch Cables for Connection to Network

01-Miscellaneous Straps and Fasteners

01-Labor for Installation, Programming and Testing

Total Investment for Access Control System.....\$24,500.00

6.



Your Wellness Business Partner

Technogym for

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

Prepared by
Jessica Belani

PROPOSAL SUMMARY

CUSTOMER DETAILS

Customer name	TROON- ST. JOHNS GOLF & COUNTRY CLUB - SAMPSON CREEK AMENITY CENTER
Billing Address	
Contact	CONTACT MARKETING
Telephone	+1 407-765-2844
VAT Code	
Fiscal Code	
Customer Code	AC-348412
Order Confirmation Email	hhadd@vestapropertyservices.com
Invoice Email	hhadd@vestapropertyservices.com

DESTINATION DETAILS

Address	219 ST. JOHNS GOLF DRIVE SAINT AUGUSTINE Florida 32092 United States
Customer Code	AC-348412

PROPOSAL DETAILS

Technogym Ref.	Jessica Belani jbelani@technogym.com
Ref #	Q-00693781 / 0002993012 TROON- ST. JOHNS GOLF & COUNTRY CLUB - SAMPSON CREEK AMENITY CENTER - 09/23/2025
Proposal created on:	10/6/2025
Proposal valid until:	11/22/2025

LOGISTIC DETAILS

Pedestrian Zone	No	Drop off point distance to gym (m)	
Floor number of the gym		Doors min Dim L x H (cm)	
Suitable lift available	No	Ceiling min. height (cm)	
Electricity available		Floor protection required	No
Phone contact	+1 407-765-2844	Site inspection required	NO
Mandatory delivery date	NO	Road constraints	NO

SMART EQUIPMENT

OTHERS



PRODUCT

QTY

NET AMOUNT
USD

PLATE TREE

1

894.52
1 x 894.52

CODE: A0000356-NB

HMPTN OLY RUBBER PLATE 10LB

4

165.60
4 x 41.40

CODE: JZE_HOG-R-10

HMPTN OLY RUBBER PLATE 25LB

4

414.00
4 x 103.50

CODE: JZE_HOG-R-25

HMPTN OLY RUBBER PLATE 45LB

4

745.20
4 x 186.30

CODE: JZE_HOG-R-45

HMPTN OLY RUBBER PLATE 5LB

4

82.80
4 x 20.70

CODE: JZE_HOG-R-5

TOTAL OTHERS

17

2,302.12

TOTAL WELLNESS SOLUTION SUMMARY

		TOTAL AMOUNT
		USD
PRODUCTS		
Products		2,302.12
Delivery & Installation		451.78
Total		2,753.90
Sales TAX		179.00
Total (TAX included)		2,932.90
Deposit		586.58
		Cheque
Balance		2,346.32
	Balance before Delivery ,	Cheque

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

DELIVERY TERMS

Delivery Terms: Delivered at place

Delivery week: Delivery date is intended as any working day included in the “week” starting from **Monday [2/23/2026]** to **Friday [2/27/2026]**

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

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

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

This proposal is subject to the attached General Sale Terms and Conditions and/or - where applicable - the Maintenance Services Agreement - Terms and Conditions and/or – where applicable - the Master Subscription Agreement and related Data Processing Agreement:

Place and Date:

Name and title:

Signature:

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

INSTALL REQUIREMENTS

■ MINIMUM CEILING HEIGHTS

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

CHIN UP LEG RAISE DIP – 9.02ft	OLYMPIC HALF RACK – 8.86ft	CABLE CROSSOVER – 8.86ft
DUAL ADJUSTABLE PULLEY – 8.69ft	KNEELING EASY CHIN DIP – 9.02ft	POWER PERSONAL – 8.37ft
OLYMPIC POWER RACK – 9.19ft	OMNIA3 AND OMNIA8 – 8.69ft	CABLE STATIONS 5 – 9.02ft
UNIVERSE – 6.56ft (-10.83ft with A0001399)		

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

RUN – 8.04ft	SYNCHRO – 7.87ft	STEP – 8.04ft
VARIO – 8.04ft	CLIMB – 9.51ft	CROSSOVER – 7.71ft

■ ACCESS FOR INSTALLATION

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

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

■ FOOTPRINT REQUIREMENTS

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

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

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

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

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

UNIVERSE – from 1.97 to 6.56 ft

ADJUSTABLE PULLEY REV- 1.97 ft

■ FIXING AND SECURITY

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

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

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

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

KINESIS STATIONS: Overhead Press (MH15, MH1A), Press (MH20, MH2A), High Pull (MH30, MH3A), Core Station (MH65, MH4A), Step/Squat (MH67, MH5A), Low Pull (MH95, MH6A)

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

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

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

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

BIOSTRENGTH REV: Adjustable Pulley (MM97, MM98)

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

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

REQUIREMENTS AND GUIDELINES FOR THE CUSTOMER RELATED TO IT INFRASTRUCTURE *

GENERAL REQUIREMENTS

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

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

- 1. Supported Wi-Fi standards: IEEE 802.11a/b/g/n - 2,4 GHz and 5 GHz
- 2. LIVE with 10 inch display are compatible only with Wi-Fi networks, with Wireless standards IEEE 802.11 a,b,g,n - 2.4Ghz, 5 Ghz
- 3. The bandwidth requirements depend on the number and type of applications that can be configured by the "TECHNOGYM APP STORE"

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

TECHNOGYM BIKE/TECHNOGYM RIDE

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

UNITY MINI

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

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

TEAMBEATS (SKILLX – SKILLATHLETIC), GROUP CYCLE, SKILLROW, SKILLMILL, SKILLBIKE

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

NETWORK / INTERNET - Bandwidth requirements	50 devices		100 devices		200 devices	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
ONLY EQUIPMENT - MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>1Mbps	>1Mbps	>2Mbps	>2Mbps	>4Mbps	>4Mbps
DIGITAL CLASS - MINIMUM requirements (equipment connected directly to UNITY SELF)	>0.5Mbps	>0.5Mbps	>1Mbps	>1Mbps	>2Mbps	>2Mbps

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

SKILLRUN CLASS

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

NETWORK / INTERNET - Bandwidth requirements	10 devices		20 devices		50 devices	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
MINIMUM requirements (equipment connected directly to the MyWellness cloud)	>5Mbps	>512Kbps	>7Mbps	>1Mbps	>16Mbps	>2Mbps

BIOCIRCUIT/BIOSTRENGTH/BIOSTRENGTH REV

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

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

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

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

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

1. AGREEMENT, DEFINITIONS:

Unless a written agreement is executed between any customer (“**Customer**”) and TECHNOGYM USA CORP. (directly or through any of its Affiliates) (“**Seller**” or “**Technogym**”), any purchase order covering the sale of the goods manufactured and/or commercialized by the Seller (“**Goods**”) as described in the relevant purchase order to which these General Conditions are attached, and identified by the Technogym® trademark and/or by the other trademarks owned by the Seller or by its Affiliates (“**Trademarks**”) will be governed solely by these General Terms & Conditions (“**Condition of Sale**”). These Condition of Sale will replace in full the general terms & conditions of purchase issued by the Customer, even if not expressly objected to by Technogym, and will govern any future sale of Goods between the Seller and the Customer, even if concluded orally, by letter, by means of other printed forms or otherwise. Any and all amendments of these Condition of Sale shall result from a written agreement between the Seller and the Customer, duly signed. The description of Goods can be found in the Technogym® catalogue in force at the day of issuance of the purchase order. In case of inconsistency, these Condition of Sale will prevail on the provisions provided by the purchase order and/or on any other document that may be issued by the Customer. For the purpose hereof, “**Affiliates**” shall mean parents, subsidiaries, partnership, joint ventures and any entity(ies) that directly or indirectly controls or is controlled by a party or which a party shares common control. A party “controls” another entity when the party, through ownership of the voting stock or other ownership interest of that entity, or by contract or otherwise, has the power to direct its management.

2. GOODS

Good(s) may be:

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

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

3. PURCHASE ORDER

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

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

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

4. RIGHT TO SUSPEND THE ORDER EXECUTION. TERMINATION

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

5. RETENTION OF TITLE

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

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

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

6. FREIGHT AND INSTALLATION OF GOODS

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

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

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

7. DELIVERY TERMS

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

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

The Customer may request to postpone the Confirmed Delivery Date by informing the Seller in writing about the new delivery date subject to the condition that such request is made: as for orders to be delivered in Europe, at least 6 (six) weeks before the Confirmed Delivery Date; as for orders to be delivered outside Europe, at least 12 (twelve) weeks before the Confirmed Delivery Date. The delivery can be postponed only once and up to a maximum of 4 (four) months from the original Confirmed Delivery Date. For the first 4 (four) weeks of delay running from the Confirmed Delivery Date, it shall not be applied any sanction against the Customer (the "Grace Period"). Any delay(s) subsequent to the Grace Period shall be treated as follows: (a) if the delay is between 4 (four) and 16 (sixteen) weeks from the Confirmed Delivery Date, the Seller reserves the right to apply a delay liquidated damage equal to 0.5% (zero point five per cent) of the overall amount of the Purchase Order for each week of postponement of the delivery (except for the Grace Period); (b) if the delay is equal to 16 (sixteen) weeks from the Confirmed Delivery Date, the Seller reserves the right to (i) deliver Goods to the warehouse communicated by the Customer and invoice the relevant cost or (ii) cancel the Purchase Order and retain the down payment. In case no down-payment has been paid by the Customer, the latter shall pay an amount equal to 20% (twenty per cent) of overall amount of the Purchase Order as cancellation fee, with no right to claim for damages.

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

8. FORCE MAJEURE EVENT

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

9. LIMITED WARRANTY

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

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

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

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

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

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

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

10. COMPLAINTS. LIMITATION PERIOD AND PROHIBITION OF COMPENSATION

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

11. PRICE AND PAYMENTS TERMS

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

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

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

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

Bank Data

General Bank Reference Address:	JPMorgan Chase New York, NY 10017
Bank Routing Number:	021000021
Account Number:	593828616
Account Name:	Technogym USA Corp
SWIFT Code:	CHASUS33

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

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

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

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

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

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

13. TRADEMARKS AND INTELLECTUAL PROPERTY

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

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

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

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

14. PATENT AND COPYRIGHT INFRINGEMENT INDEMNIFICATION

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

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

15. PROCESSING OF PERSONAL DATA

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

16. HEALTH AND SAFETY AT WORK

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

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

17. RIGHT TO ACCESS

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

18. TRACEABILITY. RECALL OF THE GOODS

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

19. LIMITATION OF LIABILITY

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

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

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

20. APPLICABLE LAW. EXCLUSIVE JURISDICTION

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

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

21. INTEGRITY / CONVERSION OF NULL PROVISIONS

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

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

JOIN OUR WELLNESS COMMUNITY



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#LETSMOVEFORABETTERWORLD**

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SEVENTH ORDER OF BUSINESS

SAMPSON CREEK AMENITY CENTER POLICIES

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

“Amenity Center” consists of the building (offices, pool, splash pad, playground, tennis courts, basketball courts, volleyball court, soccer field, open space and other appurtenances or related improvements.

“Amenity Center Staff” shall mean the persons responsible for daily operation of the Amenity Center, including the General Manager, Lifestyle Director, Administrative Assistant, Facility Attendant, Maintenance Technician, and any other District employee.

“Amenity Facility Gated Area” shall mean all facilities within the gated boundaries of the clubhouse area and includes, but not limited to, the community room, fitness center, tennis court, and pool area.

“Board” shall be defined as the District Board of Supervisors.

“District Property” shall mean all property owned by the District including, but not limited to, the Amenity Center, common areas, and ponds.

“Guest” shall mean any person accompanied and invited by a Patron who is expressly authorized by the District to use the Amenities. The Patron must remain with their guest(s) for the duration of their visit.

“Family” shall mean a group of individuals living under one roof or head of household. This may consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the house.

“Patron” shall be defined as persons or entities who own real property, within the District, persons or entities who do not own land within the District who have paid the annual user fee, and tenants residing in a home located within the District pursuant to a valid rental or lease agreement that have been exclusively assigned the beneficial use of the amenity access privileges of the owner of the property at which they reside, as well as the members of their respective Family.

“Policies” shall mean these Policies Regarding the District Amenity Center and the Procedure for Securing New Programming attached hereto as Exhibit A.

“Pool” shall mean the swimming pool, lap lanes, splash pad, and waterslide.

“Pool Area” shall collectively mean the pool as well as any pool decks, cabanas, and other property or improvements within the fenced area surrounding the pool.

“Renter” shall mean any tenant residing in a home located within the District pursuant to a valid rental or lease agreement.

“Service Animal” shall mean animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disabilities.

GENERAL PROVISIONS

Only Patrons and their guests have the right to use the Amenity Center, provided, however, that certain events may be applicable to the general public where permitted by the District and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

A Renter who is designated as the beneficial user of the owner’s rights to use the Amenity Center shall be entitled to the same rights and privileges to use the Amenity Center as the owner.

Renters shall obtain Amenity Center Access Card(s) from the owner of the property at which the Renter resides and to whom the Amenity Center Access Card(s) were issued. During the period when a Renter is designated as the beneficial user, the owner shall not be entitled to use the Amenity Center. Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Owners are responsible for the deportment of their respective Renter.

With the exception of Renters, persons or entities who do not own land within the District must pay the annual user fee applicable to non-residents in order to have the right to use the Amenity Center for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-resident may use the Amenity Center.

In order to use the Amenity Center, a patron and each member of the Patron’s Family must be registered with the District and present their Amenity Center Access Card upon entering the Amenity Center.

All Patrons, Patron Family members, and their Guests using the Amenity Center are expected to conduct themselves in a reasonable, responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Center. Disregard of the Districts policies and rules and misuse or destruction of facility equipment may result in expulsion from the Amenity Center and/or the suspension or termination of Amenity Center privileges. Patrons are responsible for the actions and behavior of their Guests and any harm caused by their Guests to District Property.

Except as otherwise stated herein, the following policies govern the use of the Amenity Center:

1. The annual user fee for the non-exclusive right to use the Amenity Center by a non-resident is Three Thousand Five Hundred and Nine Dollars (\$3,509.00).
2. Each patron will receive two Amenity Center Access Cards upon initial registration with the Amenity Office. Should a card be lost, damaged, or stolen, a replacement fee of \$25.00 will apply. Please note that only two Access Cards are allowed per household; any lost, damaged, or stolen cards will be deactivated upon issuing a replacement.
3. Patron households are limited to a maximum of four (4) Guests at any time.

4. Patrons must remain with their Guest(s) for the duration of the Guest(s) visit to the Amenity Center. All Guests must sign in or register with the Amenity Center Staff prior to use of the Amenity Center.
5. The Amenity Center's hours of operation will be established and published by each area considering the season of the year and other circumstances.
6. All rules, regulations, and hours of operation are subject to change at any time, at the sole discretion of management.
7. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Center premises, or any portion of District Property with the exception of preapproved special events, subject to the Facility Rental Policies below. Glass containers and other breakable items are prohibited on the Amenity Center premises and elsewhere on District Property except as set forth herein.
8. Dogs or other pets (with the exception of Service Animals) are not permitted on District grounds. Per St Johns County Ordinance 2001-19, dogs or cats, including Service Animals, must be leashed or harnessed at all times except as set forth herein. (See Service Animal Policy below).
9. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
10. Fireworks of any kind are not permitted in the Amenity Center or on any portion of District Property.
11. No resident, visitor or guest is allowed in the service areas of the Amenity Center.
12. Various areas of the Amenity Center and District Property are under twenty-four (24) hour video/audio surveillance.
13. Smoking, to include e-cigarettes, is not permitted on the Amenity Center premises or elsewhere on District Property.
14. Loud, profane or abusive language is prohibited.
15. All Patrons must use their Amenity Access Card for entrance to the Amenity Facilities. All lost or stolen Amenity Access Cards should be reported immediately to the Amenity Center Staff.
16. These Policies may be modified from time to time when necessary by:
 - a. The Board at a publicly noticed Board meetings; or
 - b. The District Manager, General Manager, or Administrative Assistant, subject to Board ratification at the next publicly noticed Board meeting.
17. The Board of Supervisors, General Manager and Amenity Center staff have full authority to enforce the District's Policies and rules. Violation of these rules or conduct in a manner prejudicial to the best interest of the Amenity Center will subject one to disciplinary action by the Amenity Center in accordance with the bylaws.
18. Patrons and their Guests shall treat Amenity Center Staff and other Patrons and Guests with courtesy and respect.
19. Disregard for any Amenity Center Policies and Procedures will result in expulsion from the facility and/or loss of Amenity Center privileges.

SERVICE ANIMAL POLICY

Dogs or other pets, with the exception of Service Animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls, and fitness center), pools, tennis courts, basketball courts, playgrounds, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL SWIMMING POOL POLICIES

These rules will be enforced along with general Provision rules.

1. Resident's must present their access cards upon entering the Swimming pool area.
2. Use of the swimming pool, at any time, is at the Swimmer's Own Risk.
3. Lifeguards are on duty on a Seasonal Basis only. The hours during which the swimming pool is attended by a lifeguard will be posted.
4. An adult Patron may have up to 4 guests per household at the swimming pool.
5. Children under 13 years must be accompanied at all times by an adult or guardian (supervisor/babysitter) at least 18 years of age for usage of the swimming pool.
6. Swimming is only permitted during designated hours, as posted at the pool. Any person swimming when the pool is closed may, in the sole discretion of the Board, be suspended from the facilities.
7. The pool and pool decks will be closed every Monday until noon in order to facilitate maintenance of the facility, this includes the splash pad.
8. Children under three years of age and those who are not reliably toilet trained must wear rubber swim diapers, as well as swim-suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

10. The changing of diapers or clothes is not allowed on the pool deck. Restrooms are available for this purpose.
11. Showers are required before entering the pool.
12. The Pool Area is considered a family friendly environment. Proper swim attire must be worn at all times in the Pool Area. Swimwear such as thongs, low-cut bikinis, and overly revealing clothing is prohibited. Patrons and/or Guests may be asked to leave the Pool Area in the event Amenity Center Staff determine their attire is in violation of this section.
13. Play equipment, such as floats, rafts, snorkels, dive sticks, and floatation devices must meet with the Amenity Center Staff's approval prior to use. The Amenity Center Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
14. Radio controlled watercraft are not allowed in the pool area.
15. Glass containers and other sharp or potentially hazardous objects are not permitted in the pool area.
16. Personal electronic music devices, such as radios, tablets, and speakers are permitted with the use of headphones.
17. Pets (with the exception of Service Animals), bicycles, skateboards, roller blades, scooters and golf carts are not permitted inside the pool gated area at any time.
18. Hanging or sitting on lane lines, interfering with the lap swimming lane, and unauthorized diving/jumping/flipping, running pushing, wrestling, spitting water, sitting or standing on shoulders, horseplay, or lewd acts are prohibited in the Pool Area.
19. No chewing gum is permitted in the Pool Area.
20. Smoking, electronic cigarettes and any vaping devices are not permitted on Amenity Center premises.
21. Loud, profane, or abusive language is prohibited.
22. No swinging on ladders, fences, or railings is allowed.
23. Pool entrances must be kept clear at all times.
24. Pool furniture is not to be removed from the Pool Area, placed/thrown into the Pool or otherwise disturbed.
25. Alcoholic beverages are prohibited in the Pool Area.
26. Food and beverages (non-alcohol) and their containers must be at least 3 feet from the pool's wet deck.
27. The Amenity Center Staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.

SLIDE POLICIES

1. Persons using the waterslide do so at your own risk.
2. Children less than forty (40) inches tall are not permitted to ride the slide, except with a responsible adult.

3. Only one person may ride the slide at any time, except with a responsible adult.
4. No shorts with snaps or rivets will be allowed on the slide.
5. Keep arms and hands inside flumes at all times.
6. Riders must slide feet first only.
7. No floatation devices are allowed on the waterslide.
8. For safety reasons, pregnant women and persons with health condition or back problems should not ride the waterslide.
9. You may only use the slide during pool hours when waterslide is attended by Amenity Center Staff.

SPLASH PARK POLICIES

1. The Splash Water Park and pool will be open at 12:00 p.m. on Mondays to facilitate maintenance.
2. Hours of operations are to be the same as pool hours.
3. There will be no pool attendants or lifeguard dedicated only to the Splash Park on duty. Each individual is responsible for his or her own safety. Children 12 years and younger must be accompanied by an adult at least 16 years of age at all times.
4. Amenity Center Staff may monitor usage levels at the Splash Park and adjust the hours of operation or number of pool attractions available in order to ensure the facilities serve the community in the most efficient and effective manner.
5. No aggressive behavior, ball playing, pushing, running or other horseplay is allowed in the Splash Park or on the Pool Deck Area.
6. No person in the Splash Park when closed.

SWIMMING POOL THUNDERSTORM POLICY

The Amenity Center Staff is in control of the pool area during thunderstorms, heavy rain and other inclement weather. The Amenity Center Staff will determine whether swimming is permitted during the times the swimming pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. When lightning is in the area, the Pool Area will be cleared and closed at any visual sighting of lightning or audible sound of thunder and shall not reopen until thirty (30) minutes have elapsed from the last sighting of lightning or sound of thunder.

All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before one-half the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

SWIMMING POOL FECES POLICY

Any person who is incontinent or not fully toilet trained must wear a swim-diaper and appropriate waterproof clothing over the swim-diaper when entering or being carried into the Pool. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria.

PLAYGROUND POLICIES

These rules will be enforced along with the general Provision rules.

1. Hours of operation: 8:00 a.m. until dusk.
2. Children under the age of eight (8) must be accompanied by an adult eighteen (18) years of age or older.
3. Alcoholic beverages, glass containers and other breakable items are prohibited.
4. The use of profanity or disruptive behavior, including roughhousing, is prohibited.
5. You must clean up all food, beverages, and miscellaneous trash brought to the playground.
6. Usage of the playground may be limited from time to time due to District-sponsored events.

FITNESS CENTER POLICIES

These rules will be enforced along with the general Provision rules.

1. Residents must present their access cards upon entering the Fitness Center.
2. Hours of operation: 4:00 a.m. until 11:00 p.m.
3. Patrons and Guests ages 13 and older may use the Fitness Center. Patrons and Guests ages 13 to 15 must be accompanied by an adult age 18 or older.
4. Children who are 13 to 15 years of age are not permitted to bring any guests to the Fitness Center.
5. Patrons may have up to 2 guests per household at one time at the Fitness Center.
6. The Fitness Center is unattended. Patrons exercise at their own risk. Each individual is responsible for their own safety.
7. All patrons and guests of the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with Fitness Center rules and regulations.
8. Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits). Patrons and/or their guests may be asked to leave the Fitness Center in the event Amenity Center Staff determine their attire is in violation of this section.
9. Food (including chewing gum), alcoholic beverages, glass containers and other breakable items are prohibited in the Fitness Center. Non-alcoholic beverages, however, are

permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

10. Personal electronic music devices such as radios, tablets, and speakers are permitted with use of headphones.
11. All emergencies or injuries must be reported to the General Manager.
12. Disorderly conduct and horseplay will not be tolerated.
13. All broken equipment should be reported to the General Manager.
14. Weights may not be removed from the Fitness Center for any reason. All weights should be returned to their original location.
15. Each individual is responsible for wiping off the equipment after use.
16. You should limit cardiovascular equipment usage to 30 minutes if others are waiting for the equipment, stepping aside between multiple sets on the weight equipment, and restacking weights after usage.
17. The Amenity Center Staff reserves the right to discontinue any such programs and activities due to concerns with their safety and other conflicts with the operation of the facility.
18. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
19. Hand chalk is not permitted.
20. Weight plates are not to be attached to weight stacks on the machine.
21. Weights, dumbbells, and bars are not to be dropped. Everything should be placed down gently.
22. Power cleans are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
23. Clean-and-jerks are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
24. Weight plates are not to be placed under flat benches in an attempt to make the benches decline benches. Alternatively, bench dips can be done on the lower chest or triceps machine while leaning forward.
25. Benches and machines are not to be stepped on. Additional height can be gained by stepping on aerobic step platforms.
26. Dumbbells, weight plates, and barbells should be kept on the floor, not on the benches, as to not ruin the upholstery and padding on the benches.
27. Disregard for any Fitness Center rule will result in expulsion from the facility and/or loss of Fitness Center privileges.

TENNIS COURT POLICIES

These rules will be enforced along with the general Provision rules.

1. Hours of operation: 6:00 a.m. until 10:00 p.m.
2. Tennis courts are available on a first come, first served basis.
3. Time is limited to one hour if others are waiting.

4. You may have up to three (3) guests per household at one time on the tennis courts.
5. Tennis court usage may be limited, from time to time, for sponsored events or lessons, which must be approved by the General Manager.
6. Proper tennis attire is required while on the tennis courts. No black soled shoes.
7. Profanity and/or disruptive behavior are not permitted.
8. All tennis teams participating in Sampson Creek team sports leagues must be comprised of at least seventy-five percent (75%) residents.

BASKETBALL COURT POLICIES

These rules will be enforced along with the general Provision rules.

1. Hours of operation: 8:00 a.m. until dusk.
2. Basketball courts are available on a first come, first served basis.
3. You may have up to four (4) guests per household at one time on the basketball courts.
4. Profanity and/or other disruptive behavior, including roughhousing are not permitted.
5. No hanging on the basketball nets.
6. You must clean up all food, beverages, and miscellaneous trash brought to the grounds.
7. Usage of the basketball court may be limited from time to time due to a sponsored event, which must be approved by the General Manager.

SOCCER FIELD POLICIES

These rules will be enforced along with the general Provision rules.

To reserve the field for use at least one person from the group using the field must be a resident of St. Johns Golf and Country Club. The adult resident must sign a user permit and they must be present each time the field is used under their name. Field requests for tournaments, special events, parties, etc., are to be pre-approved by the General Manager prior to the issuance of user permit.

Field Regulations:

- Hours of operation: sunrise until sunset. There are no lights on the field.
- Golf carts are not permitted on the athletic field or grass perimeter. Golf carts may only be used on the designated cart paths.
- Vehicles are not permitted on the athletic field or grass perimeter, with the exception of those vehicles operated by the District's approved athletic field maintenance provider and emergency vehicles.
- The field may be reserved Monday, Tuesday, and Thursday only.
- Each team may schedule the use of half of the soccer field (midfield) one time a week for 2 hours.
- The resident that reserves the field must be present during the reserved hours.

- Residents and their guests will use the field at their own risk and will comply with all rules and regulations.
- The resident will make sure the team does not use the field when it is wet.
- If after using the field the team caused extensive damage to the field they understand they may be held responsible for repairs.
- The resident agrees to inform all guests that other amenities within Sampson Creek are not included in this permit, i.e. swimming pool, fitness center, tennis courts.
- Users must pick up and remove any trash generated by their activity.
- Half of the field not reserved is open for walk-up non-organized play.
- Reservations are not assignable or transferable. The resident agrees to notify the General Manager in the event the field will not be used during the scheduled hours.
- Resident requests for team use/special events of field will require at least 60% of team/event attendees be comprised of residents.
- Failure to comply with these policies may result in loss of field use.

Restrooms and Drinking Fountain: The restrooms and a drinking fountain are located inside the security gate at the swimming pool. There is also a coke machine that sells water. Non-residents need to be escorted by a resident to enter the security.

Field Maintenance Schedule: The field and surrounding area will be closed once a year in early November for 10 days for overseeding. The field cannot be reserved during this time period.

Reservations: Reservations for the soccer field are made for each season.

Season	Earliest Reservation Date	Season Dates
Spring Season	December 1	January 1 thru May 31
Summer Season	April 3	June 1 thru August 4
Fall Season	June 1	August 7 thru December 31

AMENITY CENTER RENTAL POLICIES

These rules will be enforced along with the general Provision rules.

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. The maximum guest limits referenced above shall not apply to guests attending a Patron-sponsored function at the Amenity Facilities. All rental reservations may not be made more than six (6) months prior to the event. Only one rental facility will be rented out at a time. Patrons interested in renting should contact the Amenity Center Staff regarding the anticipated date and time of the event to determine availability. Any event established and run by the District may have priority over other users. Please note that the Amenity Facilities are unavailable for private events on the following holidays:

New Years Day
4th of July
Christmas Eve

Easter
Labor Day
Christmas Day

Memorial Day
Thanksgiving
New Year's Eve

Available Facilities: the following areas of the Amenity Facilities are available for private rental for up to three (3) total hours (including set-up and post-event cleanup).

1. Meeting Room: **Fifty Dollars** (\$50.00)
[Capacity: 49 person, including Patrons, their Guest(s) and children over three (3) years old.]
2. Splash Pad: **Fifty Dollars** (\$50.00)
[Capacity: 25 persons including Patrons, their Guest(s) and children over three (3) years old.]
3. Pool Cabana: **Fifty Dollars** (\$50.00)
[Capacity: 25 persons including Patrons, their Guest(s) and children over three (3) years old.]
4. Lap Cabana: **Fifty Dollars** (\$50.00)
[Capacity: 25 persons including Patrons, their Guest(s) and children over three (3) years old.]

For additional hours added to your event, the cost will be **Fifteen Dollars** (\$15.00) for each extra hour. A maximum of six hours (6) is allowed per event.

A deposit in the amount of **One Hundred Dollars** (\$100.00) without alcohol is required at the time the reservation is approved. If you are renting the Meeting Room and would like to have alcohol at your event, the deposit will be **Two Hundred Dollars** (\$200.00) required at the time the reservation is approved. To receive a full refund of the deposit or a release of held funds, the renter must comply with all Policies and the terms of Facility Use Application as well as ensure the following:

- Remove all garbage and place in the dumpster.
- Remove all food, drinks, etc. from property (i.e. refrigerator).
- Wipe off all areas and tables and straighten chairs.
- Restore the furniture and other items to their original position.
- Remove any decorations (no tapes or thumbtacks).
- Vacuum floor in Meeting Room.

The last event of the day must be finished, including post-event cleanup, by 10:00 p.m. Any event that exceeds the rental time frame, fails to conduct post-event cleanup, or violates the Policies will forfeit all or a part of their deposit. The General Manager shall determine amount of deposit to return, if any.

Reservations: Patrons interested in reserving a portion of the Amenity Facilities must submit to the Amenity Center Staff a completed Facility Use Application. At the time of submission, the Patron shall provide the rental fee referenced above and a deposit as set forth below. Rental fees may be paid in cash or check (made payable to Sampson Creek CDD). The Amenity Center Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Any rental requests for reoccurring usage and/or exemption from rental fees must receive Board approval. Patrons will receive an email confirmation once the rental request has been approved. Denial of a request may be appealed to the Board.

Alcoholic Beverages Policies: any consumption or service of alcoholic beverages at any of the District's Amenity Center Facilities shall be in accordance with Florida law and the policy. Alcoholic beverages are permitted in the District's Amenity Center Facilities only in the following circumstances:

- Alcoholic beverages are permitted only in the Meeting Room.
- The Meeting Room must be reserved in advance and approval to serve or consume alcoholic beverages must be obtained in writing by the General Manager. Any patron who does not indicate the service or consumption of alcohol at the time of reservation request, shall not be permitted to serve or consume alcohol.
- Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver.
- Glass containers are prohibited.
- Patrons serving or consuming alcohol on District property agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants, and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol. Patrons agree that such indemnifications shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to section 768.28, Fla. Stat.

General Policies:

- Pool Areas of the Amenity Facilities are not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours.
- The Patron renting any portion of the Amenity Facilities shall be responsible for any and all damage and expenses arising from their event.
- Alcoholic beverages are prohibited unless approved prior to the event.
- Glass containers and other breakable items are prohibited within the gated area.
- Pets (with the exception of Service Animals) are prohibited from any and all rented facilities.
- The security gate may not be left open during rentals.
- The volume of live or recorded music must not violate applicable St. Johns County noise ordinance.
- Rentals of the Amenity Facilities does not include any party supplies such as paper plates, coffee cups, silverware, aluminum foil, storage bags, etc.
- All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before one-half the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

GOLF CART POLICIES

1. The use of golf carts is permitted on roads within Sampson Creek property.
2. Golf carts driven on District property must be registered with the CDD in accordance with the District's golf cart registration policy.
3. Golf carts are not permitted on sidewalks.
4. Golf carts are not permitted on the pool deck area inside the pool gates at any time.
5. Golf carts must be parked in designated areas. Golf carts should not be parked in any way which blocks the normal flow of traffic.
6. Golf carts can only be operated by persons 14 years of age or older, but do not require a driver to be licensed for them to be driven. However, they do require the driver to have a photographic identification.
7. Juveniles 16 years of age and younger who do not hold a valid driver license may not operate a golf cart from 11:00 p.m. – 6:00 a.m.
8. Juveniles 17 years of age who don't hold a valid driver license may not operate a golf cart from 1:00 a.m. – 5:00 a.m.
9. Golf carts must be equipped with efficient brakes, reliable steering, safe tires, a rearview mirror and red reflectorized warning devices in both the front and rear.
10. Golf carts driven at night must also be equipped with headlights, brake lights, and a windshield.
11. Golf carts cannot go faster than 20 miles per hour.

Electric & Motorized Bike & Scooter Policies

1. Designated Path Use

- Electric & motorized bikes and scooters 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
- Devices must follow local and State laws regarding usage on paths.

2. Safe Operation

- Devices must be operated at a safe and controlled speed, with due regard to pedestrians.
- Reckless, aggressive, or disruptive operations is strictly prohibited.
- Devices must follow local and State laws regarding the operations of device.

ALCOHOLIC BEVERAGES POLICIES

Any consumption or service of alcoholic beverages at any of the District's Recreational Facilities shall be in accordance with Florida law and this policy. Alcoholic beverages are permitted in the District's Recreational Facilities only in the following circumstances:

1. Alcoholic beverages are permitted only at District-owned facilities.

2. The facility must be reserved in advance and approval to serve or consume alcoholic beverages must be obtained in writing by the facility manager. Any patron who does not so indicate at the time of request to reserve a recreation facility is submitted shall not be permitted to serve or consume alcohol.
3. Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver in the form attached hereto.
4. Glass containers are prohibited.
5. Patrons serving or consuming alcohol at any of the District's Recreational Facilities agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to section 768.28, Fla. Stat.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

- Each resident and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractor shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center facilities.
- No person shall remove from the room in which it is placed or from the Amenity Center premises any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for any property damage and/or personal injury at Amenity Center facilities, or any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, their Guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
- Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Center premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.
- Should any party bound by these Policies bring suit against the District, the Board, or District staff or consultants in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event

operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District, the Board, or District staff or consultants, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

SUSPENSION AND TERMINATION OF USE PRIVILEGES

1. This rule addresses the suspension and termination of privileges to use the Sampson Creek Community Development District ("District") Amenity Center facilities ("Amenities").
2. The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Amenities;
 - b. Permits the unauthorized use of any amenity pass;
 - c. Exhibits unsatisfactory behavior, or deportment or appearance;
 - d. Fails to pay fees owed to the District in a proper and timely manner;
 - e. Fails to abide by any policies or rules established for the use of the Amenities;
 - f. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable manner;
 - g. Damages or destroys District property; or
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
3. For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.
4. The District Manager, or the District's General Manager may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum of 30 consecutive days. In determining the length of any suspension, the District Manager, or amenities manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under the Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board

meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. The District Manager, or the District's General Manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by the United States mail to the Patron's last known address. Upon prior written notice request submitted by the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
6. If a Patron subject to a suspension or termination is found on the Amenity Center premises, such Patron will be subject to arrest for trespassing.

The above Policies were amended and adopted by the Sampson Creek Community Development District Board of Supervisors this 19th day of September, 2024.

FOR OF WAIVER AND RELEASE FOR USE OF ALCOHOLIC BEVERAGES

WAIVER AND RELEASE LIABILITY

The Sampson Creek Community Development District (the “District”), pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in St. Johns County (the “Recreational Facilities”). The District’s recreation policies require reservation and approval in order to serve or consume alcoholic beverages at the Recreational Facilities (the “Activities”). In consideration for the District agreeing to allow the Activities, the undersigned hereby agrees to the terms and conditions set forth below:

I, hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, (collectively, the “Indemnitees”), of and from any and all claims, demands, expenses, debts, contracts, causes of action, lawsuits, damages, and liabilities, of every kind and nature, whether known or unknown, in law or equity, that I ever had or may have, arising from or in any way related to the Activities. I further agree to pay all expenses, including court costs, attorney fees, paralegal fees, and expert witness fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit related to the Activities. I agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in Section 768.28, Florida Statutes, or other law, and nothing herein shall allow any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

This General Release and Waiver of Liability is binding upon me, my spouse, heirs, executors, administrators, legal representatives, successors, and assigns. This General Release and Waiver of Liability supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

The provisions of this General Release and Waiver of Liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party who signature appears below. Nothing herein shall alter my rights or obligations under the District's Recreational Center Policies and/or related documents. I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida.

I am of legal drinking age (21 years or older) and am freely signing this document. I have read this document and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Print Name

Mailing Address

Signature

Telephone Number

Date

EIGHTH 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.



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

Potential Future Capital Improvements

Sampson Creek CDD



ST. JOHNS GOLF & COUNTRY CLUB
HARDSCAPE/ LANDSCAPE PATIO RENOVATIONS

205 St. Johns Golf Drive
St. Augustine, FL 32092



Potential Future Capital Improvements

Sampson Creek CDD

Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

I am pleased to offer my proposal to perform the scope of work provided in the construction documents dated 3/20/24 provided by Matthews in the amount of **\$289,400.00 (Two hundred eighty-nine thousand four hundred dollars and zero cents).**

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

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

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

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

Sincerely,

Nick Lee

Owner/Project Manager



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

Sales: James Merritt

| St Johns Golf and Country Club | Design-Build

St Augustine, Florida 32092

Est ID: EST5092169

Date: Jan-05-2025

Tear Out and Prep	\$14,426.54
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	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
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	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
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	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
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Fencing	\$9,333.33
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Irrigation	\$8,666.67
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Electrician	\$6,666.67
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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.

Live Aloha LLC
712 Southern Belle Drive West
Jacksonville, Florida
32259

P.9046149053

www.livealohanow.com
james@livealohanow.com

- 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 varieties, 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
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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.

Expiry date	01/12/2025
-------------	------------

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

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

ACTIVITY	QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal			
Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building 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.	600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cost.			
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.	1	6,250.00	6,250.00T
120 linear feet 1 gate New stainless fasteners Concrete set posts			
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans.	1	2,850.00	2,850.00
Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.			
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.	1	0.00	0.00
Work is to be performed by others.			
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$82,208.90		0.00	
There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.			

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

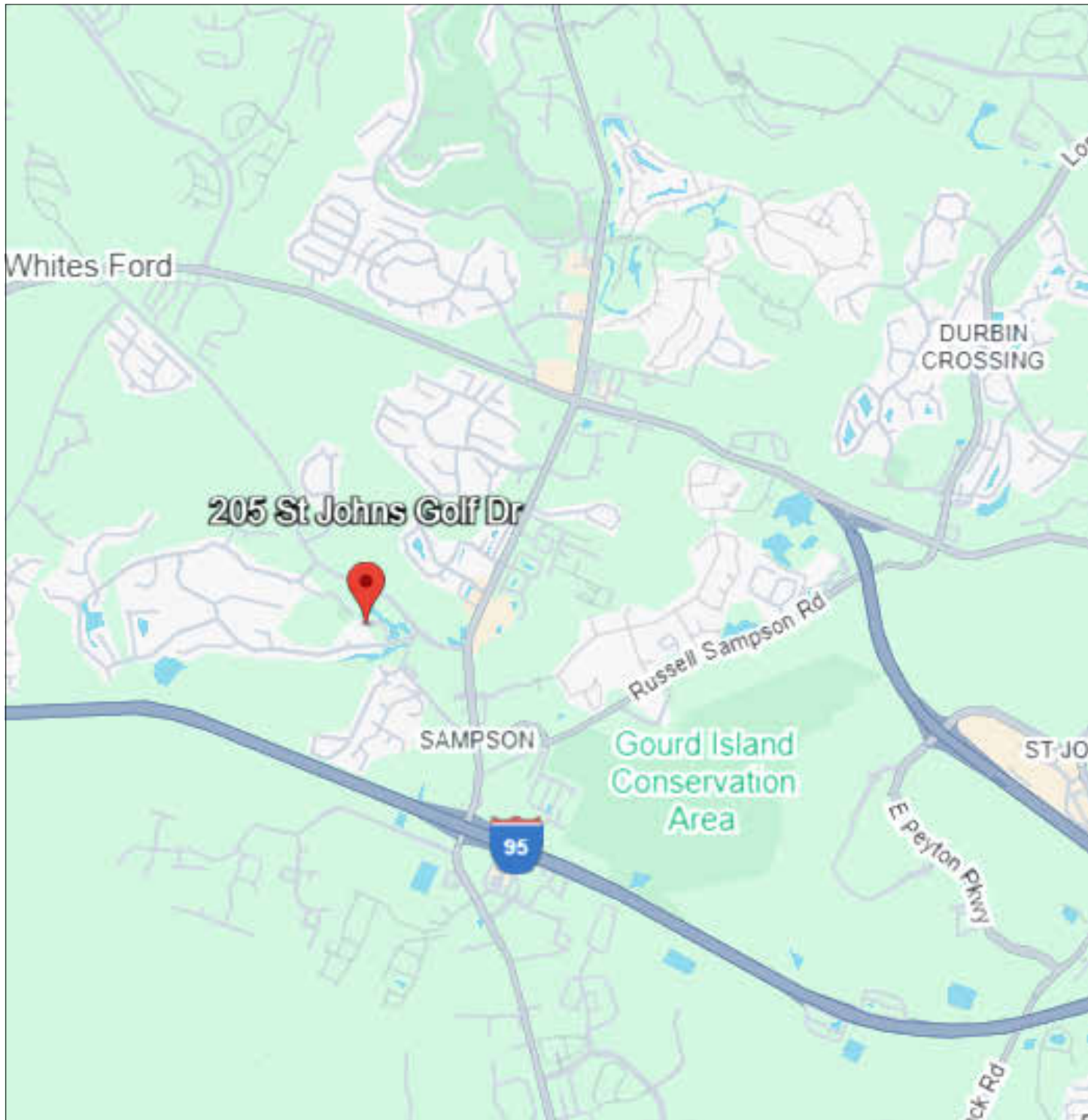
Accepted Date

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:

OWNER

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

PHONE:
EMAIL:

ARCHITECT

BHIDE & HALL ARCHITECTS, P.A.

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

CIVIL ENGR


CONTACT: N/A
ADDRESS:

PHONE
EMAIL:

STRUCTURAL ENGR

CONTACT: T.B.D
ADDRESS:

PHONE
EMAIL:

BHIDE & HALL ARCHITECTS, P.A. 1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32067 TEL (904) 264-1919 LIC. NO. A20011549 <small>TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATION COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS. THIS DOCUMENT IS NOT TO BE USED FOR ANY PROJECTS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 63, FLORIDA STATUTES</small>	
	
ST. JOHNS GOLF & COUNTRY CLUB SWIM & TENNIS BUILDING ADDITION 205 ST. JOHNS GOLF DR. ST. AUGUSTINE, FL 32092	
ELECTRONIC SEAL	
ARCHITECT _____ LICENSE NO. _____	
PRELIMINARY <small>THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.</small>	
COVER	
60% CONSTRUCTION DOC. DATE: 06/12/2025 D.B.: Author C.B.: DSS JOB NO: 202509	
G000	

CV	GENERAL - ABBREVIATION 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
BOLL	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
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	GRADE(ING)
GYP	GYPSPUM

H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATING, 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 - ABBREVIATION 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
POLYSIO	POLYISOCYANURATE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PTN	PARTITION

R	
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
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

CLG HEIGHT CHANGE

CLG HEIGHT ABO FF & CLG TYPE

GRID STARTPOINT SYMBOL

CLG FINISH TAG

MOTION SENSOR

CLG MTD SPEAKER

CLG MTD CAMERA

CLG MTD SPRINKLER HEAD

CLG MTD SMOKE DETECTOR

CLG MTD STROBE LT

CLG MTD EXIT SIGNS

WALL MTD EXIT SIGNS - PARALLEL

WALL MTD EXIT SIGNS - PERPENDICULAR

DENOTES EXISTING TO REMAIN

DENOTES EXIST TO BE RELOCATED

ACCESS DOOR

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

DIMMER SWITCH

RETURN AIR

SUPPLY AIR

CIRCULAR DIFFUSER

LINEAR DIFFUSER

EXHAUST FAN

CHANGE IN FLOOR FINISH

FINISH NOTATION

EQUIP TAG (REFER TO EQUIP SCHEDULE)

WALL MTD FIRE ALARM STROBE

FIRE ALARM PULL

FIRE WARDEN STATION

THERMOSTAT

CABLE TV RECPT

AV RECPT

AV TROUGH

ELECTRICAL JUNCTION BOX

VOICE/DATA JUNCTION BOX

SYS WORKSTATION PANEL POWER INFEEED

SYS WORKSTATION PANEL VOICE/DATA INFEEED

CONDUIT STUB-OUT POWER

CONDUIT STUB-OUT VOICE AND DATA

CONDUIT STUB-OUT A/V

PLUG MOLD

CAMERA

CARD READER

ELECTRIC DOOR BELL PUSH

ELECTRIC DOOR BELL

INTERCOM

REMOTE DOOR RELEASE BUTTON

MOTION SENSOR

INTRUSION ALARM

ELECTRIC DOOR HINGE

ELECTRICAL DOOR HOLD OPEN

ELECTRICAL DOOR RELEASE

ELECTRICAL DOOR MONITOR CONTACT

DOUBLE DOOR MONITOR CONTACT

ELECTRIC LOCKSET

ELECTRIC KEY SWITCH

ELECTRIC STRIKE

MAGNETIC LOCKSET

PANIC BUTTON

POWER & COMM.

SURF FLR MTD, POKE THRU DEVICES

FURN SYS MTD DEVICES

FLUSH FLR MTD, POKE THRU, DEVICES

SURF FLR MTD DEVICES

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

DATA RECPT

VOICE RECPT

AV RECPT

SYS WORKSTATION PANEL POWER INFEEED

SYS WORKSTATION PANEL VOICE INFEEED

SINGLE RECPT

DUPLEX RECPT

QUADRAPLEX RECPT

VOICE/DATA RECPT

DATA RECPT

VOICE RECPT

FURN SYSTEM ELECTRIC PIGTAIL

FURN MTD, POWER POLE

SINGLE RECPT

DUPLEX RECPT

QUADRAPLEX RECEPT

COMBINATION DUPLEX & VOICE/DATA RECPTS

COMBINATION QUADRAPLEX & VOICE/DATA RECPTS

COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECPTS

COMBINATION QUADRAPLEX, AV & VOICE/DATA RECPTS

COMBINATION POWER, VOICE/DATA

RAISED FLR BOX, AV

CONDUIT STUB UP, AV

CONDUIT STUB UP, POWER

CONDUIT STUB UP, VOICE/DATA

SECTION MAT. INDICATIONS CONSTRUCTION

ACOUSTICAL CEILING TILE

ALUMINUM

BRICK

CARPET

CONCRETE

CONCRETE MASONRY UNIT

CUT STONE

EARTH

GLASS

GRAVEL

GYPSUM PLASTER

INSULATION (LOOSE OR BATT)

INSULATION (RIGID)

METAL

PLASTIC

PLYWOOD

PRE-CAST PANELS

SAND OR GROUT

STONE

WOOD (FINISHED)

WOOD (CONTINUOUS MEMBER)

WOOD BLOCKING (INTERRUPTED MEMBER)

GLASS SYMBOL

MASONRY COURSING

WOOD VENEER

STUCCO

ELEVATION INDICATION

GLASS SYMBOL

MASONRY COURSING

WOOD VENEER

STUCCO

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 HILT OR SELF DRILLING SCREWS AT MAX 12" CENTERS. APPLY CONT BEAM OF SEALANT BETWEEN WD FRAMING AND STEEL. CORRADIATE 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 8" CENTERS. MIN EMBD INTO CONC 2 1/2"). PROVIDE CONT BEAM SEALANT BETWEEN WD FRAMING AND MASONRY.
17. WHERE APPLICABLE, 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 APPLICABLE, 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
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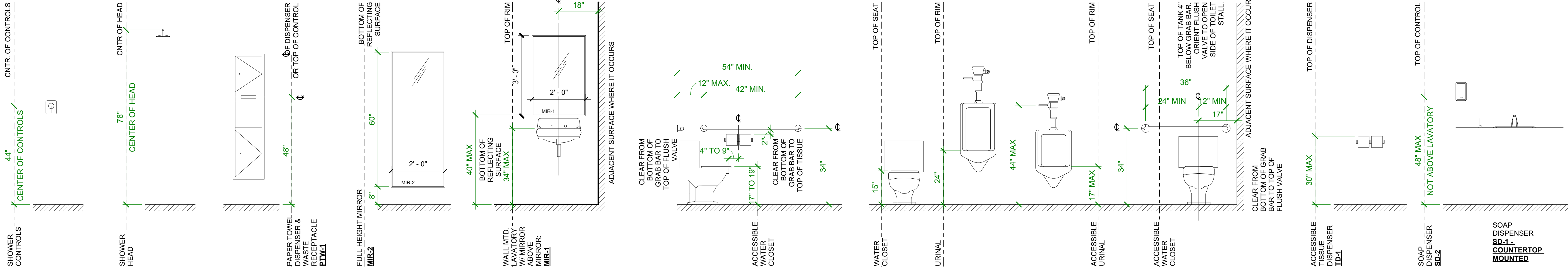
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205 ST. JOHNS GOLF DR.
ST. AUGUSTINE, FL 32092

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DESCRIPTION	
SYM	

GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

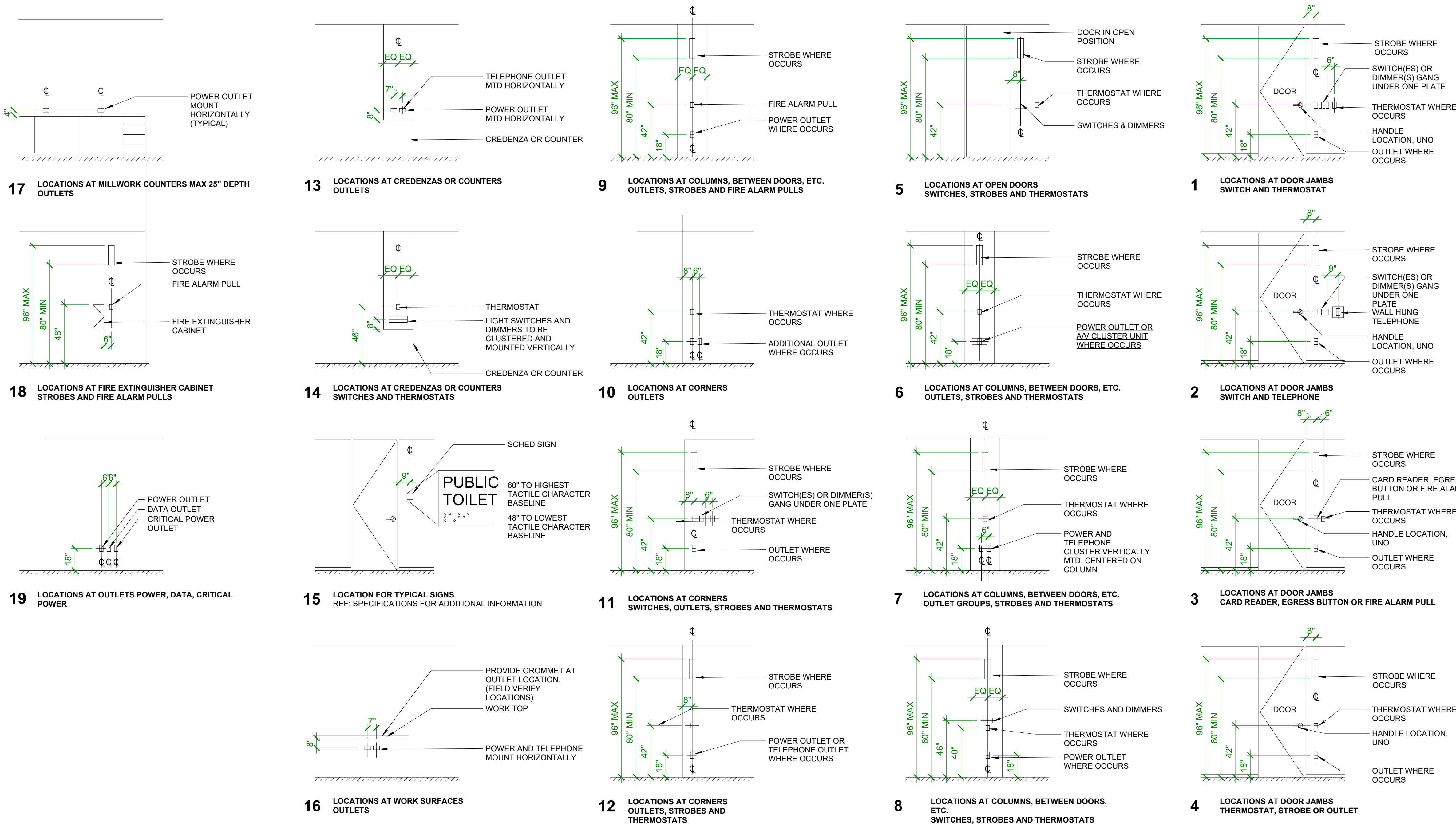
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DATE: 06/12/2025
D.B.: Author
C.B.: DSS
JOB NO: 202509

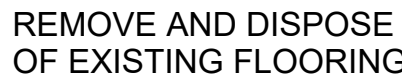
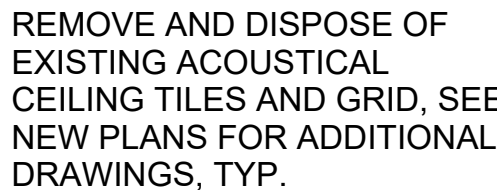
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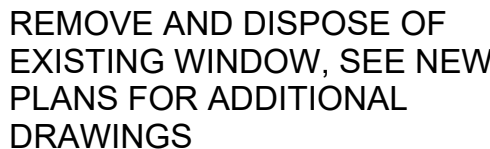


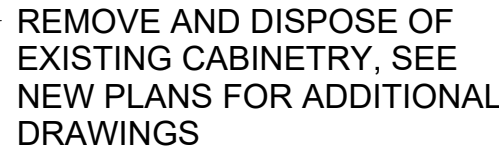
A1
G002 TYP MOUNTING HGTS - TOILETS & ACCS
1/2" = 1'-0"

B1
G002 TYPICAL MOUNTING HEIGHTS (EQUIPMENT)
1/4" = 1'-0"




$$\frac{1}{4}'' = 1'-0''$$

$$1/4" = 1'-0"$$

$$1/4'' = 1'-0''$$

$$\frac{1}{4}'' = 1'-0''$$

$$1/4" = 1'-0"$$

$$1/4'' = 1'-0''$$

NEW FRAMED WALL. REF: WALL
TYPES SHEET FOR ADDITIONAL
INFORMATION.

EXISTING WALL

DEMOLISHED WALL

(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. |
|---|---|

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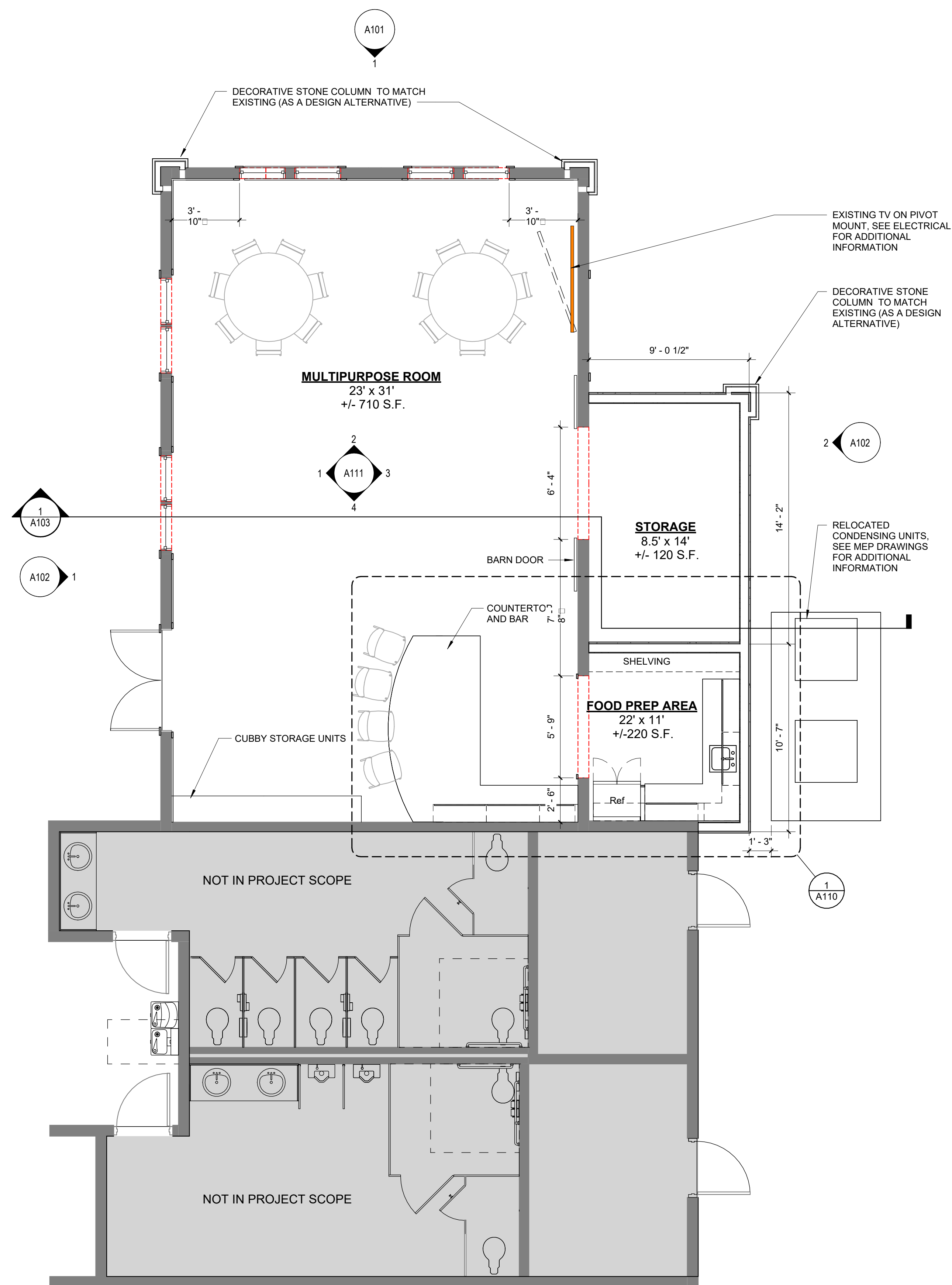
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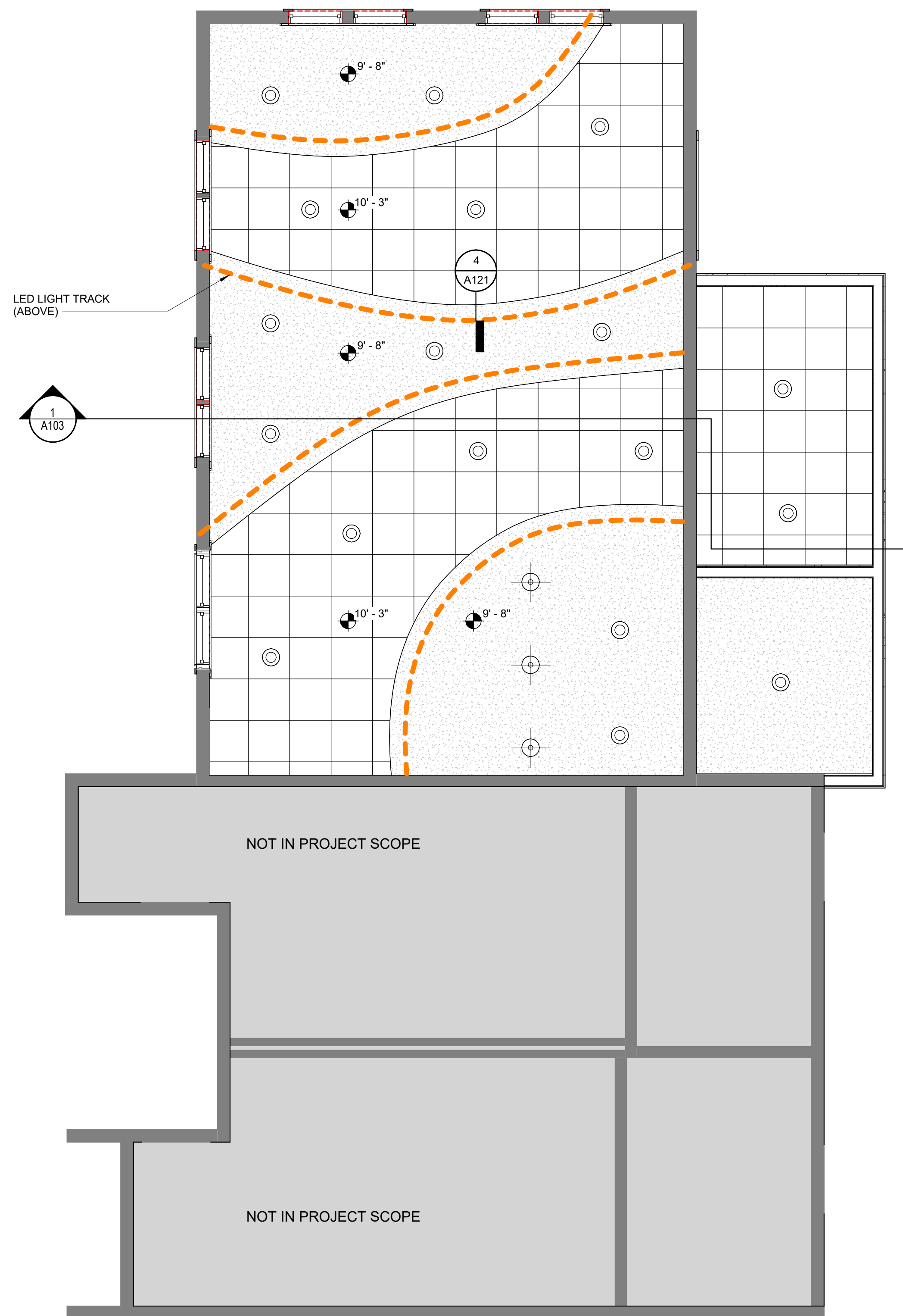
FLOOR PLAN - FIRST
FLOOR DEMOLITION

60% CONSTRUCTION DOC.	
DATE:	06/12/2025
D.B.:	Autho
C.B.:	Checke
JOB NO:	202505

AD01






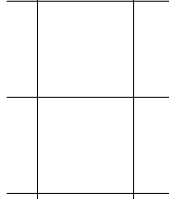
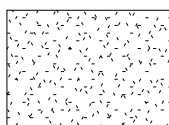


1 FLOOR PLAN
A100 1/4" = 1'-0"



2 REFLECTED CEILING PLAN
A100 1/4" = 1'-0"

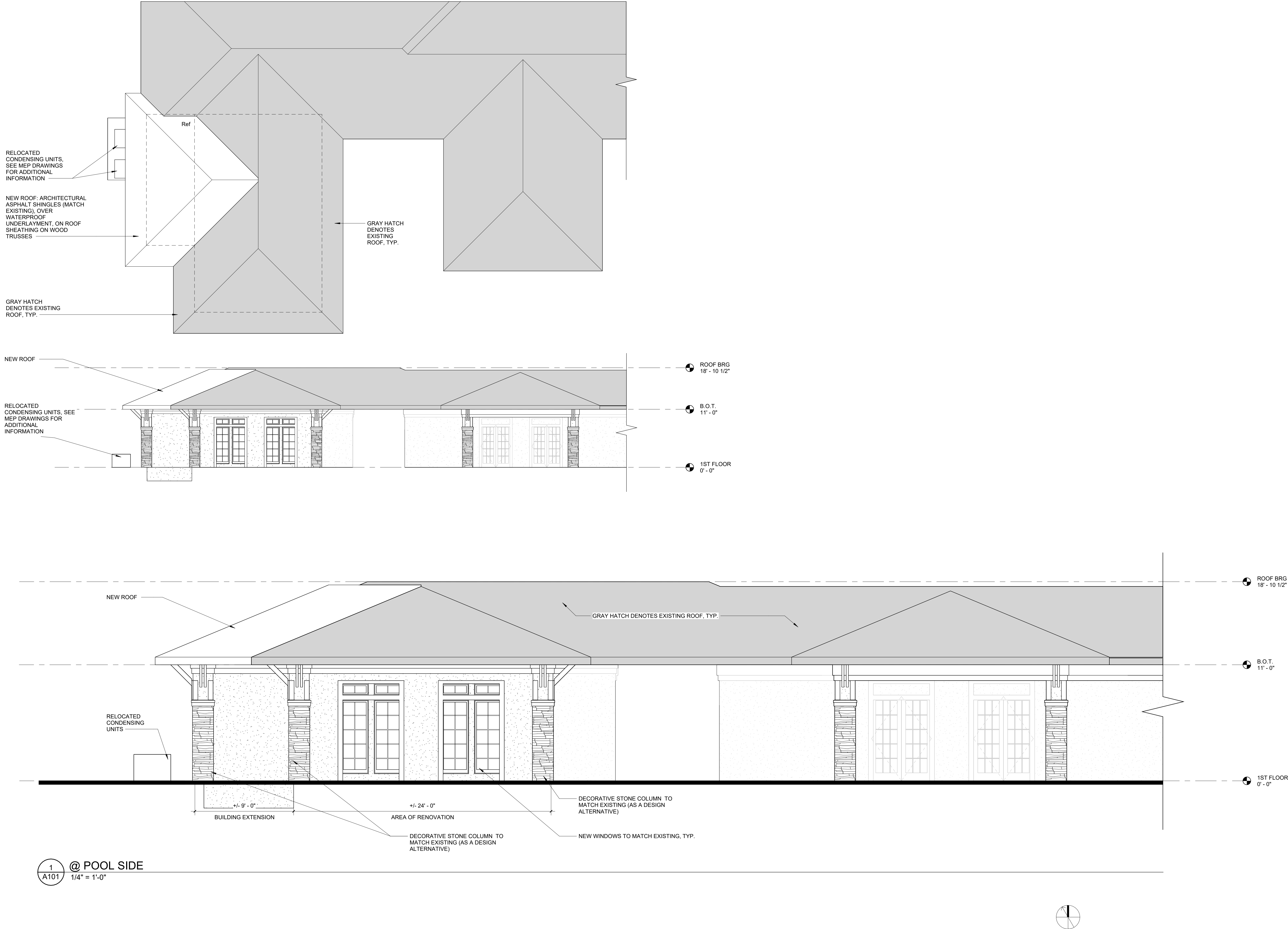
FLOOR PLAN LEGEND

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

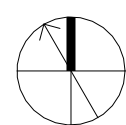
<h1 style="text-align: center;">CEILING PLAN LEGEND</h1>	
	<p>2X2 SUSPENDED ACOUSTICAL TILE CEILING</p>
	<p>GYPSON BOARD CEILING/SOFFIT</p>
	<p>CEILING LIGHT RECESSED CAN</p>
	<p>PENDANT LIGHT</p>

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 FUNCTION AND OCCUPANTS.
5	OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "N/C" (NOT IN CONTRACT) UNDER SEPARATE CONTRACT. INCLUDE ANY SCHEDULE REQUIREMENT 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.
7	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 (THIS 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 AN INSTALLATION CONFLICTS WITH THE 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	ALL BARRIER WALLS, PARTITIONS, 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 PARTITION 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.

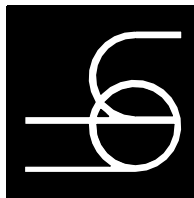
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1
A101 @ POOL SIDE
1/4" = 1'-0"



BHIDE & HALL ARCHITECTS, P.A.
1339 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073
TEL: (904) 264-1919
LIC. NO. A0001549



TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS ENFORCED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-10 & 4-4 AND CHAPTER 65, FLORIDA STATUTES

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

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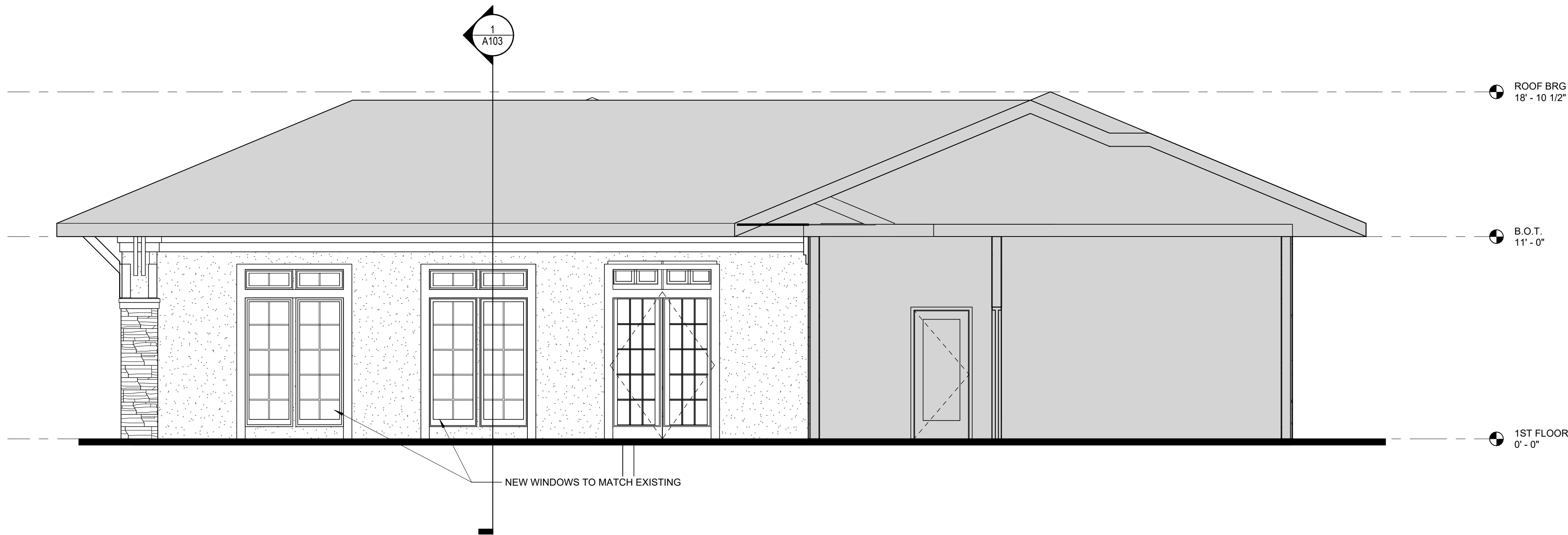
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SYM	DESCRIPTION	DATE

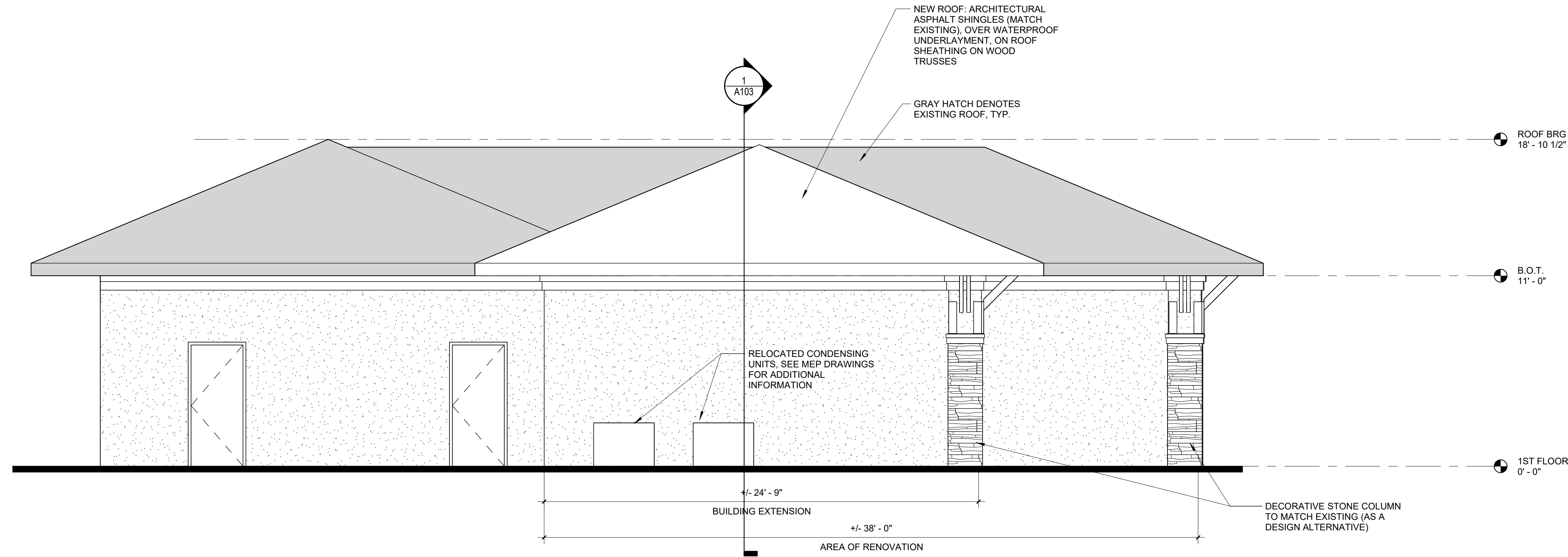
EXTERIOR ELEVATION & ROOF PLAN

60% CONSTRUCTION DOC.
DATE: 06/12/2025
D.B.: Author
C.B.: Checker
JOB NO: 202509

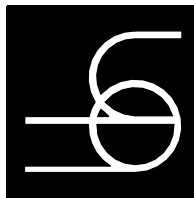
A101



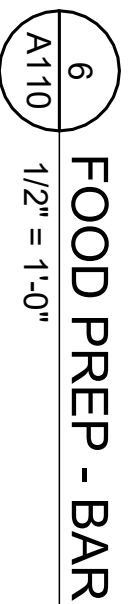
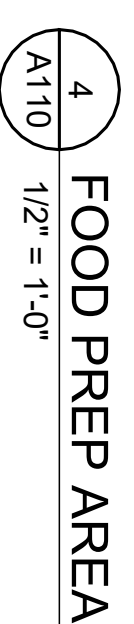
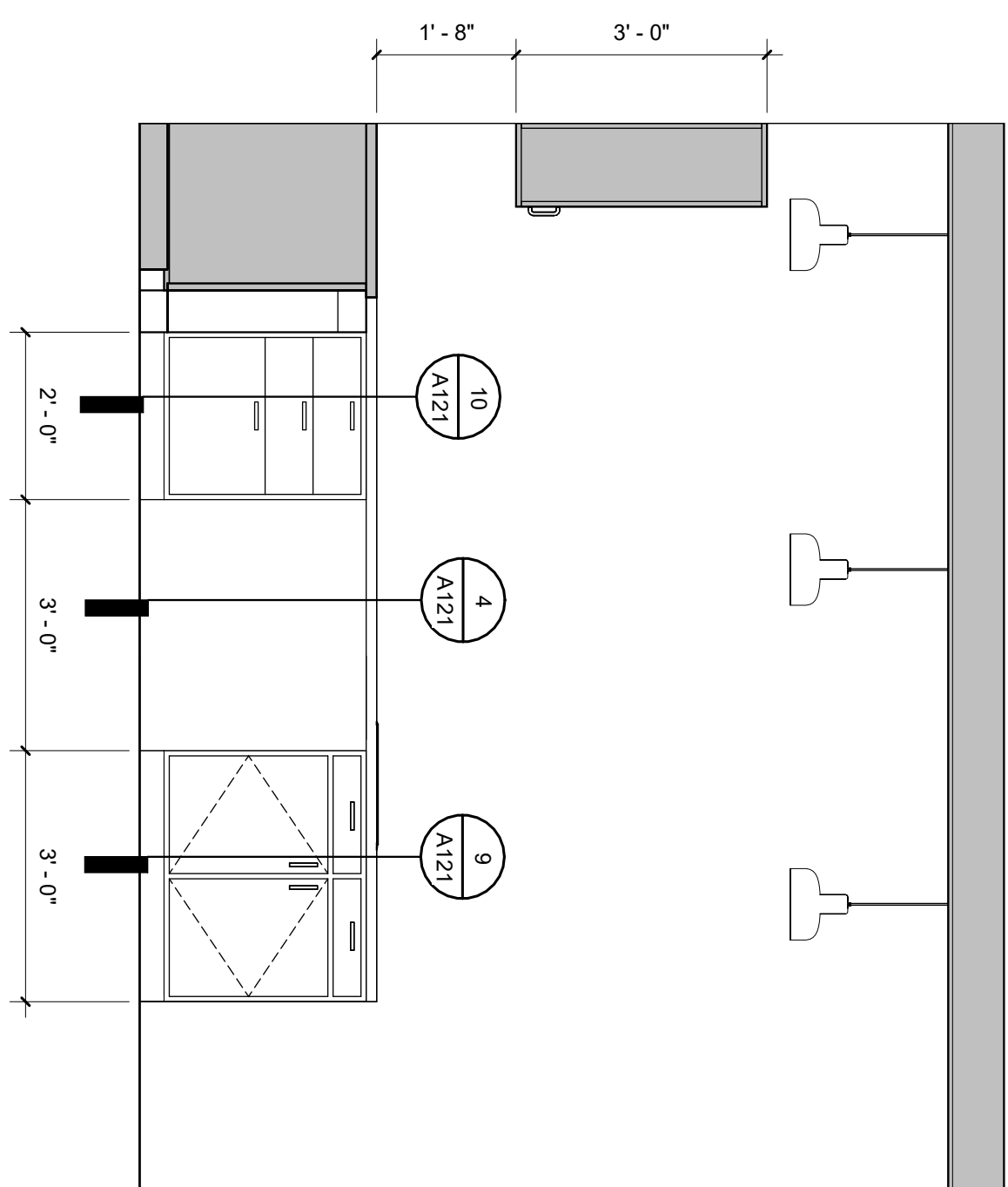
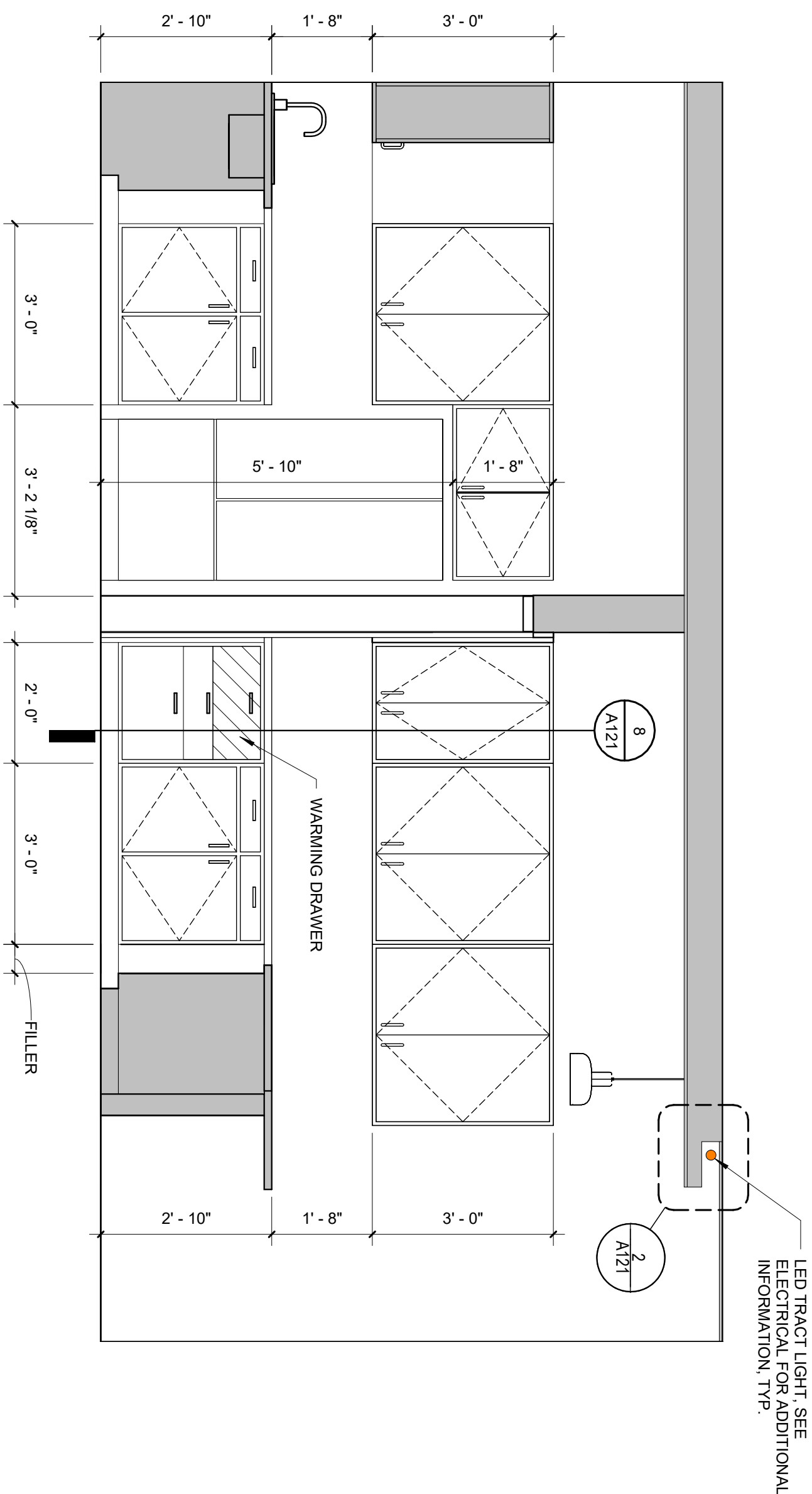
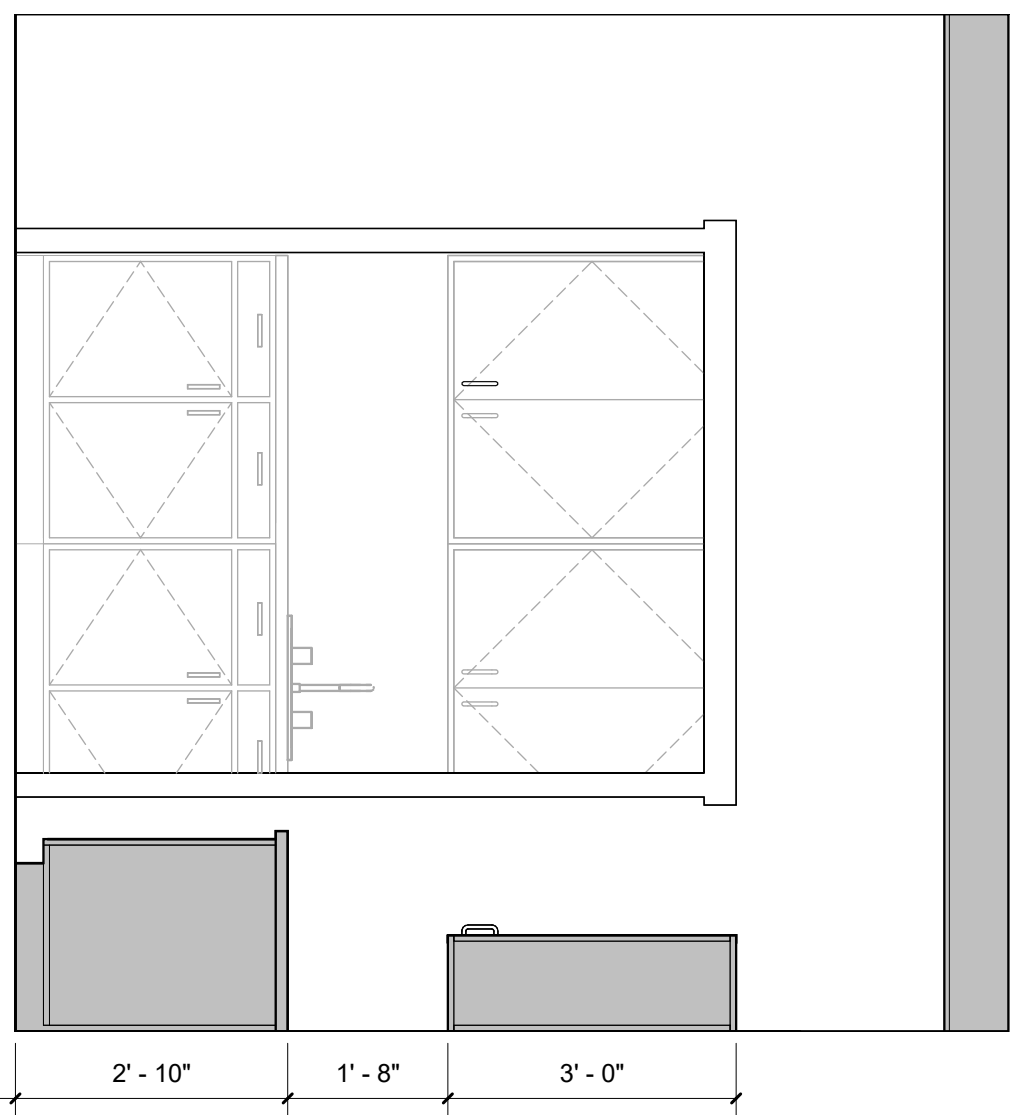
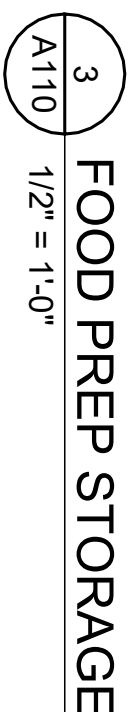
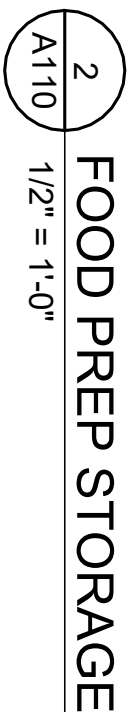
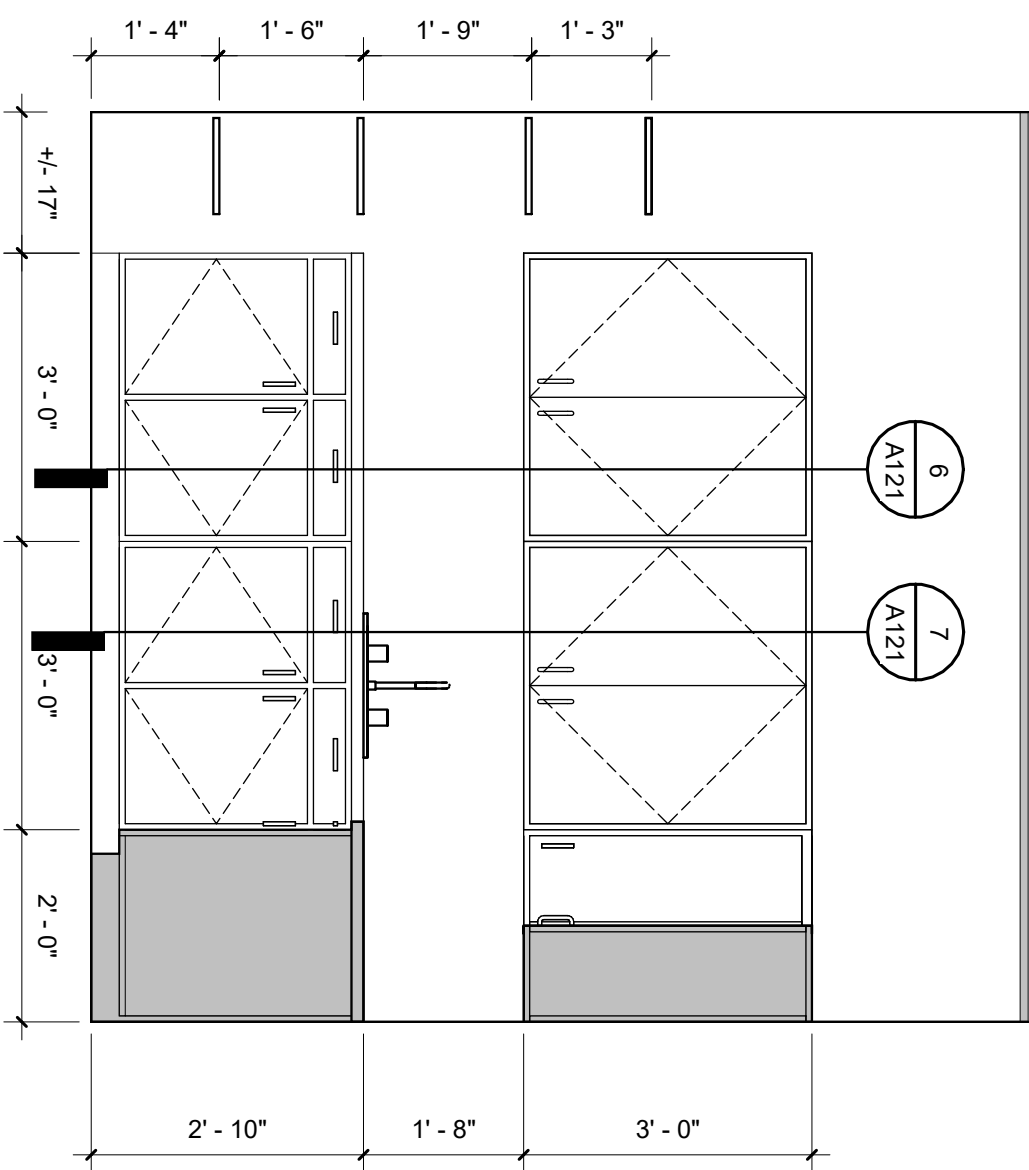
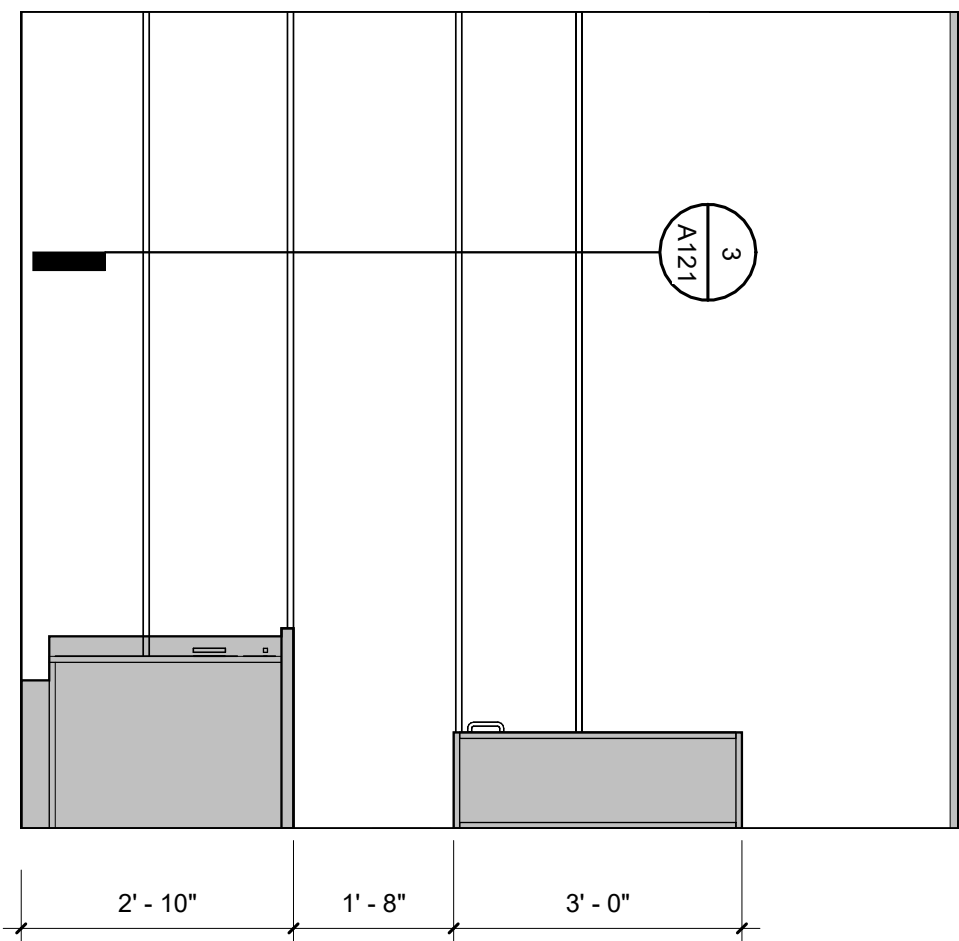
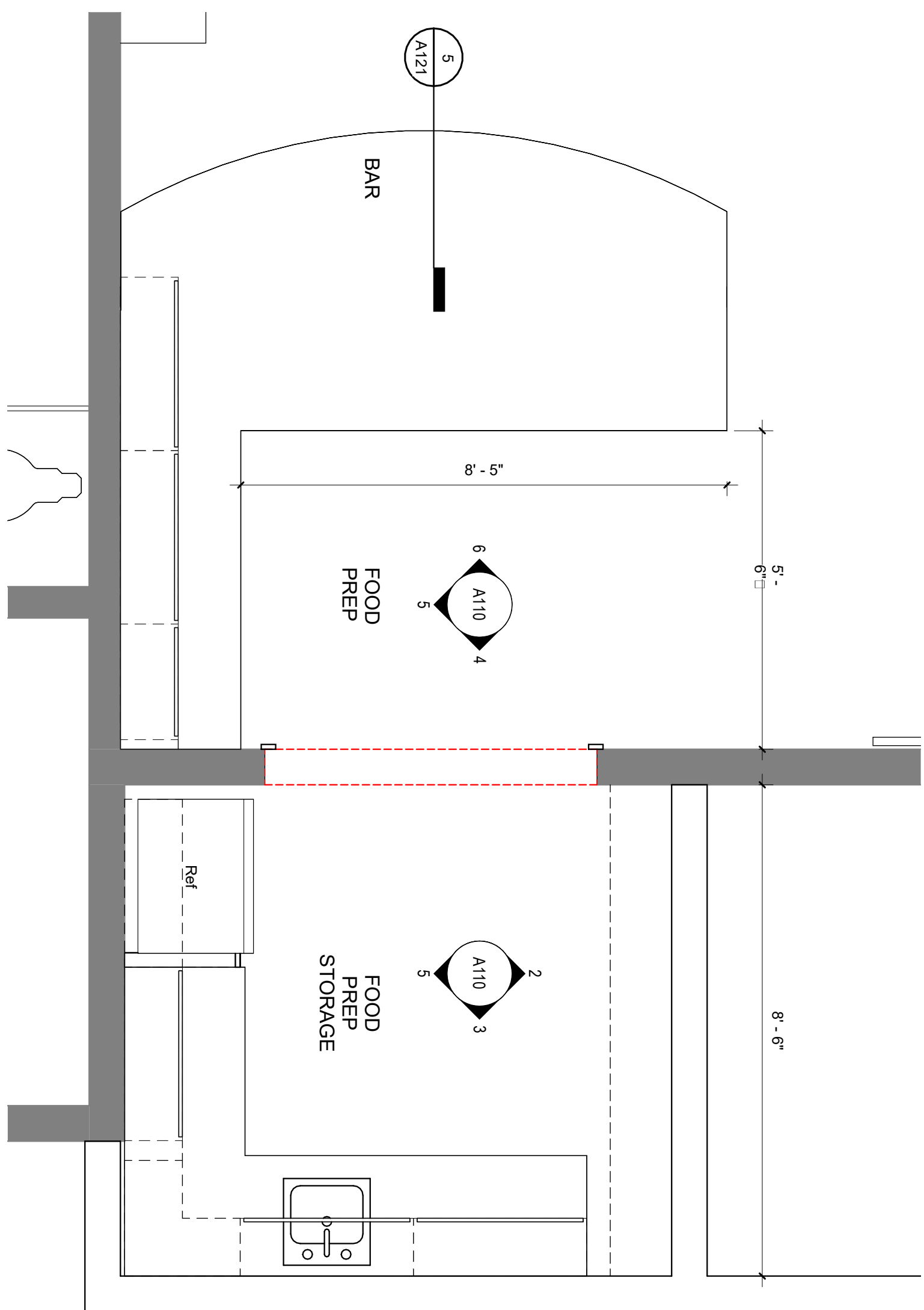
1
A102 @ POOL DECK SIDE
1/4" = 1'-0"

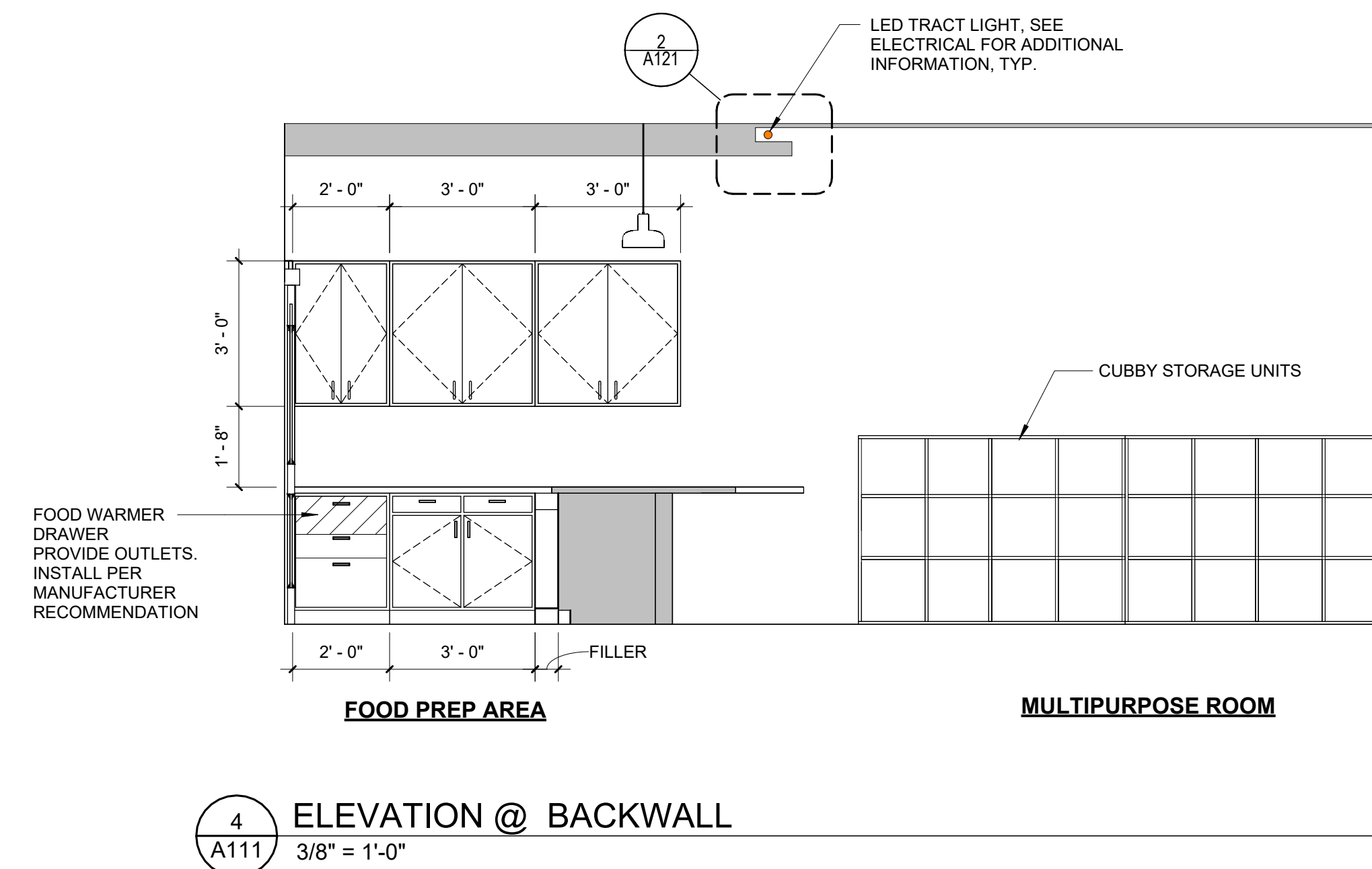
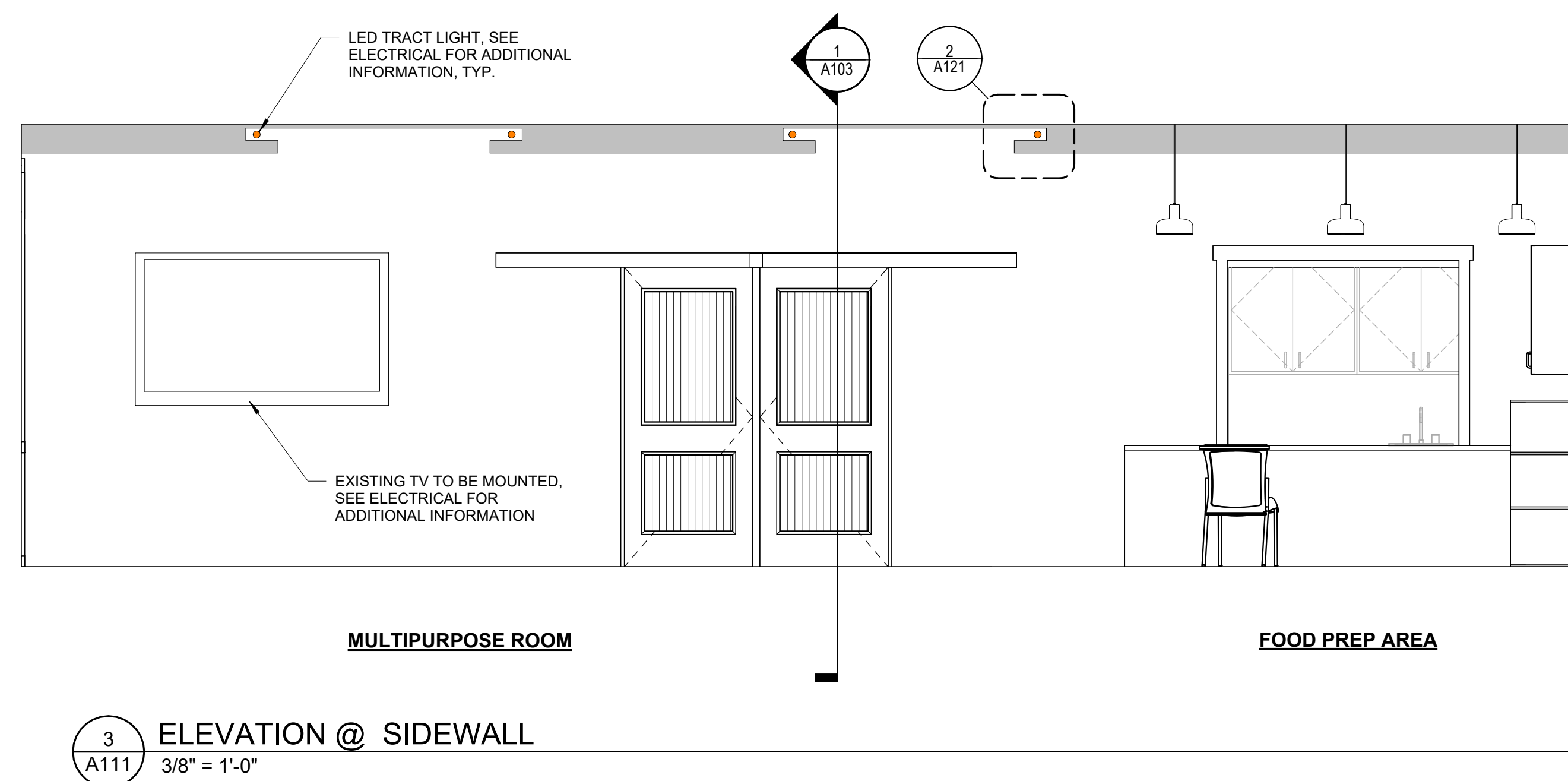
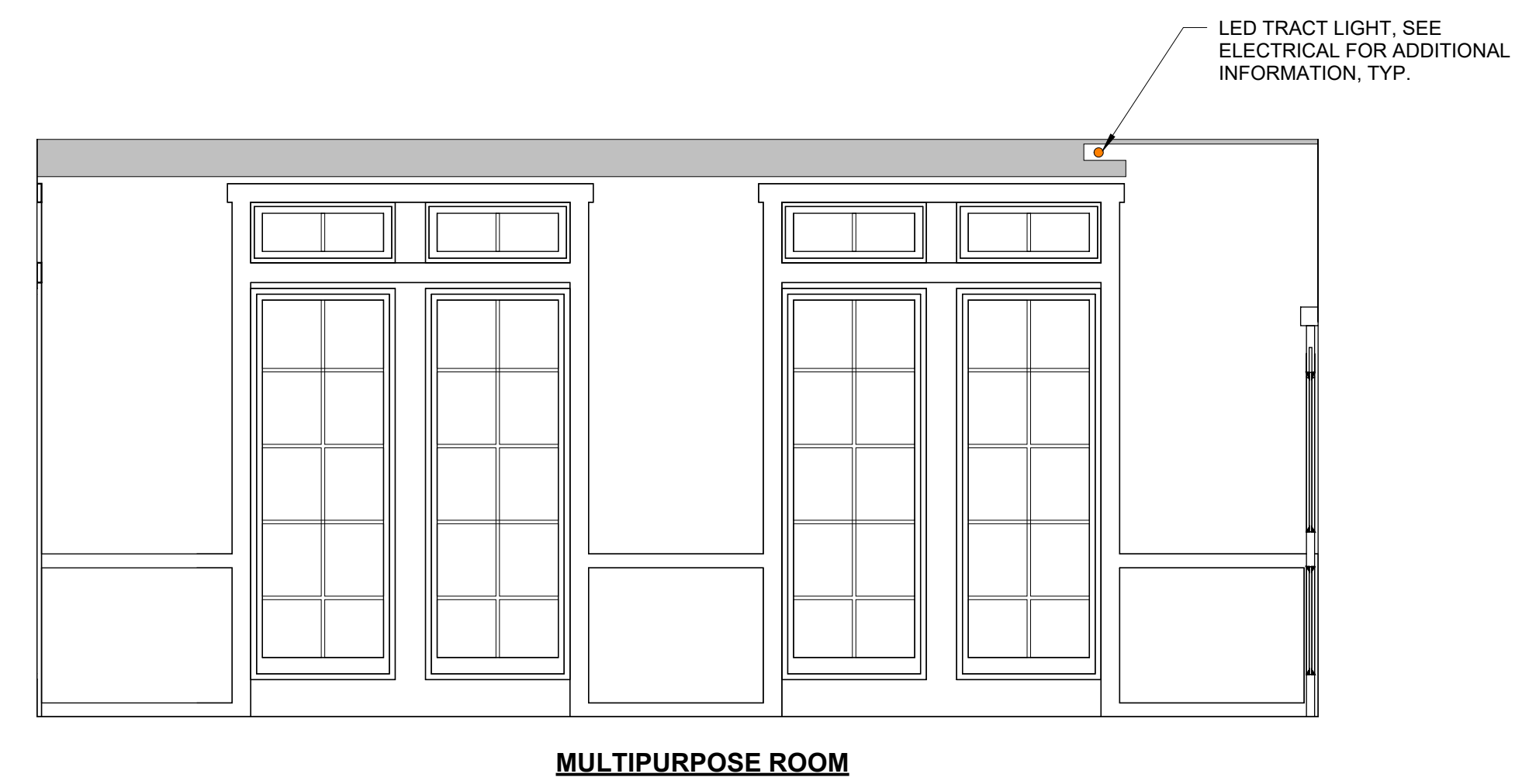
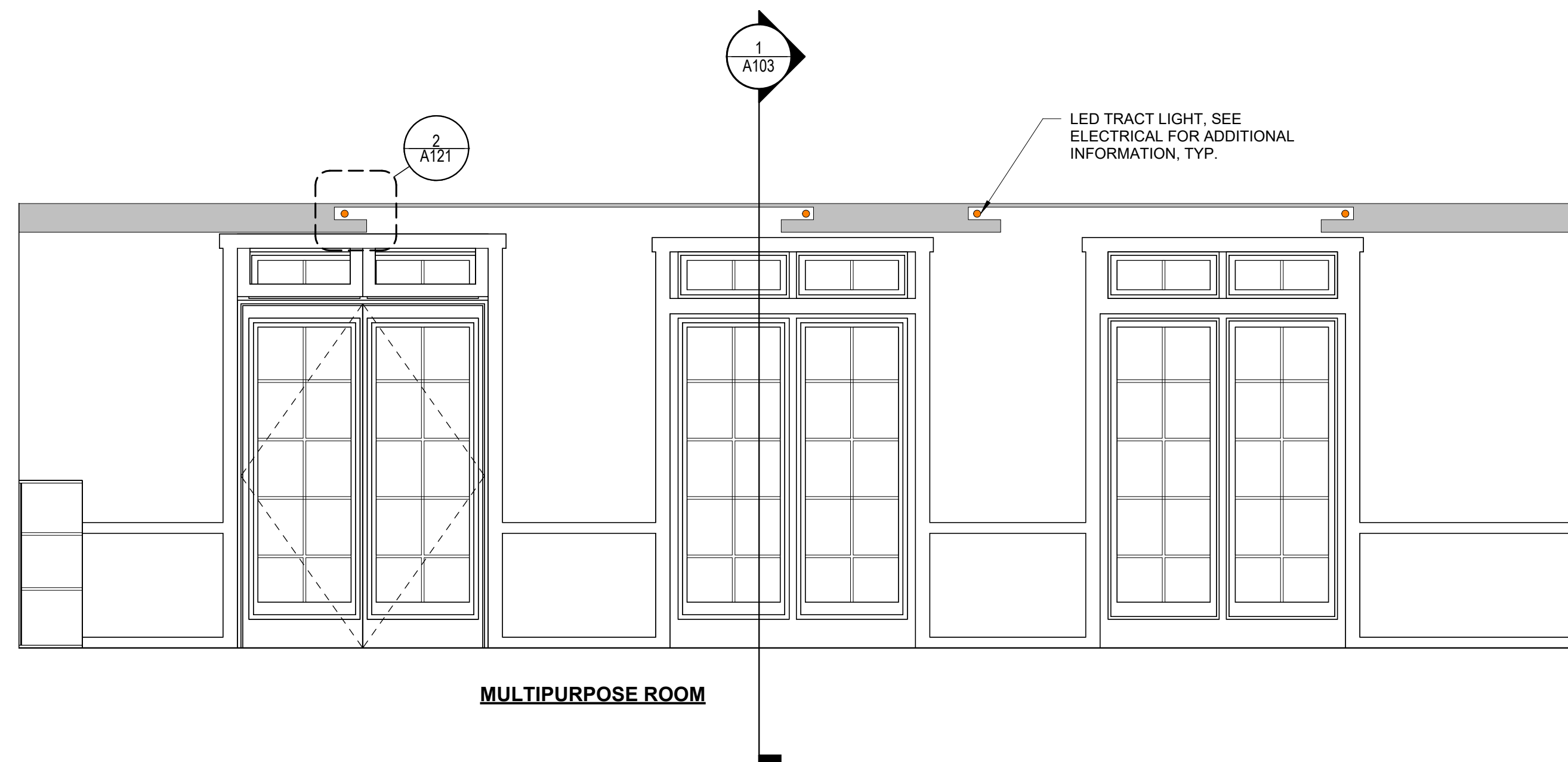


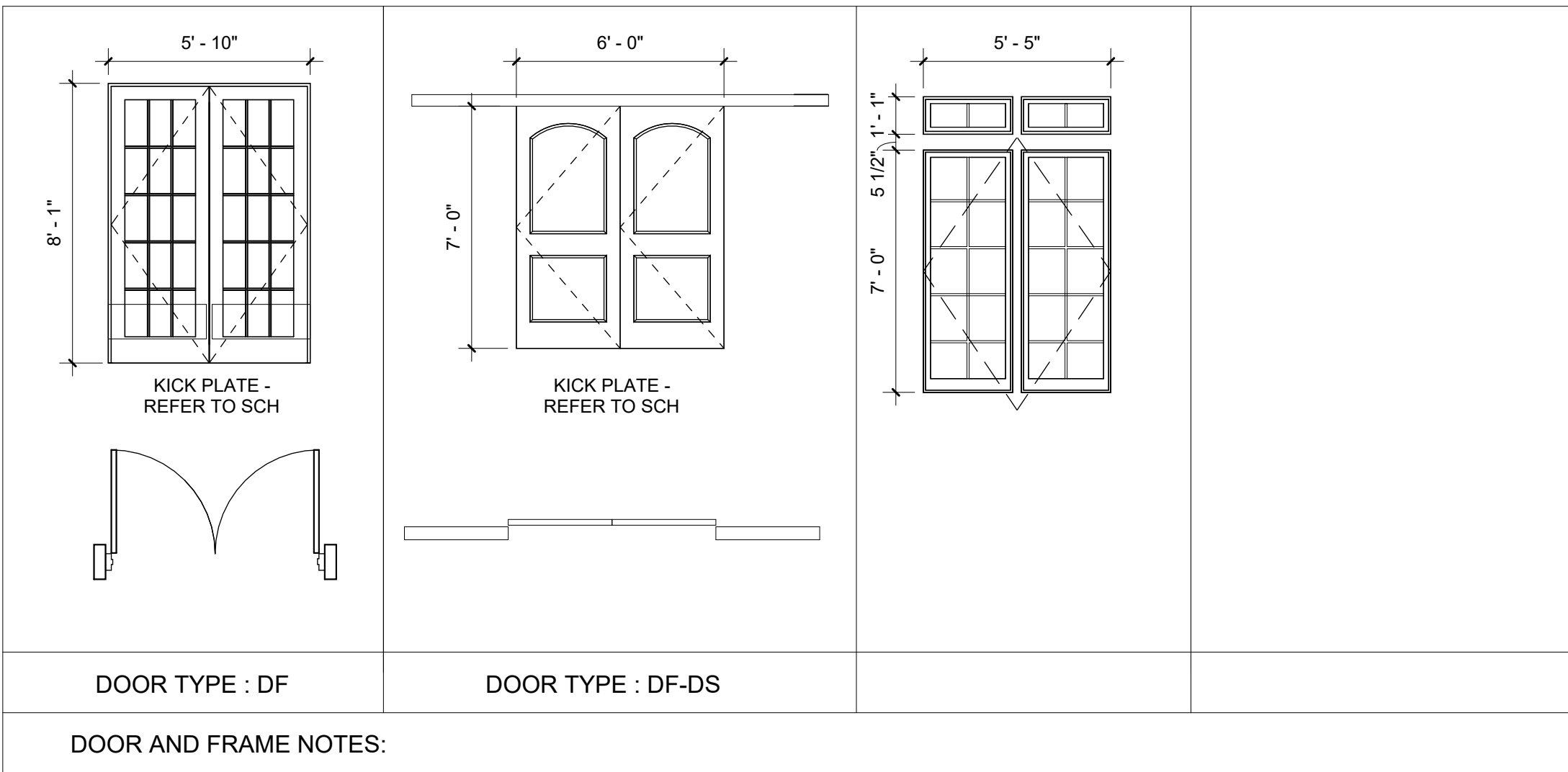
2
A102 @ GOLF COURSES SIDE
1/4" = 1'-0"



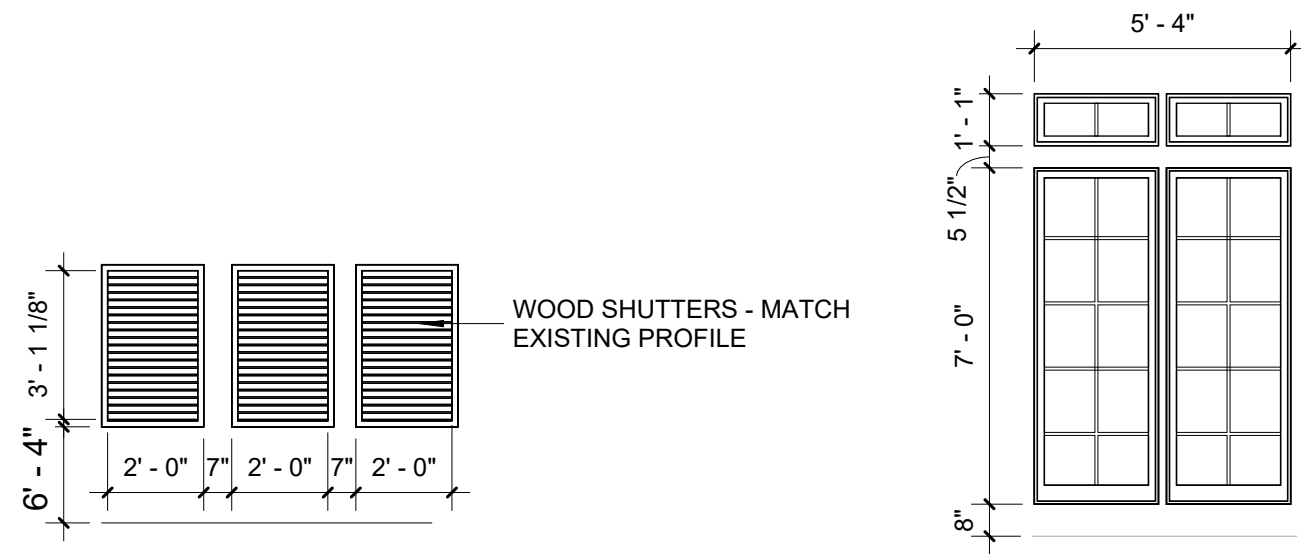
SYM	DESCRIPTION	DATE



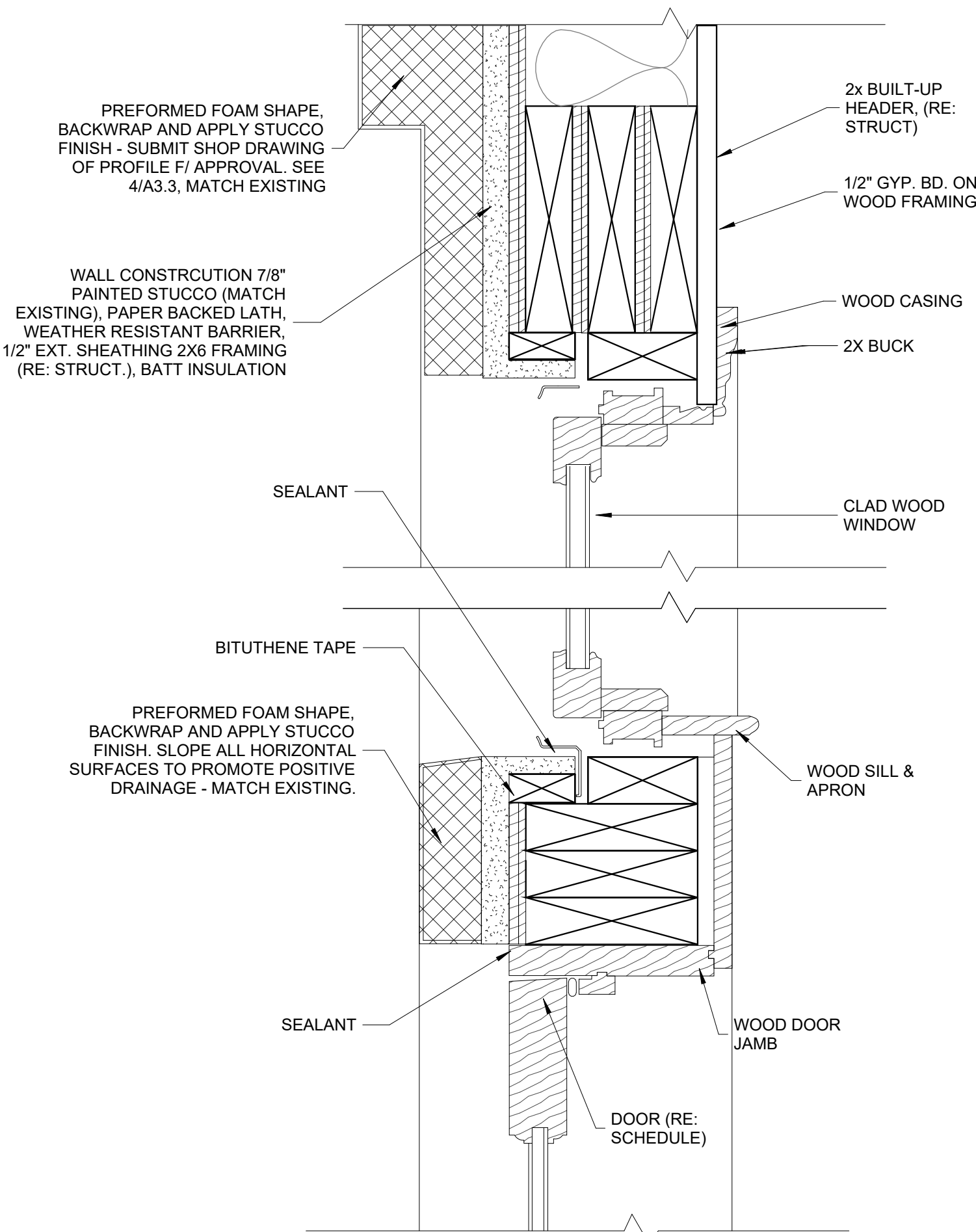




DOOR ELEVATIONS



WINDOW ELEVATIONS



1 DOOR DETAIL - HEAD
A120 DOOR HEAD DETAIL

3" = 1'-0"

ALL VERTICAL DIMENSIONS ARE SHOWN FROM FINISH FLOOR TO LOCATION SHOWN

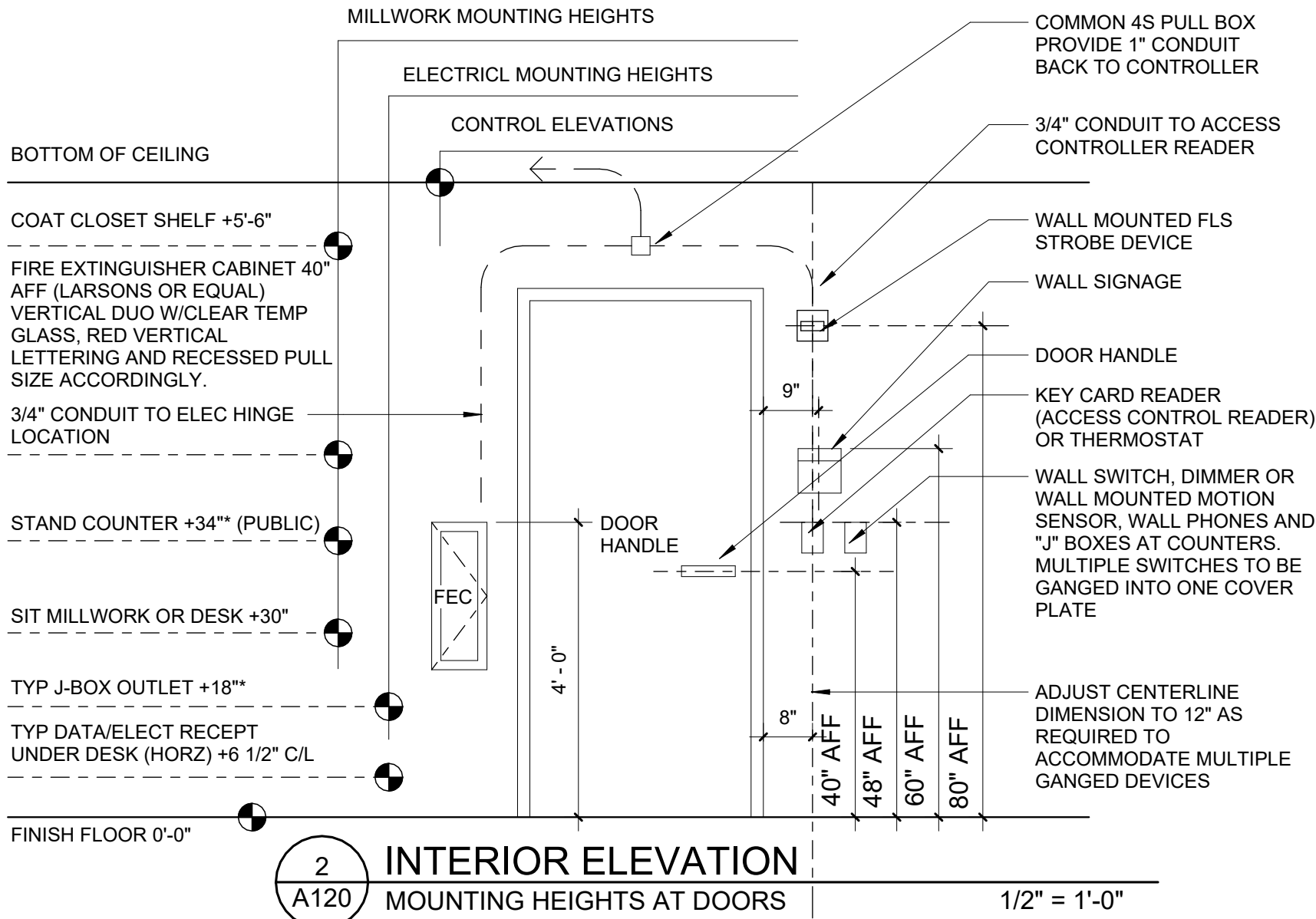
THERMOSTAT AND CARD READERS SHALL BE LOCATED SO THAT THE TOP OF THE OUTLET BOX IS NO MORE THAN 48" NOR LESS THAN 15" TO THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR

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.

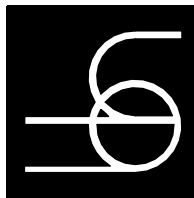
NO ALLOWANCE HAS BEEN MADE FOR ANY DEPRESSIONS OR ELEVATIONS IN THE SLAB. ELEVATION HEIGHTS SHOULD TAKE INTO ACCOUNT ANY VARIATIONS IN THE FLOOR SLAB

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 PARENTHESES WITH AN ASTERISK NEXT TO THE CRITICAL DIMENSION. EG: (* +15" MIN)



2 INTERIOR ELEVATION
A120 MOUNTING HEIGHTS AT DOORS

1/2" = 1'-0"



ELECTRONIC SEAL

ARCHITECT LICENSE NO.

PRELIMINARY

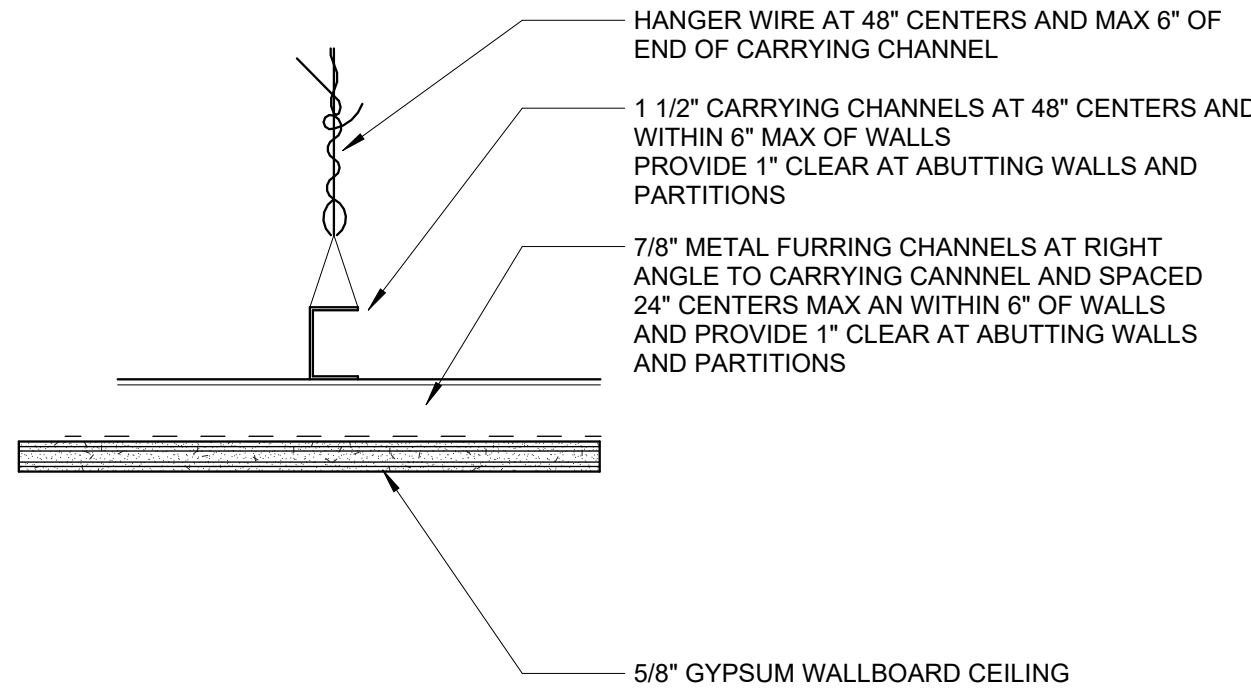
THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION.

SYM	DESCRIPTION	DATE

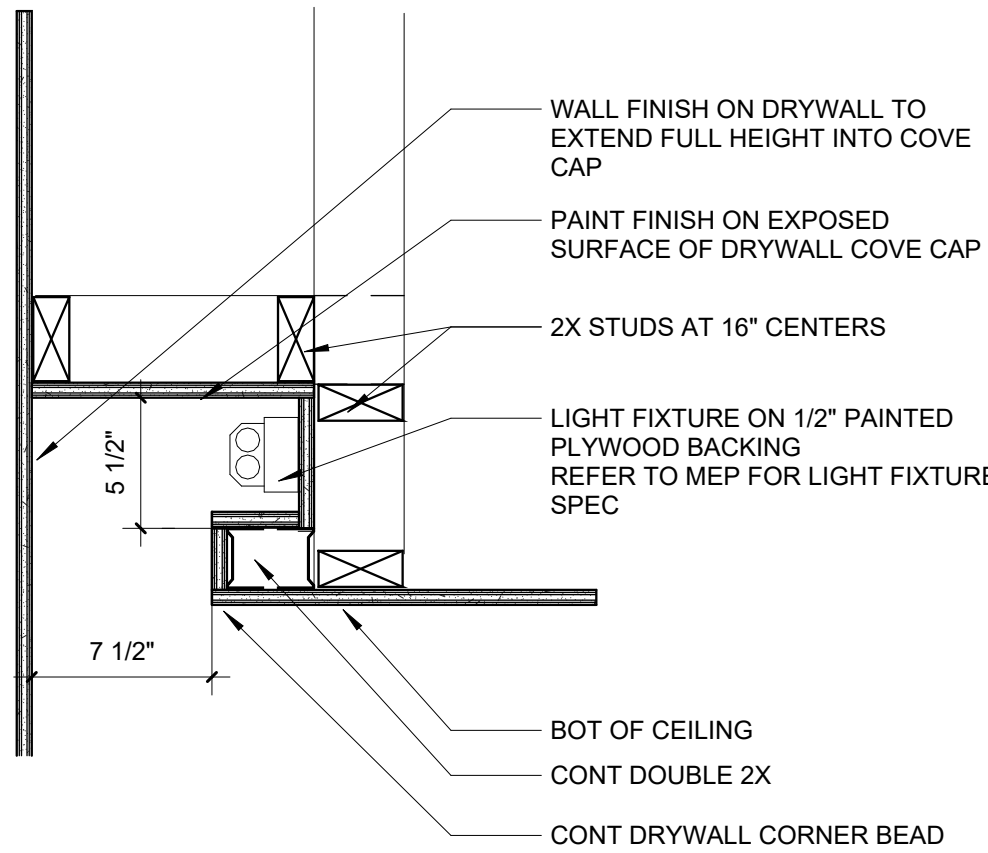
DOOR SCHEDULE & DETAILS

60% CONSTRUCTION DOC.
DATE: 06/12/2025
D.B.: Author
C.B.: Checker
JOB NO: 202509

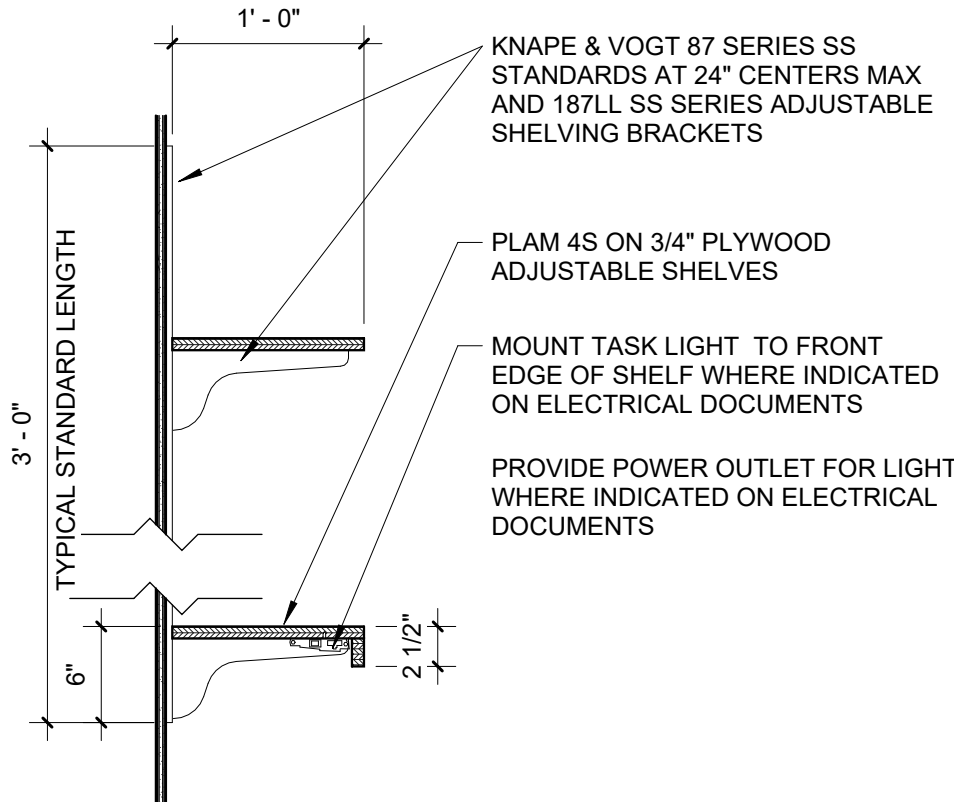
A120



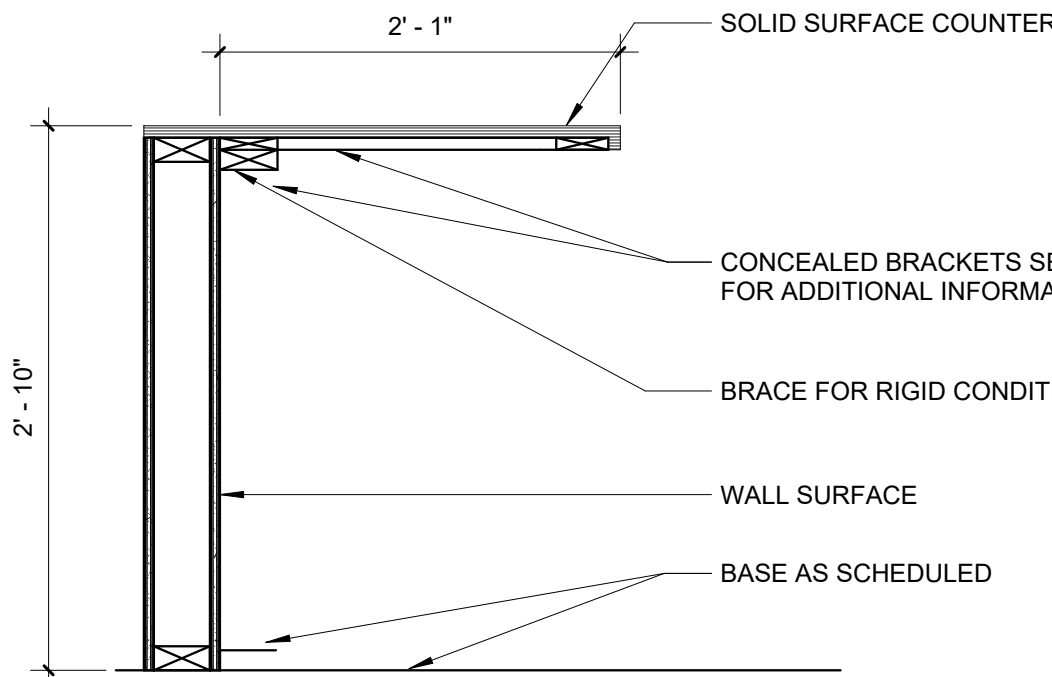
1 SECTION DETAIL
A121 SUSPENDED METAL GWB CLG 3" = 1'-0"



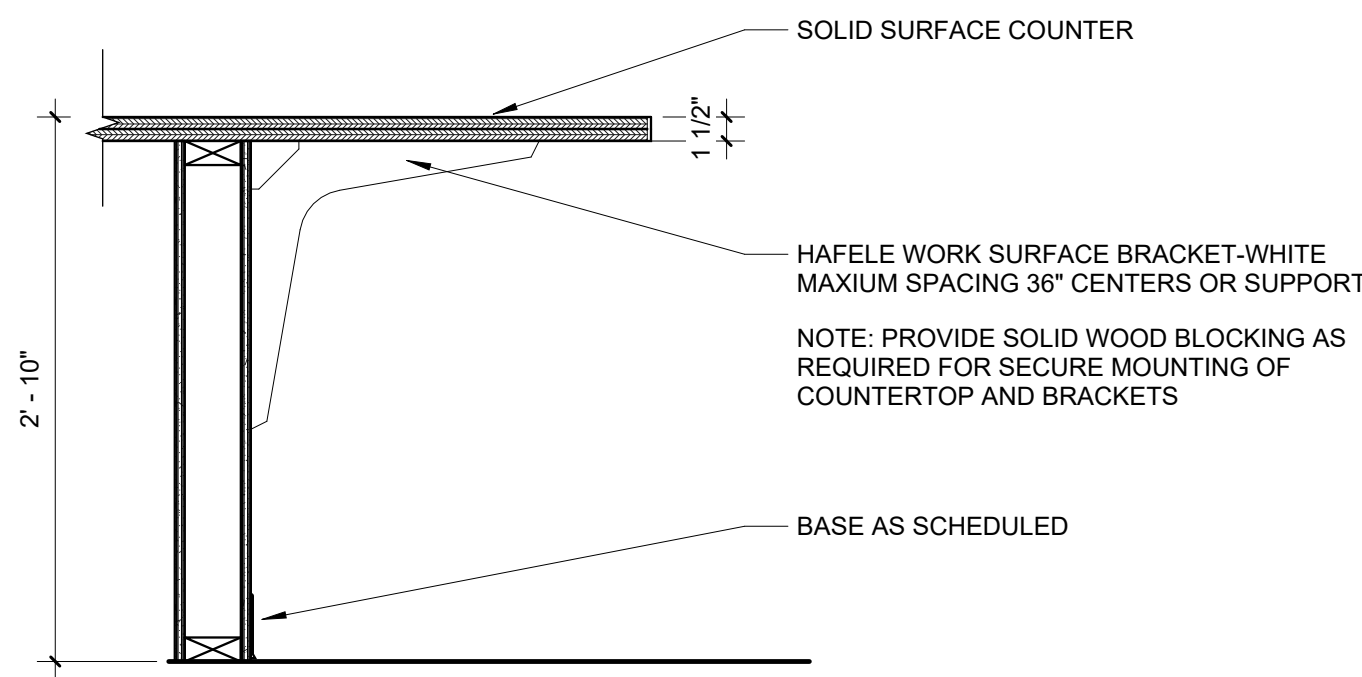
2 SECTION DETAIL
A121 LIGHT COVE DETAIL 1 1/2" = 1'-0"



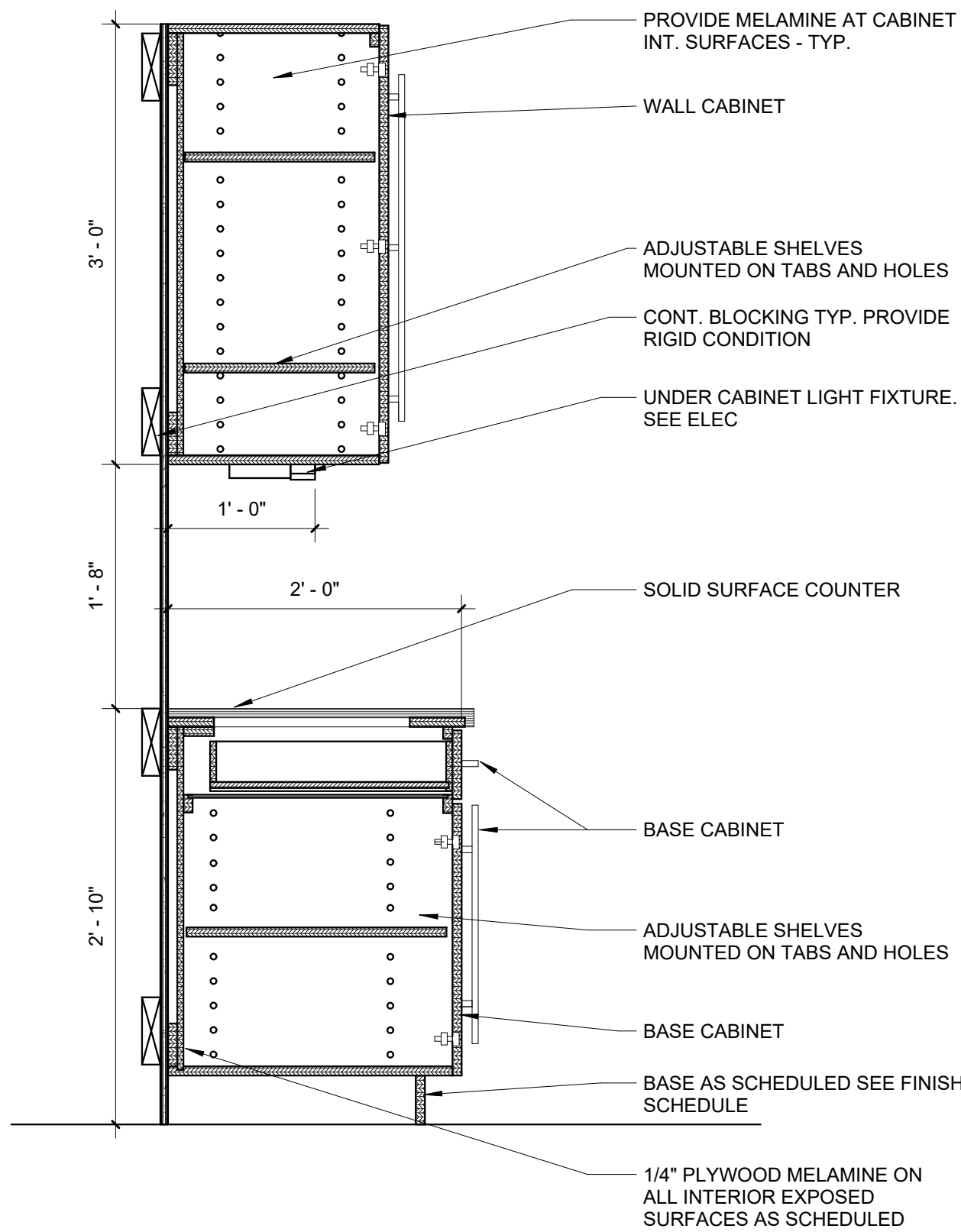
3 SECTION DETAIL
A121 ADJUSTABLE SHELVING 1" = 1'-0"



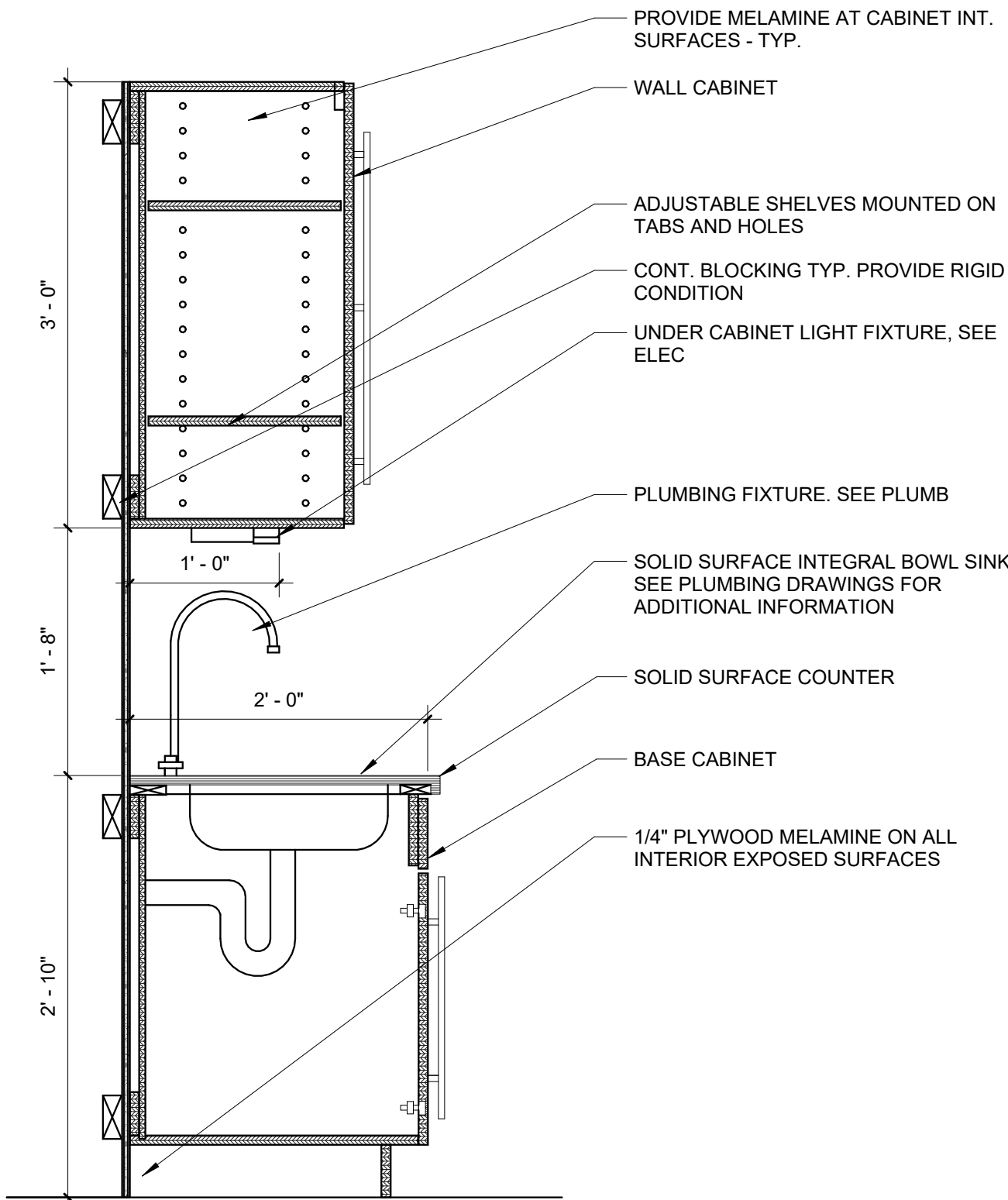
4 SECTION DETAIL
A121 CABINET 8 1" = 1'-0"



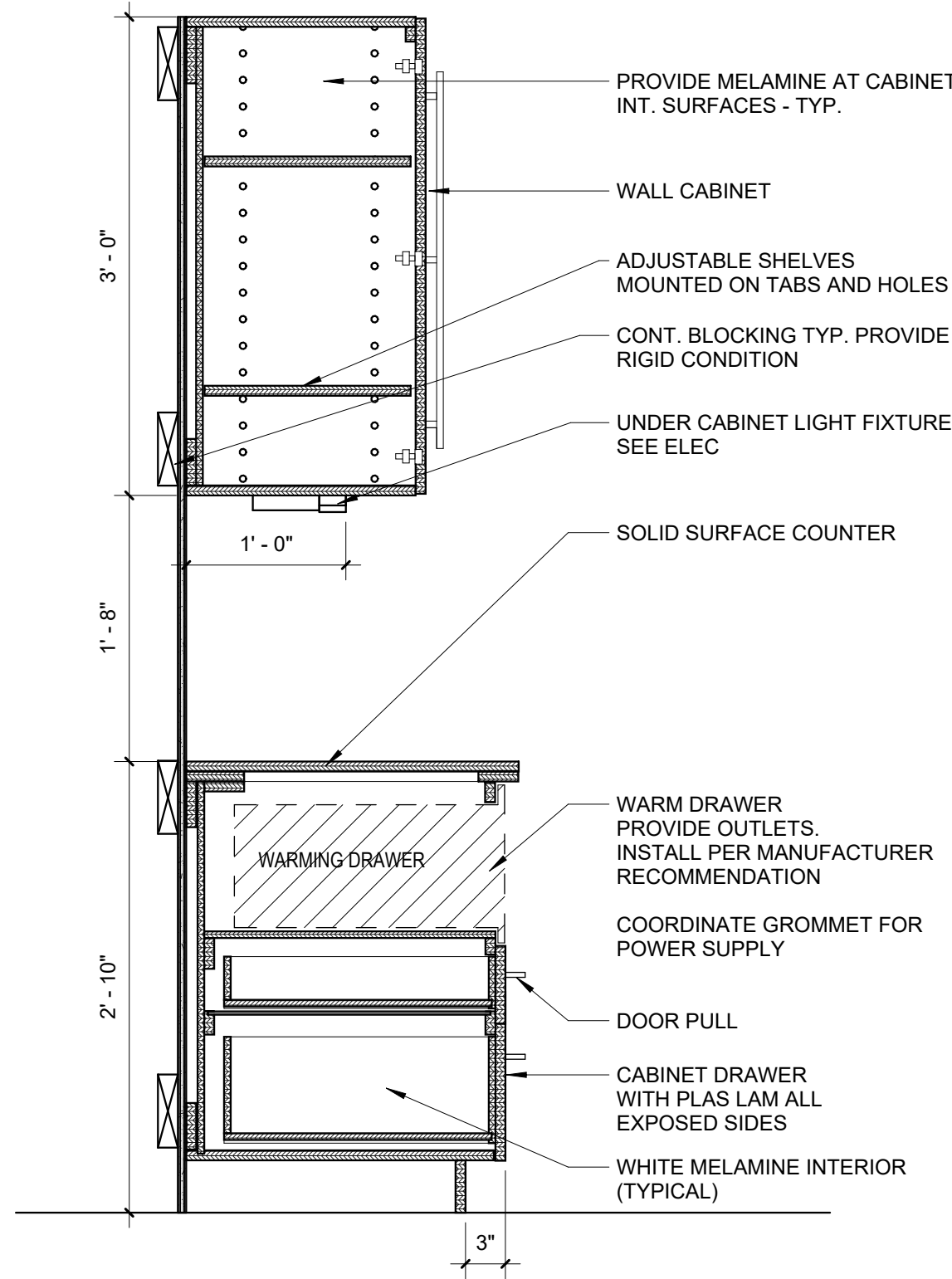
5 MILLWORK ELEV (SIM)
A121 COUNTER TOP - DESK HEIGHT 1" = 1'-0"



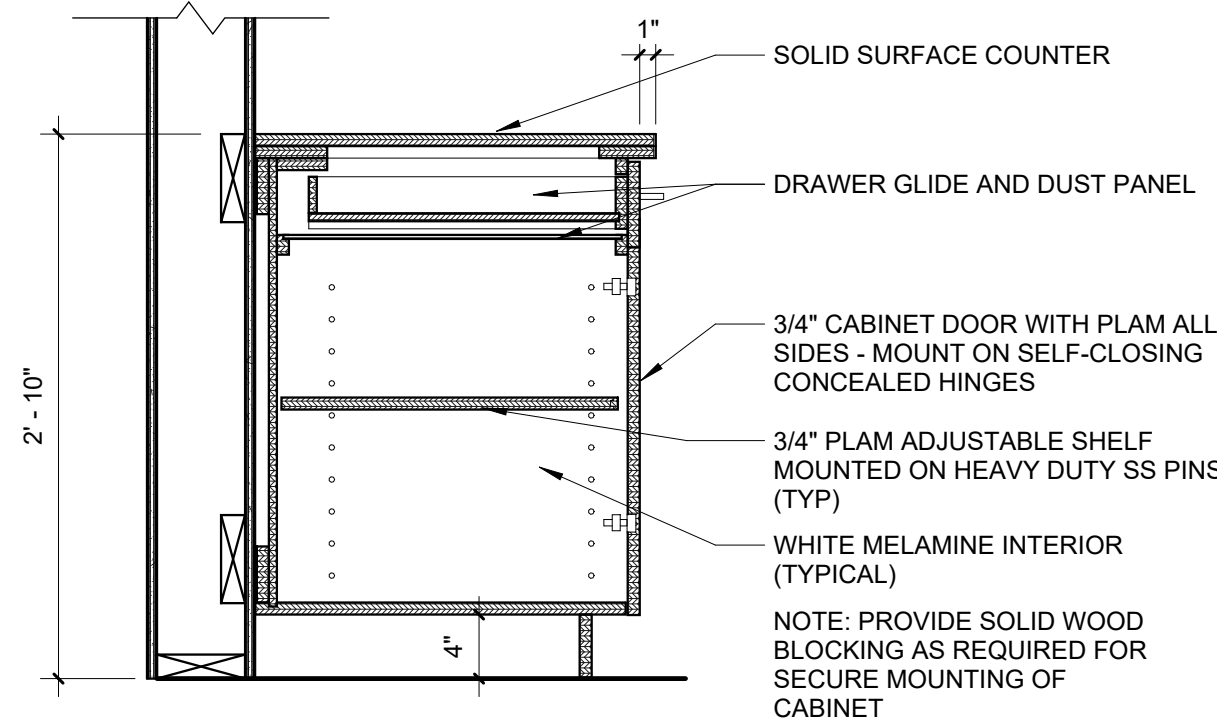
6 TYPICAL CABINET
A121 1" = 1'-0"



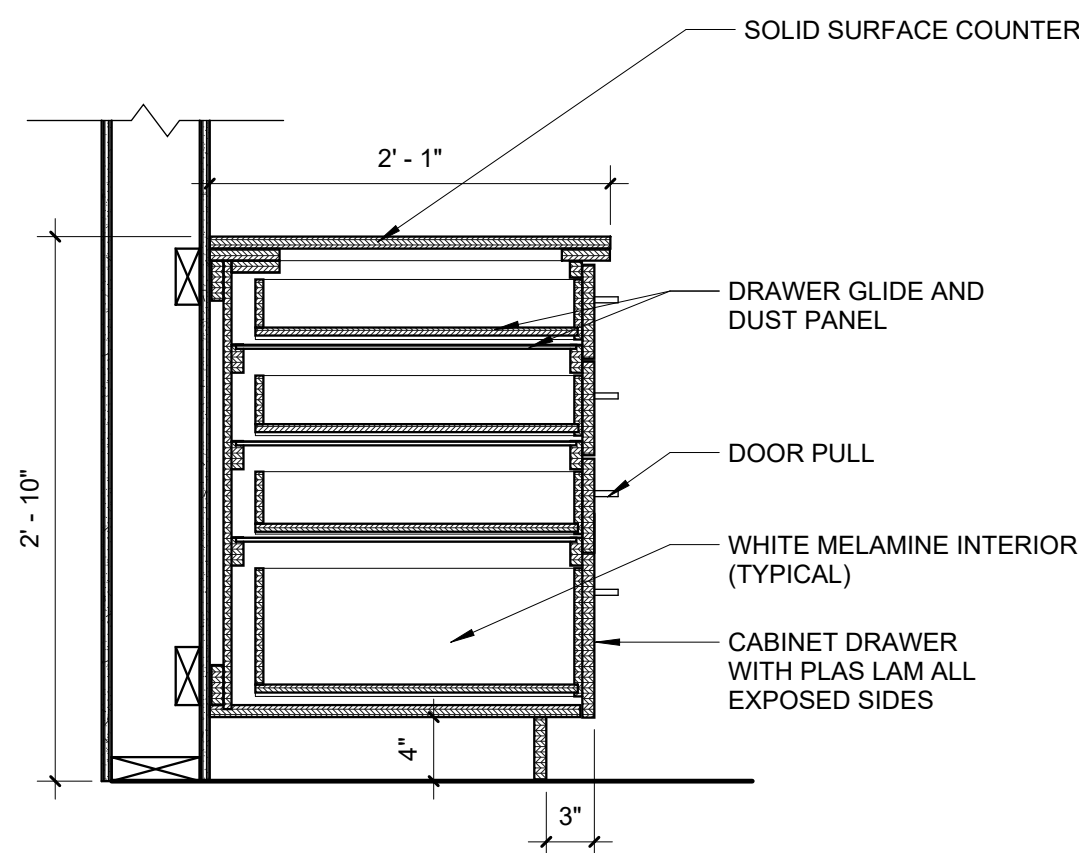
7 SINK BASE CABINET
A121 1" = 1'-0"



8 WARMING DRAWER
A121 1" = 1'-0"



9 BASE CABINET
A121 1" = 1'-0"

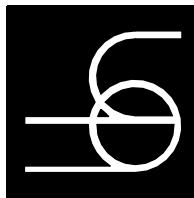


10 BASE CABINET WITH DRAWERS
A121 1" = 1'-0"

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 CONNECTION 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 CRTIAL DIMENSIONS. REFER TO ELVATIONS FOR SPECIFIC CONFIGIRATIONS. REFER TO SPECIFICATIONS FOR JOINERY AND QUALITY REQUIREMENTS.
G	MINIMIZE OPEN JOINTS IN COUNTERTOPS. SEAL ANY OPEN JOINTS WITH FDA APPROVED SILICON SEALANT COLOR AS SELETED 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 SIGNAL DEVICES 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 ASSOCIATED WITH MILLWORK AS NECESSARY.
N	PROVIDE 4" BACKSPALSH AT ALL MILLWORK SIDEWALL/RETURN WALL LOCATIONS (MATCH ADJ. BACKSPASH).

SYM	DESCRIPTION	DATE



CLUBHOUSE BEACH COLOR SCHEME 1



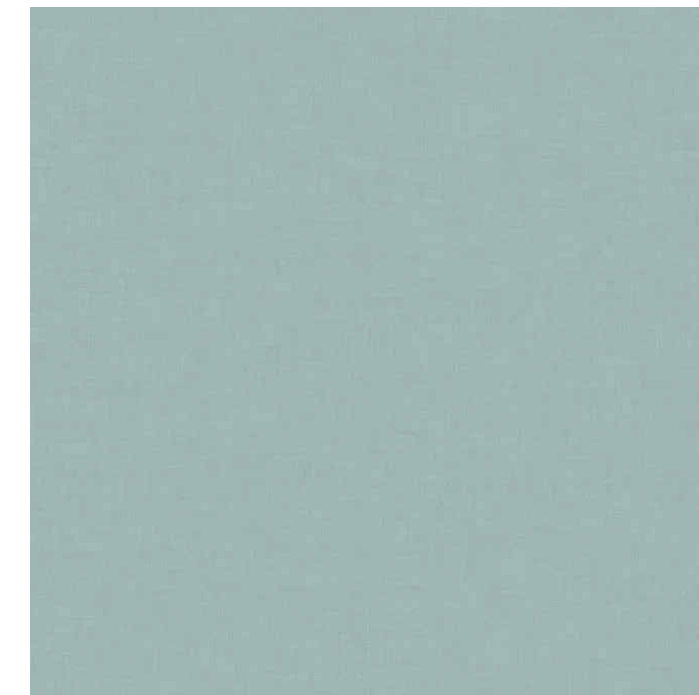
**WALL PAINT:
SW 8917 SHELL
WHITE**

**ACCENT PAINT:
SW 7038 TONY
TAUPE**

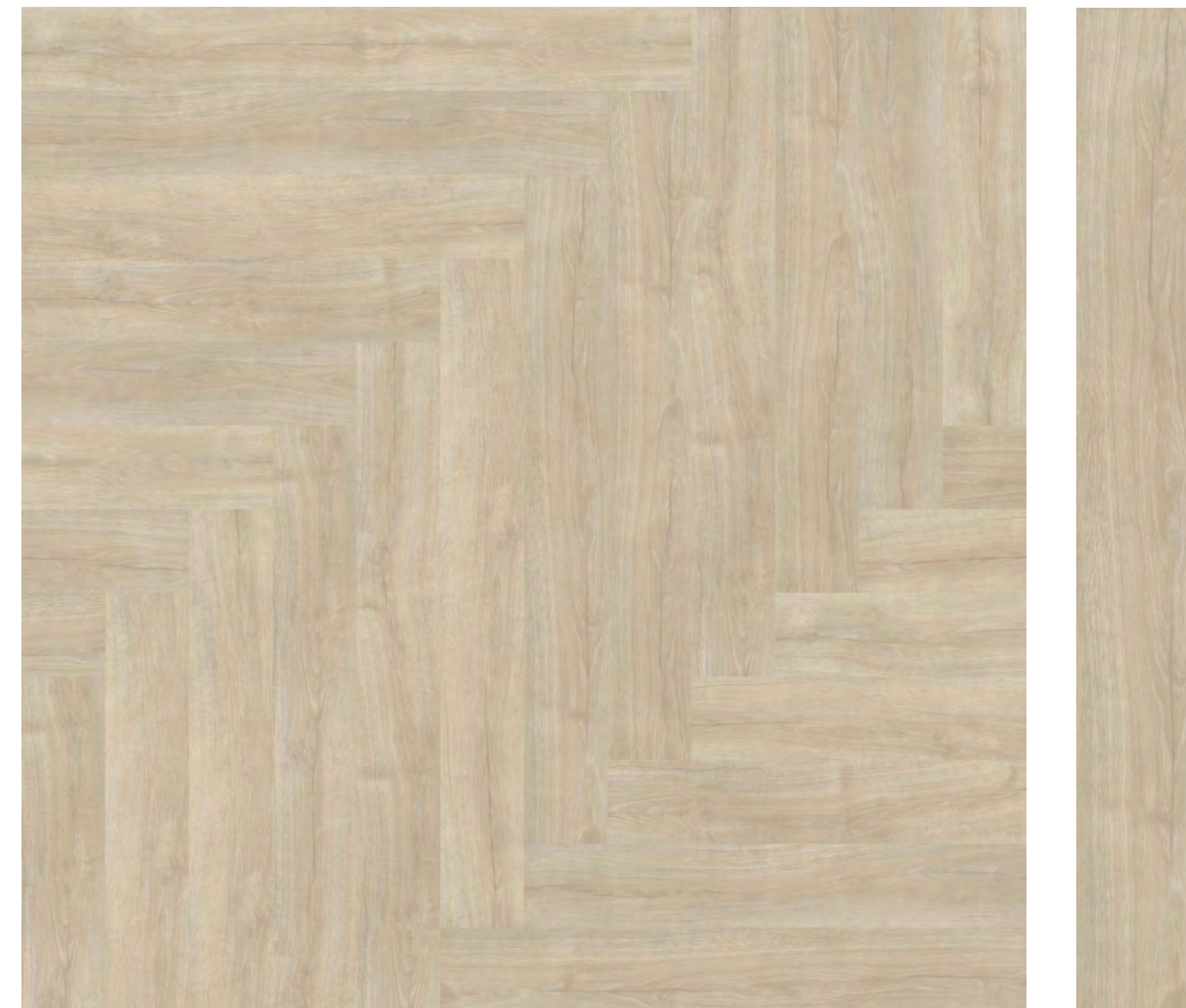
**TRIM PAINT:
SW 7757 HIGH
REFLECTIVE
WHITE**

**CEILING PAINT:
SW 7005 PURE
WHITE**

**SOLID SURFACE COUNTERTOP: CORIAN -
CALCATTÀ GRIEGE**



**CABINET FINISH:
WILSONART - Y0686 ICED
MINT**

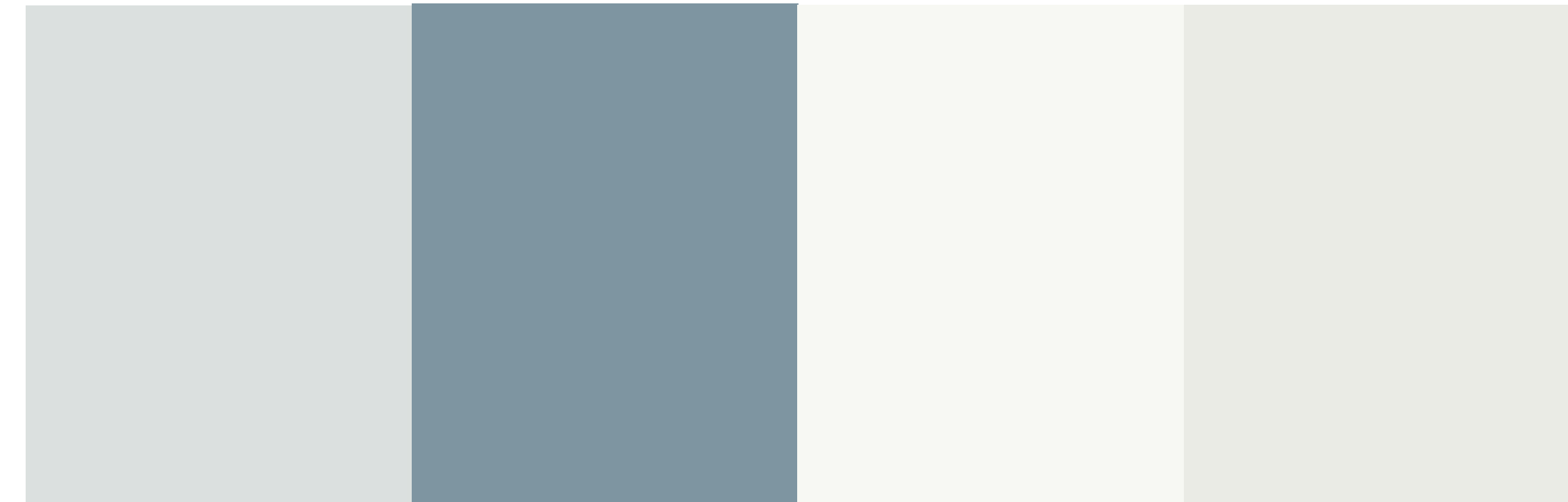


**FLOOR FINISH: SHAWCONTRACT - BRANCHING
OUT - 56140 RIVERSIDE IN HERRING BONE
PATTERN**



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

CLUBHOUSE BEACH COLOR SCHEME 2



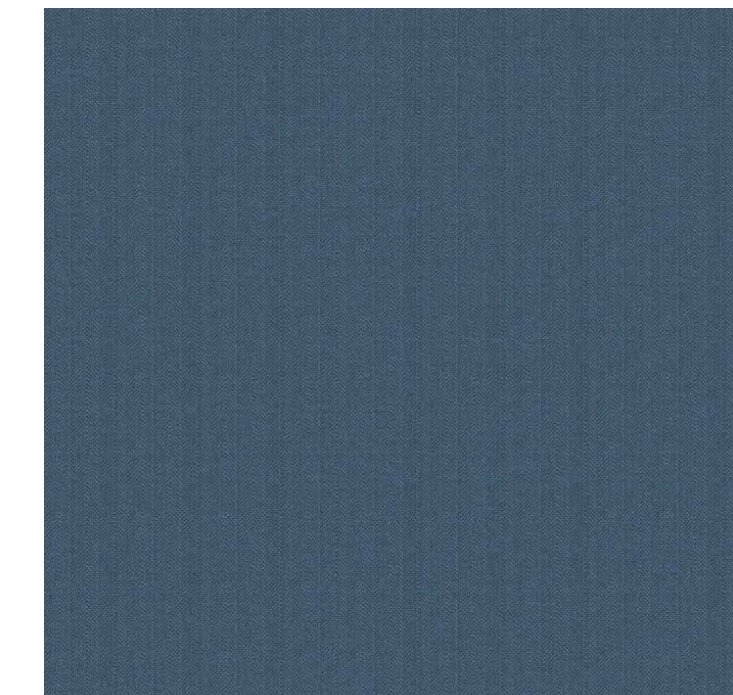
**WALL PAINT:
SW 6238 ICICLE**

**ACCENT PAINT:
SW 7603 POOL
HOUSE**

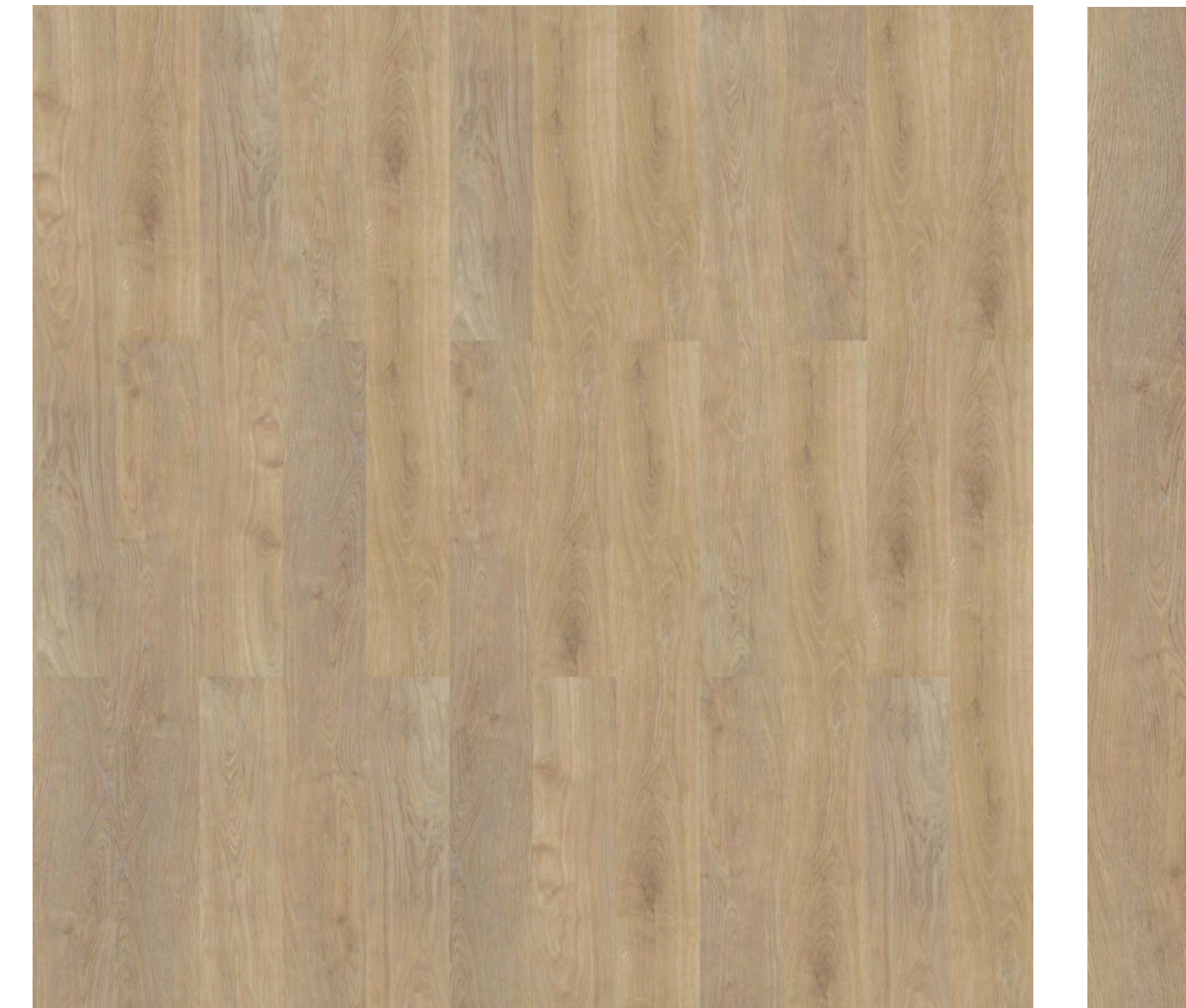
**TRIM PAINT:
SW 7757 HIGH
REFLECTIVE
WHITE**

**CEILING PAINT:
SW 7007 CEILING
BRIGHT WHITE**

**SOLID SURFACE COUNTERTOP:
WILSONART - CARRAA EMPIRO**



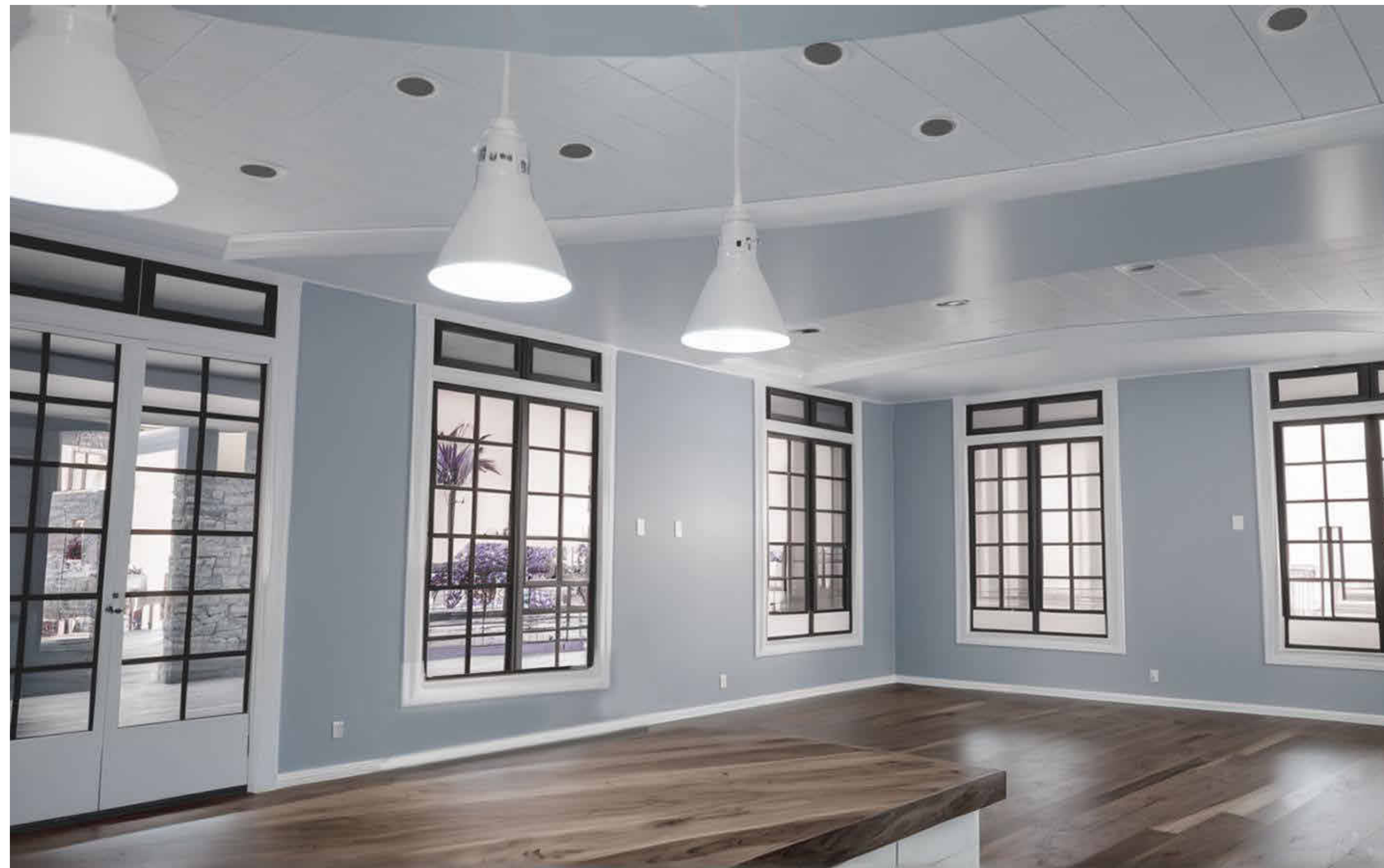
**CABINET FINISH:
WILSONART - Y0514
TWEEDISH INDIGO**



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



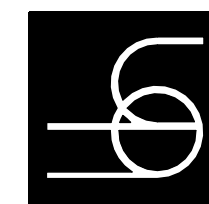
**PROPOSED PENDANT
LIGHTING: ROWABI - MAZED
LACE RATTAN PENDANT
LIGHT**



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)		

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073
PH. (904) 264-1919 L.C. NO. A80011549

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATION 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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PRELIMINARY

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

[illegible]

RENDERINGS

60% CONSTRUCTION DOC.

DATE: 06/12/2025

D.B.:	Author
-------	--------

C.B.:	Checker
JOB NO:	303500

JOB NO. 202509

A201

Furniture, Fixtures, and Equipment List

Items	Statuses	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 & Cloud
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

NINTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

Description	Entity	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	Ruppert Landscape	10/1/25	10/1/25	Annual One (1) Year Renewals for Four (4) Years	10/1/29 with Four 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.

TWELFTH 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, **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.

Present and constituting a quorum were:

Mike Yuro	Chairman
Graham Leary <i>by phone</i>	Vice Chairman
Mike Davis	Assistant Secretary
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
Branden Marcinell	Matthews
Jason Davidson	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Rodney Hicks	Brightview
David Cohen <i>by phone</i>	Bland Landscaping
Cory Radio	Duval Landscape Maintenance
Larry Wilson	Ruppert Landscape
Oscar Miranda	Ruppert Landscape
Bryan Wackes	VerdeGo
Shane Cowee	VerdeGo
Brad Poor	Yellowstone
Blake Dougherty	Yellowstone
Residents	

The following is a summary of the actions taken at the September 18, 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)*

Resident Ralph Darling of 1929 Glenfield Crossing Court questioned whether there was comprehensive plan from Lake Doctors to clean up Lake 25A of pond scum and restock it with grass carp. Resident Jean Russo of 930 Eagle Point Drive was interested in the flooring for this room. Mr. Laughlin indicated that it was part of the overall enhancement of this room. The Board would be looking at proposals and there were plans in the agenda package for the flooring and roofing. The plans were also on the CDD website. Resident Corrine Darling of 1929 Glenfield Crossing Court asked if there was a budget for new furniture for the amenity meeting room. Mr. Laughlin confirmed that furnishings would be considered in Phase 2.

FOURTH ORDER OF BUSINESS**Amenities Booking Request**

Ms. Taylor reported that one request was received from the Girl Scouts, who had been using the meeting room for the past few years and would like to use it for this school year. They meet once a month on a Friday evening from 5:30 p.m. to 7:30 p.m. Currently, they had the room reserved until November and if the Board approved it, she requested that the Board allow her to reserve it for the rest of the school year, as long as there were no scheduling conflicts. Mr. Davis pointed out this did not seem unreasonable. Mr. Yuro was in favor of it, as long as Ms. Taylor could schedule it. Ms. Weitzel agreed, as long as it was one Friday per month.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the request from the Girl Scouts to use the meeting room on Friday nights once a month from 5:30 p.m. to 7:30 p.m. was approved.

FIFTH ORDER OF BUSINESS**BrightView Landscape Update**

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

Mr. Hicks reported that Mr. Daniel Bauman was on vacation. Everything looked good. The annuals were being installed the first week of October or last week of September, depending

on when the flowers arrived. The crew was doing a good job of keeping the vegetation off of the chain link fence at the tennis court. A proposal to replenish the mulch at the playground area and removed some plant material that was obstructed in the line of sight, was provided. They have been working on tree canopy thinning and a great deal more was occurring in September and October.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Landscape and Irrigation Maintenance Services

Mr. Laughlin requested that each company provide a short five-minute presentation and then there would be a question-and-answer period by the Board. While a company was making their presentation, the other companies left the room.

A. Bland

Mr. David Cohen, founder and President of Bland Landscaping presented his qualifications to the Board. Mr. Yuro questioned whether he offered an all-inclusive price, of all additional services including irrigation. Mr. Cohen confirmed that his proposal followed the Request for Proposals (RFP). Mr. Laughlin pointed out that irrigation was not required and was an additional option and in the proposal, \$8,208 was included for irrigation. Mr. Yuro believed that the yearly total of \$165,444, was the total lump sum, plus all of the additional services including irrigation. Mr. Cohen confirmed that this was correct; however, \$8,208 was on the lighter side. Mr. Laughlin recalled that it included everything but main line repairs. Mr. Cohen indicated that it did not cover valve replacement, wiring or mainline repairs and was mainly for sprinkler heads only. Mr. Yuro pointed out that the all-inclusive option included lateral line repairs, valve repairs and replacements, solenoid replacement, head replacement, re-location and adjustment of heads, wire splices, locating cut wires and valve box replacement. Mr. Leary questioned how they determined that five laborers would be onsite two times per week. Mr. Cohen stated that his staff measured the property and used production rates, to come up with the total number of manhours. However, they would ensure that the customer value was there and that the quality was 100% where it needed to be. Mr. Geary questioned what the Board should expect from Mr. Cohen and his team, if they identified issues with the landscaping that needed additional attention. Mr. Cohen indicated that they provided a monthly full audit of the property

with pictures. If there were monthly meetings, they would attend. Any proposals would be provided prior to the meeting. There being no further questions, Mr. Cohen left the meeting.

B. BrightView

Mr. Hicks of BrightView appreciated the opportunity to re-bid and commented on some of the things that they were trying to do, with the hope of working together moving forward. They were open to being partners with the Board and did many things for free, to make this community look good. It seems like they get steered in multiple directions, but they only had one direction and one understanding of what everyone wanted. This community needed a partnership and if they could attack what the Board was looking for as a team, they would get more progression on the outcome of what the Board was looking for. When he was in this room 10 years ago presenting their qualifications, he did not talk about all of the things that they did right, in taking on a property that was left in disaster. They took a property that was in the worst situation he had ever seen and got it to the point of where they were growing back grass, bringing back shrub material and having an irrigation system that operates and covers everything. They were a landscaper and were only as good as their Account Manager. Mr. Daniel Bauman was very capable as an Account Manager, understanding the direction that the Board wanted to go in, putting together a long-term plan and following through on that plan. He hated for the Board to change landscapers and for the property to go into a bad shape, when they had a landscaper that was capable of doing what was needed to be done and meeting the Board's expectations.

Mr. Davis appreciated what Mr. Hicks said but noted in their proposal that six laborers would be onsite daily and asked if they were onsite daily at this time. Mr. Hicks confirmed that they were not onsite daily, but when they were onsite, which was two days during the Summer, there would be six laborers. Mr. Yuro also appreciated what Mr. Hicks said and agreed 100% that there needed to be a single point of direction, which needed to come from staff and asked if there was anything that they would do differently, if their contract was renewed. Mr. Hicks pointed out that the landscaping was so far behind that they did not do a good job of providing a long-term plan for replacing the turf and the plant material and should have done better in that first 90 to 120 days. They also should have sit down with Vesta and discuss areas of concern. Mr. Yuro appreciated that. Mr. Leary noted that their costs were high for the all-inclusive

irrigation and questioned how this was quoted. Mr. Hicks explained that they had software that their crew used when clocking in and out when they were onsite and they took the average hours for the last three years, to get an idea of how many hours they spent on the property per year. What they had for irrigation would be removed and there would just be the all-inclusive price. Mr. Yuro noted that their standard irrigation was \$23,000, which was included in the all-inclusive price. There being no further questions, Mr. Hicks left the room.

C. Duval

Mr. Cory Radio, Business Development Manager for Duval Landscape Maintenance presented their qualifications to the Board. Mr. Yuro recalled that Duval was the vendor prior to their current vendor and they quit, which was why the District went out for RFP and wanted to know what would change for the Board to consider them. Mr. Radio indicated that they had a different Branch Manager than they did back then. It was unacceptable what they did, as they needed to fulfill the contract all the way through. The dispute was handled at the end, but it was before his time and should not have happened; however, the owner made changes. Mr. Davis asked if anything stood out to Mr. Radio. Mr. Radio stated that ornamental grasses stood out to him and some of the detail work and the turf. Closer turf maintenance would help, not only to green everything up, but get rid of some of the weeds. He also felt that the canopies should be lifted in some areas and there needed to be more evenness with some of the pine straw. The same crew doing it all the time was important. Mr. Geary questioned what was maintained well. Mr. Radio felt that from an overall standpoint, all of the areas were cared for. There being no further questions, Mr. Radio left the room.

D. Ruppert

Mr. Larry Wilson and Mr. Oscar Miranda of Ruppert Landscape presented their qualifications to the Board. Their company provided landscaping for many CDDs, such as Eagle Harbor, Fleming Island, Shearwater, Aberdeen and Cypress Village. They would love to maintain this community, providing specialty flowers and creating perennial beds throughout. Mr. Yuro questioned their weekly approach to a community like this one, with mowing, trimming and irrigation. Mr. Miranda indicated that he was typically onsite three times per week, usually when the crews were onsite, ensuring that everyone understood their tasks. He was also onsite after service, to ensure that everything was taken care of and prepare a punch list for the

next service. Most of the area managers were trained to understand the irrigation system and make miscellaneous repairs like broken rotors and pipes. The reports come from the irrigation team, when they make an inspection. Prior to a Board meeting, Mr. Miranda generated a report of the good and the bad and if there were any enhancement opportunities. After every service, the crew generated a Property Services Report, taking pictures of anything that they do on the property, which was emailed directly to the management company.

Mr. Yuro noted that the amount of the contract for Term 1 was \$162,312, which included the standard items, plus additional services, mulch, pine straw, annuals and irrigation. It did not include main line repairs, but it included valve issues. Mr. Oscar confirmed that they would take care of the irrigation without approval, unless it was a main line break. Ms. Weitzel questioned Mr. Wilson's thoughts on flowers. Mr. Wilson liked a mix of Coleus, with a tier of two colors or solid for smaller beds, but if they had deer, they would take that into consideration. Mr. Yuro asked if they had any concerns about any areas of the property. Mr. Wilson wanted to have a clean edge. They would prep before they did any mulching. Mr. Leary indicated that they would have four laborers and one Supervisor onsite three days per week and questioned what activity they expected over those three days. Mr. Wilson stated that they would have a four men crew, typically, but five men on heavy days during the Summer. They would divide the property up into sections. Mr. Leary read minutes from other communities that Ruppert maintained and asked if there were issues in any of those communities. Mr. Miranda pointed out that he was transparent with homeowners and the management company. If there were cinch bugs and irrigation issues, they would handle those immediately. The biggest issue was Pro Vista grass, which was terrible to maintain, as well as the typical trimming, as trimming was in rotation. Mr. Geary indicated coming in on St. Johns Golf Drive, there were canopies of trees, which caused difficulties with keeping the grass in good condition and questioned how Ruppert would handle it and communicate with the Board. Mr. Wilson stated as the trees mature, they would eliminate some grass and make larger beds with ground cover such as Jasmine and Liriopes. Putting the right plant in the right place, was what it was all about. Bermuda did not like shade and they must consider something else. Mr. Miranda indicated with a project of that magnitude that was not in the budget, they could always break it into phases. There being no further questions, Mr. Wilson and Mr. Miranda left the room.

E. United

Not in attendance.

F. VerdeGo

Mr. Bryan Wackes and Mr. Shane Cowee of VerdeGo presented their qualifications to the Board. Mr. Yuro questioned VerdeGo's approach, weekly schedule and if they noticed any areas of concern. Mr. Wackes noted little items at the pool. They would have to take soil samples to determine the composition of the soil, in order to tailor their fertilizations, as they offer different fertilizations for Bermuda, St. Augustine and Bahia. If they were awarded the job, their management team would come out to map the property and to see if there were days that they were not supposed to be on the property. If the pool was shut down on Monday mornings, he would rather get the community on a Monday schedule and trim and spray chemicals as needed, to kill weeds without people around. They used Agro Pro for fertilization. Mr. Yuro questioned how often they would be on the property and the number of people servicing it. Mr. Wackes indicated in the Summer months, it would be weekly, but in October, they would start cutting back, would go to two mows in November, December, January and February and increase it to three to four in March and April and start to come back up in May. They would schedule the entire year out when they were awarded the contract. There was a six men crew. He preferred to complete all of the work in one day with a larger crew, rather than breaking it down into multiple days with a smaller crew. Along with their mowing crew, they had a detailed crew that trimmed shrubs, sprayed weeds and removed leaves in leaf drop season. There would be coverage on off service weeks.

Ms. Weitzel noted for the annuals, it was \$16,800 for Years 1 and 2 and \$4,300 in Year 3. Mr. Wackes believed that this was a typo, as they offered different options for color. The CDD had a budget and he sold the hours to be able to provide what was needed. He tried to align them, rather than selling a number that he could not back with his labor. If it was not in alignment, he would work on ways to get it there without cutting services. They could use perennials, which could last year-round rather than seasonal items. They could also work with the Board if needed, to help reduce those annual numbers, but yet still have a beautiful look three or four times per year. Ms. Weitzel wanted to have a Wow factor all year round. Mr. Wackes preferred to choose the seasonal colors for the entire year, pick out the dates and plan it all. Then they could figure out what colors might be used. They could rotate the flowers out four times, but there were times

when he put a perennial in the background and an annual in the front, in order to save money, provide a tiered look with beautiful colors and not take away from the Wow factor. Mr. Geary asked if there were areas that they would approach differently. Mr. Wackes did not like stuff growing over hardscape, as it was hazardous and suggested having different items that fit the area rather than letting them grow over and then cutting them back. He would utilize the labor for the best of the community,. There being no further questions, Mr. Wackes and Mr. Cowee left the room.

G. Yellowstone

Mr. Brad Poor and Mr. Blake Dougherty of Yellowstone Landscaping presented their qualifications to the Board. They were a full-service maintenance company and had 23 irrigation techs, 20 spray techs, arborist and horticulturist on staff. Mr. Yuro asked if anything needed to be addressed in the community. Mr. Dougherty indicated there were irrigation issues and much could be done with a good agronomics system. From experience, if they were putting down good granular fertilizer twice per year and four liquid applications, there would be a significant improvement in the compaction of the turf. Mr. Poor confirmed that there was a great deal of yellowing out and the soil needed food. Tree canopies around the soccer field were very low. Mr. Yuro recalled that the contract called for trimming 10 to 12 feet of the trees and asked if they would do that as needed. Mr. Dougherty explained that they would maintain 10 to 12 feet, typically in the Wintertime, but they would also do it during the Summertime. Mr. Poor indicated that line of sight issues would be addressed. There was a great deal of encroachment from these smaller areas that killed turf over time. The idea was to keep it up. Mr. Geary heard comments about the flowers at other communities and questioned the next opportunity that they had. Mr. Poor stated the community's flower beds were small, but there was the opportunity to remove some smaller beds and combine them into one big bed at the front entrance. In Beacon Lakes, they built a wall behind it, so they could angle up the beds. When they were doing these beds, Mr. Dougherty pointed out that they were looking at the irrigation, which was a challenge. They tried to identify areas where they were running one zone, as opposed to four zones, to cover three or four beds. Therefore, it made sense to make a bigger bed, which would provide the biggest impact.

Mr. Yuro noted there was no price for all-inclusive irrigation but asked if there was any irrigation element in their proposal. Mr. Poor indicated that a monthly irrigation inspection was included, but it was tough to be all-inclusive as they did not know the system. Mr. Dougherty pointed out that they would do the first few inspections and then request a pre-approval, but even with the pre-approvals, the Board would receive the completed work order on what they did. Mr. Leary wanted to get a sense of what the total cost would be for the irrigation, as he understood that they would be paying an additional cost over and above the total. Mr. Dougherty would budget \$2,500 to \$3,000 per month, for a property of this size. Mr. Poor believed that it would be closer to \$1,500 per month. Mr. Leary questioned where they would place pine straw. Mr. Dougherty indicated that pine straw was good for the roadways and areas in between, such as the front entrance and the Amenity Center. It was inexpensive but loses its color quickly. Therefore, they would only do two applications per year, six months apart. Two pine straw applications were cheaper than the mulching of an area, as one bale of pine straw covered 20 to 25 square feet. There being no further questions, Mr. Poor and Mr. Dougherty left the room.

Mr. Yuro was not in favor of Duval, as they had to fire them, nor did he want to consider United, as they did not show up. He was not thrilled with BrightView and wanted to make a change. Out of the other four: Bland, Ruppert, VerdeGo and Yellowstone, Mr. Yuro was more familiar with Yellowstone. Durbin liked Yellowstone and felt that they were doing a good job, but they were the most expensive, \$210,000 per year plus irrigation, as well as VerdeGo, which was \$210,000, when adding the additional services. Therefore, he ranked Ruppert number one, Bland number two, Yellowstone number three and VerdeGo number four. Mr. Yuro liked that Ruppert was all-inclusive and the fact that they brought their account guy, Mr. Oscar Miranda who was going to be in the field. Out of the presentations, they provided the best presentation. Mr. Leary agreed, as he did not want to select Duval, for the reason that was discussed, as well as VerdeGo and Yellowstone, due to their price, although Yellowstone had a strong presentation. United was on his list, but they did not show. He ranked Ruppert number one, as he was impressed with what they did at Marsh Landing, Eagle Harbor and Fleming Island and felt that their comment about Bermuda not doing well in the shade, was what they were looking for. Mr. Davis agreed with ranking Ruppert number one, due to their price, as they did not need to increase their costs. He liked BrightView and felt that they did a good enough job, but the over realistic quote on the irrigation, was a tough one to swallow.

Mr. Geary selected Duval, Ruppert and Yellowstone as his top three, but eliminated Duval, based on their past performance. He liked Ruppert's presentation and how they recommended raising the canopy and handling the grass on St. Johns Golf Drive, but the most knowledgeable was Yellowstone; however, they would be paying for their expertise. In his opinion Ruppert was the next best option. Ms. Weitzel indicated that Ruppert was her second choice, as she believed in getting what they paid for and Yellowstone was her first choice, after seeing the neighborhoods that they were in charge of, which were absolutely immaculate and their knowledge. She did not want to pay less, based on what their current landscaping looked like and was not impressed with Bland, but felt that Mr. Hicks did a nice job in advocating for BrightView. However, they had their time here and felt that they tried harder recently but did not know if it was enough. She was not in favor of Duval, based on their past performance, nor was she in favor of United, as they did not show up. The representatives from VerdeGo were nice and had some knowledge, but they would only have three laborers onsite two times per week, which was not enough. Therefore, Ms. Weitzel's top choice would be Yellowstone. Ms. Taylor was in favor Yellowstone, as they were detail oriented and pro-active. Mr. Davidson indicated that he worked with each company, with the exception of Bland and they were all reputable. He worked with Ruppert at Fleming Island and they did a good job, but they did not Wow them. Yellowstone was very responsive, as they come to staff with not only problems, but thoughtful solutions. However, they were expensive but felt that they get what they pay for. They did everything in-house except for the flowers. He was a big fan of Yellowstone and had been for the past three years; however, he liked working with Mr. Oscar Miranda at Ruppert. Mr. Yuro was in favor of awarding the contract to Ruppert, based on the experience and clients that they had.

On MOTION by Mr. Yuro seconded by Mr. Davis with Mr. Geary, Mr. Leary, Mr. Yuro and Mr. Davis in favor and Ms. Weitzel dissenting, awarding the landscape and maintenance services contract to Ruppert Landscape was approved.
--

Mr. Laughlin announced the award of the landscape and maintenance services contract to Ruppert, which would start at the beginning to mid-October. Ms. Weitzel asked if they would oversee BrightView, so that they would finish the job. Mr. Laughlin would keep track of them and if there were issues, their payment would be withheld. Since the Board wanted to discuss

security items, Mr. Laughlin requested a motion to amend the agenda to hold a closed session at the end of the meeting.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor amending the agenda to include a closed session for a security discussion was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Marcinell reported that the control structure and pond erosion at 420 St. Johns Golf Drive, was closed out and requested a Board Member point of contact. The work was supposed to start on October 8th. They were able to get a third proposal today for the sinking inlet at Stonebridge. Mr. Yuro questioned the cost. Mr. Marcinell indicated that APS had a cost of \$8,700 for a pipe cleaning and inspection, interior grout fix and repairs to the structure. However, they were not doing the concrete apron or pavement work and could sub this work out. The second option was Shanandoah, for which two prices were provided. The price increased from \$5,500 to \$11,000, but there was no further communication with them. Mr. Davis asked if they were struggling to assess the nature of the work. Mr. Marcinell confirmed that they were not covering everything that was in the scope of work; however, his office was not overly impressed with their communication. Flow Line Pipe Services provided a price of \$18,600, but it was an all-inclusive price for pipe cleaning and inspection, interior grout repair and repair of the structure, including the concrete apron and concrete for the pavement repair. Mr. Yuro felt that it was high, but asked if the structure was in eminent danger of collapsing. Mr. Marcinell was surprised that the damage was not more prevalent in the pavement, based on the damage in the concrete, but the concrete breaking to the extent that it has, shows that there was nothing underneath it to support it. Ms. Taylor received pictures from the owner, showing that there was a noticeable difference from a month ago. Mr. Yuro felt that they should proceed with the proposal from Flo Line Pipe Services, if there was a noticeable difference in a month.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from Flo Line Pipe Services to repair the sinking inlet at Stonebridge in the amount of \$18,600 was approved.

Mr. Marcinell was waiting for a report on the curb and drainage areas that were affected by tree roots. He had a summary report on Drury Court, from when he met with Mr. Robert Sevestre. There were many areas along Drury Court where tree roots were pushing up the curb lines, as there were giant Oak trees next to a roadway. Normally they were behind the sidewalk. It was a reoccurring pattern, between the Oak trees lifting the curb and segments of standing water inside of the curb. They could trim a certain percentage of the Oak tree roots, but due to the size of the tree and proximity, getting an arborist would be the first step, as well as surveying the area, to figure out which curb sections could remain and which would need to be replaced. According to the drainage map, there were three different basins in that area. Mr. Yuro asked if it was a concern because it was holding water or if there was more to it, as there were many areas where the curb was lifting and there was some ponding. Mr. Marcinell indicated by having the curb lifted, they were removing the collection of the drainage. There was ponding water, once it leaves the curb section. It was a heavily shaded road and a shaded wet area dried slower and since it was there for so long, algae was growing, which would exacerbate the aging of the pavement. In addition, it would not allow for the removal of the water, which was the biggest concern. Mr. Yuro questioned how high the curb was coming up. Mr. Marcinell confirmed that it was lifting 3.5 to 4 inches. Mr. Laughlin asked if they could be grinded. Mr. Marcinell was happy to look into it, but they would have to grind the edge down and the channel inside of it. Ms. Weitzel questioned the ultimate solution. Mr. Marcinell indicated that they must remove the curb and replace it, but there might be other options, such as doing a curb cut section and installing a French drain into the green space, in order to relieve it.

Mr. Yuro did not know if he could vote on doing something to this particular area, if they did not look at the bigger picture. Mr. Marcinell felt that the first action that the Board should take, was to have an arborist look at whether the tree roots could be trimmed back, before making any other decisions. Mr. Davis asked anyone knew of an arborist. Mr. Laughlin recalled a few years ago, when 2 Men Concrete first did the sidewalk repairs, an arborist advised that it was okay to cut the tree roots and would look to see who they used. Mr. Davidson had a couple

of communities that had similar issues, such as Marshall Creek and Palm Coast and would see who they were using. Mr. Yuro did not want to mobilize anything in one specific location, as there were similar locations that had the same problem and requested that they note those areas, in case they needed to get a contractor involved to address all of them. Mr. Geary did not want to take action at this time, as he wanted to have a plan, especially on Drury Court, as the road was rippling and there were cracks in the pavement. Mr. Yuro agreed. After the meeting, Mr. Marcinell would have someone look at those areas, find an arborist and see whether there were post pavement photos for comparison purposes.

C. District Manager

Mr. Laughlin reported that the District was served with papers for a trip and fall incident on a sidewalk that occurred in 2023. The insurance company assigned a lawyer to defend the District in this matter. Mr. Geary asked if they resolved the section of sidewalk that the resident tripped over. Mr. Laughlin replied affirmatively.

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. There was a potential incident on Sunday, August 31st, when Liberty Pines Academy (LPA) was practicing, as it was not on their normal practice days. Ms. Weitzel wanted to reach out to LPA, to inform them that this was not what the Board approved and if they did it again, their contract for use of the field, would be terminated. Mr. Yuro agreed. Mr. Geary pointed out that they had a change in leadership from when the Board approved their original request and did not want them to take it for granted that they finally found a field to play on. Mr. Leary did not believe that the Sunday play was a one-time use, as he noticed them playing before on a Sunday and requested that they be sent a letter on behalf of the Board. Mr. Haber suggested sending them a warning letter, but if the conclusion was to no longer allow them to use the field, the CDD could send them an official letter, terminating the agreement, pursuant to the terms of the agreement.

On MOTION by Mr. Geary seconded by Mr. Davis with all in favor terminating the Liberty Pines Academy agreement, if they violate the terms again and authorization for the District Manager to send a letter to Liberty Pines Academy was approved.
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Ms. Taylor reported that brown spots were appearing on the field, as well as the grassy area surrounding it. The area surrounding the field and the field itself, holds a great deal of water, but because Troon maintains the field and the landscaper maintains the surrounding area, she sent an email chain on how to handle it. The irrigation system was checked monthly by their landscaper and would run whenever it was supposed to run. She looked into rain sensors, but received not so great feedback about them, as they tend to stop working quickly and suggested flow meters. Ms. Taylor looked at the smart irrigation program at Durban Crossing. They had a controller that they could look at on their phone and webpage, to see how it runs and turning it off, but it was pricy. However, if the Board was interested, they should have a company like Rainbird come out, to ensure that the entire community was compatible, but only use them at the Amenity Center and soccer field or phase it out. Mr. Yuro questioned the cost. Ms. Taylor indicated that it depends on what they do. Mr. Davis pointed out that they must dig up the existing system and put new components into the ground. Ms. Taylor stated that they could use the current water piping, but they must install wiring and a new controller. Mr. Geary felt that it was something they could explore. Mr. Davidson recommended starting with the soccer field and looking at wireless rain sensors. Mr. Geary appreciated Ms. Taylor looking into this and felt that they needed to look into more modern systems, at least for the soccer field, but the side areas, have been a long-standing issue and wanted to look into options to improve drainage. Mr. Davis was in favor of obtaining quotes, but waiting until the next budget cycle to initiate it.

Ms. Taylor reported that a structural engineer came out to evaluate the playground. His recommendation was similar to what the renovation vendors recommended. It could be renovated, but they needed to remove all of the planks, which was part of the proposal that they received from a renovation vendor. However, if they go down this route, it was important to do similar renovations every five to 10 years, to keep up with the lifespan of the wood. There would be fencing, mulch, some of the equipment to be fixed up, painting, lumber and labor for the actual renovation. However, it was hard to figure out the cost of the access system, but she could provide a guestimate; however, it must be with an updated system. The cost for everything was

\$50,000. The Gym renovation was proceeding. The vendor was almost done putting in all of the equipment. They removed the old equipment yesterday and would be finishing up tomorrow. It would open on Saturday. It looked great, as they did a deep cleaning of the floor last night. There were some painting and spackling of some areas that got dinged up.

4. Sidewalk Repair Update

Ms. Taylor reported that she asked 2 Men Concrete to look at the sidewalk panels. One panel needed to be repaired, compared to the driveway apron, but because it was just one panel, compared to multiple panels, it might be more expensive, closer to \$700 or \$800, because they were getting the materials from a store, compared to getting it from a company. However, the grinding was higher than she anticipated, because many of the areas that they asked for, were closer to 2 inches, meaning that they were grinding more of the sidewalk panel, compared to 3/8". Therefore, the cost to grind was closer to \$25,000. At the last meeting, the Board approved a not-to-exceed of \$15,500 and this would be an additional \$9,500. Mr. Yuro recalled that the Board approved \$10,000 to \$15,000 each time Precision Sidewalk grinded down sidewalks and that they were supposed to start with the biggest and worst ones. Mr. Laughlin pointed out that the first round was \$30,000, for the most severe sidewalks, starting from Leo Maguire Parkway and down St. Johns Golf Drive. Before approving this amount, Mr. Yuro wanted to ensure that what they were getting was legit, because if they tackled the worst ones and they were doing ongoing maintenance, it was 50% to 75% higher than anticipated. Ms. Taylor understood that it was not all of the severe ones, but the ones that Precision Sidewalk found. Mr. Yuro questioned the locations. Ms. Taylor indicated that it was all throughout the community.

Mr. Davis was a big fan of ensuring that they solved the sidewalk problems, especially the one that Mr. Laughlin referred to earlier involving the insurance company and felt that it was going to be an ongoing maintenance situation. Ms. Taylor indicated that once the pavers were level, they would be able to grind them, but because of how unlevel it was, they were unable to do so and must install the pavers. The list was forwarded to the HOA representative and she was communicative. Ms. Taylor understood that there were many driveway aprons that were lifted and it was the homeowner's responsibility, but wanted to ensure that was the case, as tree roots were the cause. Mr. Davis wanted to continue with homeowner responsibility for the apron, because if the CDD takes on the responsibility of apron replacements, they would also be

responsible for matching the style of 30 different types of driveways. There were alternatives such as the CDD covering the equivalent cost of the concrete, but the homeowner must do the rest of it. However, Mr. Davis wanted to keep it clean by having homeowners being responsible for the driveway all the way up to the street and had an obligation to keep it free from trip hazards. Mr. Yuro agreed. Ms. Taylor further pointed out that the Board was looking at grindings of 1 inch or higher but wanted to know if the Board wanted her to get a comprehensive list of all the trip hazards in the community, so they could phase it out or concentrate on the more severe trip hazards. Ms. Weitzel felt that it was important to know all of the potential hazards, as the most severe ones would cause damage and someone to trip over it. Mr. Geary pointed out that as long as they had the Oak trees, it would be an ongoing issue.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor approving a not-to-exceed amount of \$25,000 for Precision Sidewalk to grind sidewalks throughout the community was approved.

Ms. Taylor recalled Mr. Geary discussing the line of sight struggles next to the playground and sand volleyball court, due to hedges and as a result, she purchased a traffic mirror. The mirror was \$400 and would be installed on the grassy area next to the sand volleyball court. Mr. Yuro voiced concern about kids crashing into it. Mr. Geary pointed out that it made him nervous when kids were flying by there on scooters and e-bikes. Ms. Weitzel agreed. Mr. Leary pointed out if someone smashed into it, they had cameras to identify who did it.

On MOTION by Mr. Geary seconded by Mr. Leary with Mr. Yuro, Ms. Weitzel, Mr. Geary and Mr. Leary in favor and Mr. Davis dissenting, approving a not-to-exceed amount of \$550 to install a traffic mirror to resolve line of sight issue by the sand volleyball court was approved. (Motion Passed 4-1)

Ms. Taylor reported that the JEA projects were slated to be completed at the end of September, but they would actually be completed tomorrow. She would confirm that they installed the asphalt. The road was open. She obtained a proposal for holiday lighting from M&G Lighting in the amount of \$14,506.75, which would include new garland by the Clubhouse and

replacing all of the bows. It was within their \$15,000 budget. Ms. Weitzel requested that all of the snowflakes be the same color.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from M&G Lighting for holiday lighting in the amount of \$14,506.75 was approved.

Ms. Taylor reported that the erosion project at 420 St. Johns Golf Drive was scheduled to start on October 8th. The contractor did acknowledge that the fencing and potential irrigation repairs would be the owner's responsibility. Weather permitting, prior to the October CDD meeting, she asked the District Engineer to review the area to confirm that it was up to standards and was hoping by the October meeting, that the project would be completely closed out. She reached out to three vendors for the tennis court resurfacing. Unfortunately, one of them does clay and she had to find a third one. It would be for four tennis courts and additional court lifting. The asphalt courts also needed to be resurfaced, as there were quite a few cracks. According to the Reserve Study, they were due for resurfacing in 2026 and would obtain two proposals; one for the tennis courts and one that included the tennis and basketball courts. Mr. Yuro recalled obtaining a proposal from Welch Tennis and suggested reaching out to them. Mr. Laughlin asked if there was anything beyond the resurfacing issue. Mr. Yuro indicated that the courts were lifting due to tree roots and wanted whoever submitted a proposal, to look at all of the issues. Ms. Taylor questioned when the tennis courts were installed. Mr. Yuro believed that they were installed in 2002. Ms. Taylor pointed out that asphalt courts lasted 20 to 25 years and this would probably be their last resurfacing before looking into a full renovation. Ms. Weitzel questioned what was done the last time. Mr. Yuro recalled that they installed fiberglass strips over the cracks two years ago, but they did not do all of the cracks.

Ms. Taylor was still working on the access control issue. She met with three vendors; two of them were webpage based, who she worked with personally and the third one their neighboring communities used with positive feedback and hoped to provide the proposals by the October meeting. Many fun events were coming up. A third-party vendor was interested in doing a monthly car seat check on Saturday morning from 9:00 a.m. to 1:00 p.m., at a cost of \$20 per car seat. Ms. Weitzel asked if they would use the parking lot. Ms. Taylor indicated that they wanted to use six to eight spaces, close to the entrance to the parking lot. They would block it

off, interested residents would sign up online and the third-party vendor would be paid directly. Mr. Haber was inclined to say no, as the golf course owned the parking lot. Mr. Yuro agreed, as Saturday morning was a busy time. *There was Board consensus to deny this request.* Ms. Taylor presented a proposal from BrightView for soil to be introduced in the dead sod on the other side of the basketball courts. If the CDD did certain things, BrightView would redo the sod. Mr. Davidson explained that there was a three phased process before BrightView would replace the sod. However, if they replace it under warranty, it will provide the same results and the sod would be dead again. However, with the separation of the irrigation, thinning of trees and the additional soil, it should allow for the sod to take, but there were no guarantees. The separation of the irrigation and thinning of trees was approved at the last meeting and this was the final piece. Mr. Yuro preferred to see what Ruppert thinks. Mr. Leary felt that BrightView should have checked that the irrigation was where it needed to be and that the tree canopies were removed sufficiently to allow appropriate sunlight in and should resod at their cost with different sod, but they also needed a fresh set of eyes. Mr. Laughlin recommended that BrightView lay the sod and Ruppert monitor it. *There was Board consensus.*

Regarding the Lake Doctors Report, Ms. Taylor reported that were getting into a cooler season, which would cause the algae blooms to die faster and sink. Pond 25A was still looking rough, due to the amount of algae blooms; however, they have been treated and were browning, but they were struggling to sink. They were due for another treatment and she reached out to their account manager, to go out with their boat in the next couple of weeks. They were still waiting for the grass carp, which was approved, but they could not come out until October or November, due to the heat, as the carp would not survive the travel. Pond 25A should look better in the next month or two and the algae should look better in the upcoming weeks. Mr. Davis recalled that Mr. Darling's question was regarding Pond 25A, which was a specialized situation, as it was tucked into the woods and wondered if they had the right plan to ensure that this pond was continuously addressed. Ms. Taylor believed that they had the right plan. The issue was how small the pond was and the depth. Their plan was to get the john boat out there as much as they needed to. The real test would be next Summer, to see if the treatments take effect. Mr. Davidson announced that his wife represented Mr. Doug Mackie's case and it has now been closed. Justice had been served and his family could move on.

EIGHTH ORDER OF BUSINESS**Discussion of Policy Change to Prohibit
E-Bikes, E-Scooters and Motorized Bikes**

Mr. Laughlin spoke with Mr. Haber on Districts that implemented a strict policy of banning e-bikes, scooters and motorized bikes. There have been issues with resident responses and the legality of it. As a result, Mr. Laughlin prepared the following statement: *“Electric scooters, e-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, devices must be operated at a safe and controlled speed, with due regard for pedestrians”* and *“reckless, aggressive or disruptive operation is strictly prohibited.”* There were no local laws. Mr. Yuro was unsure what else they could do at this point. Mr. Leary was amenable to what Mr. Laughlin drafted, as this was a work in progress; however, he would like to add a statement that the community expects motorized bikes and riders using it on CDD roads, to be street legal. It was governed by law enforcement, but residents paid for roads and it was an expectation. He would also like to add that the use of motorized bikes, both gas powered and e-bikes on paths and sidewalks, were only designated for those vehicles to be legally permitted. Mr. Geary preferred to have something generic, such as at times, all residents were expected to know, understand and follow local laws, because they were implying that they had some way to enforce it, but no way to do so. Mr. Leary suggested stating that e-bikes were only allowed on paths and sidewalks that were legally permitted. Mr. Laughlin would include this into the policy for approval, for ratification at the next meeting. Mr. Ralph Darling of 1929 Glenfield Crossing Court asked if there was any indication of which paths were permitted. Mr. Laughlin confirmed that it was any of the paths within the amenity area.

NINTH ORDER OF BUSINESS**Discussion of Future Amenity Capital
Improvements****A. Pool Deck Renovations**

Mr. Davis recalled that the proposal from Urban Edge seemed the most complete and had the most reasonable price. Mr. Laughlin would contact them. Ms. Weitzel suggested speaking to Ruppert regarding the landscaping.

B. Amenity Meeting Room Upgrade

Mr. Laughlin recalled at the last meeting, one proposal was received from Brogdon Builders, but since then, one was received from Bradshaw Building Company in the amount of

\$225,600. Mr. Marcinell reported that as far as whether bond funds could be used, Mr. Alex Acree confirmed that they could be used, since they were improvements and as far as the next steps, there would be architectural, civil and landscape plans. In addition, since the square footage was increasing, they would need a clearance sheet, which was a requirement for a civil permit and some surveying may need to be done on the south side, where the building would be expanded. Mr. Yuro pointed out that the plans were not finalized and the purpose of this, was to see if they should take the next step. Ms. Weitzel questioned the amount of bond funds. Mr. Laughlin confirmed that the current amount was \$550,000. Mr. Yuro recalled that the pool deck renovation was \$180,000. Mr. Laughlin recalled that Mr. Acree may have received an updated proposal. Mr. Yuro pointed out that rounding it to \$200,000 and \$225,000 for the budget estimate, the total was \$425,000 and the playground was \$50,000. Mr. Laughlin did not know if the playground could be paid from bond funds, as they were repairing it. Mr. Geary recalled that the Board had latitude on what they spent the bond funds on. Mr. Haber confirmed that there were broad categories, but the Board had wide discretion within those categories on how to use those funds. Mr. Geary felt that as long as they were spending it on roads, sidewalks and amenity improvement projects, whether it was upgrading this room or the playground, residents would not complain about that usage. Mr. Yuro pointed out that even if they paid this out of the bond funds, there were three projects that were under the \$550,000 and proposed proceeding to the next step. Mr. Geary agreed. Mr. Laughlin questioned what approval was needed for the next step. Mr. Marcinell would need to speak with Mr. Acree. Mr. Yuro recalled that the architecture plans were 60% completed and suggested authorizing Bhide & Hall to finish their contract and provide the construction documents. Then the engineer could proceed with obtaining the permits.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor authorization for Bhide & Hall to complete 100% of the plans was approved.
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Mr. Leary reported that another company, T&N Service, quoted the amenity meeting room upgrade. They also quoted the pool deck project, but it was much higher, \$360,000, but there might be some synergies between the two projects. Mr. Laughlin confirmed that Urban Edge quoted \$164,000 and T&N quoted \$289,000 for the pool deck project and \$360,000 for the amenity room upgrade and would reach out to T&N to see if there were any cost savings. Ms.

Weitzel questioned when they were looking to have the amenity room upgrade completed, as they had Summer Camp. Mr. Laughlin did not know, as he never did a project like this one, but anticipated that it could take three to six months. Mr. Marcinell felt that for a project like this, two cycles would be reasonable. Mr. Yuro pointed out that they could start this project after Summer Camp.

C. Playground Enhancement

Ms. Taylor reported provided a spreadsheet of all of the proposals. The price for lumber was high, because she went with the one most compatible for weather and would help cover any minor cracks, which were evaluated by a Structural Engineer. There was nothing to worry about, as it had to do with the expanding and contracting of wood. Fencing increased by \$1,100, compared with the proposal from the last meeting. This was not surprising due to the cost of materials. She received two equipment proposals, one for \$3,700 for two spring riders, but unfortunately Mr. Frog was no longer on the playground, leaving Ms. Whale and the other was \$4,127 for two spring riders that were more modern looking and a netted swing. Ms. Weitzel was in favor of the more modern spring riders and the newer swing. BrightView provided a proposal for mulching; however, she would now request one from Ruppert. She did not have the proposal for access control; however, in speaking with two access control providers, they were looking at two gates, as there were two areas where the sidewalk goes right up to the playground. However, they could always have one entrance with an emergency exit, like at the pool. The total amount of all items was \$50,000. Mr. Yuro was not convinced that they needed access control, but liked the idea of the fence, for the safety of keeping the kids in the area and not running into cars. Mr. Laughlin suggested contacting Mulch Masters directly for the mulch. Mr. Yuro wanted to proceed with the playground enhancements, but questioned whether there were other funds available, if bond funds could not be used. Mr. Laughlin confirmed that it would come out of the capital.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the playground enhancement proposals as stated above in a not-to-exceed amount of \$48,000 was approved.
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TENTH ORDER OF BUSINESS

Contracts Review

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

ELEVENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Geary reported that a couple of tiles were missing from the marquis sign. Ms. Taylor was trying to find something that would match it, as the tiles were weathered. Ms. Weitzel requested that Ms. Taylor check to see that the water fountain at the playground was working, as there was hot water. Ms. Taylor confirmed that the water bottle filler was not working over the Summer, but it was repaired and would check on the temperature of the water.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of August 21, 2025 Meeting**
- B. Financial Statements as of August 31, 2025**
- C. Check Register**

Mr. Laughlin presented the minutes of the August 21, 2025 Board of Supervisors meeting, Financial Statements as of August 31st and Check Register for September 18, 2025, for the General Fund in the amount of \$103,490.83, which were included in the agenda package.

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

FOURTEENTH ORDER OF BUSINESS

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

Mr. Laughlin stated that the next meeting as scheduled for October 16, 2025 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

- **Attorney-Client Session**

On MOTION by Mr. Yuro seconded by Mr. Davis with all in favor reopening the meeting for an Attorney-Client Session was approved.

Mr. Laughlin announced the start of the Attorney-Client Session at 9:15 p.m., to discuss security matters. Mr. Haber reminded the Board that they could discuss security matters, but only the aspects of the security, without revealing how security operations worked.

The Regular Meeting resumed at 9:32 p.m.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Yuro seconded by Ms. Weitzel 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 September 30, 2025]



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Thursday, October 9, 2025

Financial Services Dashboard Status Report - September 2025 EOM Report



CDD District Name: Sampson Creek Community Development District ("District")
 GMS Lead(s): Sharyn Henning (Financials) and Daniel Laughlin (District Management)

Last Updated: 10/16/25
 % of Fiscal Year Completed: 100.00%

Topic

Status

Financial State Of The Union:

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

10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	\$	400,873.68
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	\$	(52,525.54)
Current Ending Fund Balance/Cash & Cash Equivalents	\$	348,348.14

10) In Good Order

10) In Good Order

10) In Good Order

FYTD Tax Assessments Collected	\$	1,800,820	100.68%
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10) In Good Order

General Fund

Category	Budget	Actuals	Actuals % Budget
Total Revenues	\$ 1,164,783	\$ 1,200,599	103%

10) In Good Order

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

Total	\$ 1,113,103	\$ 1,087,844	98%
Administrative	\$ 155,277	\$ 167,802	108%
Field Operations	\$ 957,826	\$ 920,042	96%

10) In Good Order

10) In Good Order

10) In Good Order

General Fund - Material Line items

Administrative

Engineer	\$ 15,000	\$ 41,281	275%
Attorney	\$ 23,963	\$ 11,832	49%

30) Not In Good Order

10) In Good Order

Field Operations

Security Operations	\$ 79,888	\$ 77,199	97%
Repairs & Maintenance	\$ 32,849	\$ 16,104	49%
Electric	\$ 80,000	\$ 74,150	93%
Landscape	\$ 275,398	\$ 265,151	96%

10) In Good Order

10) In Good Order

10) In Good Order

10) In Good Order

Recreation Facility

Onsite Staffing	\$ 183,369	\$ 185,769	101%
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10) In Good Order

Long Term Debt

	10/1/24	Principal Payments	9/30/25
Series 2016	\$ 4,620,000	\$ (420,000)	\$ 4,200,000
Series 2020	\$ 2,480,000	\$ (10,000)	\$ 2,470,000
	<u>\$ 7,100,000</u>	<u>\$ (430,000)</u>	<u>\$ 6,670,000</u>

10) In Good Order

10) In Good Order

Capital Reserve

	Budget	Actual to Date	Encumbered	Variances
Capital Outlay	\$ 63,797	\$ 133,958	\$ -	\$ (70,161)
Funding ⁽¹⁾	\$ 200,000	\$ 200,000	\$ -	\$ -
Account Balance	\$ 299,666	\$ 239,388	\$ -	\$ (60,278)

30) Not In Good Order

10) In Good Order

20) Watch Item

Series 2020 Construction Account

	10/1/24	Actual to Date	Interest Income	9/30/25
Account Balance	\$ 576,150	\$ 73,573	\$ 21,833	\$ 524,411

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 - September 2025 EOM Report



CDD District Name: Sampson Creek Community Development District ("District")
 GMS Lead(s): Sharyn Henning (Financials) and Daniel Laughlin (District Management)

Last Updated: 10/16/25
 % of Fiscal Year Completed: 100.00%

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
September 30, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 50,535	\$ -	\$ -	\$ 50,535
Petty Cash Account	\$ 690	\$ -	\$ -	\$ 690
Capital Projects Account	\$ -	\$ -	\$ 26,485	\$ 26,485
Due from General Fund	\$ -	\$ -	\$ 3,680	\$ 3,680
Deposits	\$ 820	\$ -	\$ -	\$ 820
Prepaid Expenses	\$ 3,475	\$ -	\$ -	\$ 3,475
<u>Investments:</u>				
US Bank Custody	\$ 326,111	\$ -	\$ -	\$ 326,111
State Board of Administration	\$ -	\$ -	\$ 208,840	\$ 208,840
<u>Series 2016</u>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 85,358	\$ -	\$ 85,358
Construction	\$ -	\$ -	\$ 7,030	\$ 7,030
<u>Series 2020</u>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 61,105	\$ -	\$ 61,105
Construction	\$ -	\$ -	\$ 524,795	\$ 524,795
Total Assets	\$ 381,631	\$ 452,554	\$ 770,829	\$ 1,605,014
Liabilities:				
Accounts Payable	\$ 29,603	\$ -	\$ -	\$ 29,603
Due to Capital Reserve	\$ 3,680	\$ -	\$ -	\$ 3,680
Total Liabilities	\$ 33,283	\$ -	\$ -	\$ 33,283
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 4,295	\$ -	\$ -	\$ 4,295
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 278,739	\$ -	\$ 278,739
Debt Service - Series 2020	\$ -	\$ 173,815	\$ -	\$ 173,815
Capital Projects - Series 2016	\$ -	\$ -	\$ 7,030	\$ 7,030
Capital Projects - Series 2020	\$ -	\$ -	\$ 524,411	\$ 524,411
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 239,388	\$ 239,388
Unassigned	\$ 344,053	\$ -	\$ -	\$ 344,053
Total Fund Balances	\$ 348,348	\$ 452,554	\$ 770,829	\$ 1,571,731
Total Liabilities & Fund Balance	\$ 381,631	\$ 452,554	\$ 770,829	\$ 1,605,014

Sampson Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 1,158,783	\$ 1,158,783	\$ 1,170,303	\$ 11,519
Interest Income	\$ 5,000	\$ 5,000	\$ 22,558	\$ 17,558
Youth Programs Income	\$ -	\$ -	\$ 3,828	\$ 3,828
Clubhouse Income	\$ 1,000	\$ 1,000	\$ 3,910	\$ 2,910
Total Revenues	\$ 1,164,783	\$ 1,164,783	\$1,200,599	\$ 35,815
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,200	\$ 1,800
FICA Expense	\$ 918	\$ 918	\$ 780	\$ 138
Engineering	\$ 15,000	\$ 15,000	\$ 41,281	\$ (26,281)
Dissemination	\$ 2,226	\$ 2,226	\$ 2,226	\$ 0
Arbitrage	\$ 1,200	\$ 1,200	\$ 600	\$ 600
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 23,963	\$ 23,963	\$ 11,832	\$ 12,131
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,850	\$ 150
Trustee Fees	\$ 8,500	\$ 8,500	\$ 8,405	\$ 95
Management Fees	\$ 65,730	\$ 65,730	\$ 65,730	\$ 0
Information Technology	\$ 1,113	\$ 1,113	\$ 1,113	\$ (0)
Telephone	\$ 400	\$ 400	\$ 728	\$ (328)
Postage	\$ 600	\$ 600	\$ 915	\$ (315)
Printing & Binding	\$ 400	\$ 400	\$ 851	\$ (451)
Insurance	\$ 11,037	\$ 11,037	\$ 11,037	\$ -
Legal Advertising	\$ 1,350	\$ 1,350	\$ 1,272	\$ 78
Other Current Charges	\$ 1,000	\$ 1,000	\$ 985	\$ 15
Office Supplies	\$ 100	\$ 100	\$ 258	\$ (158)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,277	\$ 155,277	\$ 167,802	\$ (12,525)

Sampson Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Field				
General Manager (Vesta)	\$ 183,369	\$ 183,369	\$ 185,769	\$ (2,400)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 166,398	\$ 165,737	\$ 661
Landscape Maintenance (St Johns Golf)	\$ 57,000	\$ 57,000	\$ 51,540	\$ 5,460
Landscape Maintenance Contingency	\$ 52,000	\$ 52,000	\$ 47,874	\$ 4,126
Lake Maintenance	\$ 30,000	\$ 30,000	\$ 28,820	\$ 1,180
Security	\$ 79,888	\$ 79,888	\$ 77,199	\$ 2,689
Lifeguards/Pool Monitors	\$ 46,434	\$ 46,434	\$ 48,189	\$ (1,755)
Pool Maintenance	\$ 35,000	\$ 35,000	\$ 39,289	\$ (4,289)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Janitorial Maintenance	\$ 22,500	\$ 22,500	\$ 18,721	\$ 3,779
Electric	\$ 80,000	\$ 80,000	\$ 74,150	\$ 5,850
Water	\$ 18,500	\$ 18,500	\$ 17,648	\$ 852
Refuse Service	\$ 500	\$ 500	\$ -	\$ 500
Permits	\$ 2,000	\$ 2,000	\$ 575	\$ 1,425
Fitness Equipment Lease	\$ -	\$ -	\$ 2,212	\$ (2,212)
Repairs & Maintenance	\$ 32,849	\$ 32,849	\$ 16,104	\$ 16,745
Street & Tennis Court Lighting Maintenance	\$ 8,281	\$ 8,281	\$ 1,013	\$ 7,268
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 20,000	\$ 20,209	\$ (209)
Tennis Court Maintenance	\$ 3,897	\$ 3,897	\$ 757	\$ 3,140
Supplies	\$ 16,563	\$ 16,563	\$ 13,936	\$ 2,627
Special Events	\$ 25,000	\$ 25,000	\$ 25,289	\$ (289)
Holiday Decorations	\$ 15,000	\$ 15,000	\$ 19,297	\$ (4,297)
Workers Compensation Insurance	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
Property Insurance	\$ 45,947	\$ 45,947	\$ 40,983	\$ 4,964
Telephone/Internet/Cable TV	\$ 7,000	\$ 7,000	\$ 13,203	\$ (6,203)
Website Maintenance	\$ 1,000	\$ 1,000	\$ 1,001	\$ (1)
Office Supplies	\$ 700	\$ 700	\$ 799	\$ (99)
Contingencies	\$ -	\$ -	\$ 3,727	\$ (3,727)
Youth Programs	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 957,826	\$ 957,826	\$ 920,042	\$ 37,784
Total Operations & Maintenance	\$ 957,826	\$ 957,826	\$ 920,042	\$ 37,784
Total Expenditures	\$ 1,113,103	\$ 1,113,103	\$ 1,087,844	\$ 25,259
Excess (Deficiency) of Revenues over Expenditures	\$ 51,680		\$ 112,754	
<u>Other Financing Sources/(Uses):</u>				
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)		\$ (52,526)	
Fund Balance - Beginning	\$ 125,091		\$ 400,874	
Fund Balance - Ending	\$ (0)		\$ 348,348	

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	\$ 1,529	\$ 22,558
Youth Programs Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,828	\$ -	\$ 3,828
Clubhouse Income	\$ 50	\$ -	\$ 50	\$ 790	\$ -	\$ 125	\$ 445	\$ 295	\$ -	\$ 1,350	\$ 440	\$ 365	\$ 3,910
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	\$ 1,894	\$ 1,200,599
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 10,200
FICA Expense	\$ 61	\$ 46	\$ 61	\$ 61	\$ 46	\$ 77	\$ 77	\$ 77	\$ 61	\$ 77	\$ 61	\$ 77	\$ 780
Engineering	\$ 4,965	\$ 2,825	\$ -	\$ 2,093	\$ 65	\$ 1,234	\$ 1,355	\$ 6,516	\$ 3,733	\$ 8,520	\$ 6,690	\$ 3,285	\$ 41,281
Dissemination	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 186	\$ 2,226
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	\$ 5,478	\$ 65,730
Information Technology	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 1,113
Telephone	\$ 86	\$ 79	\$ 56	\$ 64	\$ 59	\$ 50	\$ 50	\$ 77	\$ 83	\$ 10	\$ 72	\$ 43	\$ 728
Postage	\$ -	\$ 207	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ 24	\$ -	\$ 624	\$ 24	\$ -	\$ 915
Printing & Binding	\$ 13	\$ 14	\$ 10	\$ 24	\$ 29	\$ 21	\$ 7	\$ 13	\$ 48	\$ 546	\$ 16	\$ 111	\$ 851
Insurance	\$ 11,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,037
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162	\$ 127	\$ 67	\$ 69	\$ 657	\$ 190	\$ 1,272
Other Current Charges	\$ 28	\$ 122	\$ 28	\$ 61	\$ 117	\$ 32	\$ 88	\$ 133	\$ 113	\$ 69	\$ 126	\$ 68	\$ 985
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	\$ 10,529	\$ 167,802

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
<u>Operations & Maintenance</u>													
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	\$ 15,481	\$ 185,769
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	\$ 13,866	\$ 165,737
Landscape Maintenance (St Johns Golf)	\$ 5,415	\$ 5,443	\$ 5,463	\$ 5,459	\$ 5,419	\$ 5,422	\$ 5,441	\$ 5,392	\$ 2,668	\$ 2,730	\$ 2,689	\$ -	\$ 51,540
Landscape Maintenance Contingency	\$ 1,968	\$ 4,868	\$ 7,026	\$ 4,682	\$ -	\$ 2,654	\$ 13,667	\$ 1,702	\$ 2,908	\$ 2,538	\$ 3,133	\$ 2,728	\$ 47,874
Lake Maintenance	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,610	\$ 2,360	\$ 2,610	\$ 2,360	\$ 28,820
Security	\$ 6,849	\$ 7,104	\$ 6,419	\$ 7,428	\$ 6,152	\$ 7,126	\$ 7,188	\$ 7,126	\$ 6,371	\$ 574	\$ 7,588	\$ 7,274	\$ 77,199
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	\$ 1,611	\$ -	\$ 18,721
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	\$ 1,595	\$ 17,648
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ 575
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,212	\$ 2,212
Repairs & Maintenance	\$ 2,103	\$ 2,048	\$ 233	\$ -	\$ 884	\$ 233	\$ 1,830	\$ -	\$ 566	\$ 322	\$ 6,409	\$ 1,476	\$ 16,104
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	\$ 874	\$ 13,936
Special Events	\$ 3,591	\$ 3,658	\$ 2,950	\$ 448	\$ 890	\$ 2,678	\$ 1,578	\$ 350	\$ 1,552	\$ 2,639	\$ 4,034	\$ 922	\$ 25,289
Holiday Decorations	\$ -	\$ 5,973	\$ 5,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97	\$ -	\$ 7,253	\$ 19,297
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	\$ 1,098	\$ 13,203
Website Maintenance	\$ 88	\$ 88	\$ -	\$ -	\$ 88	\$ 176	\$ 88	\$ 88	\$ 88	\$ 99	\$ 99	\$ 99	\$ 1,001
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	\$ 88,687	\$ 57,689	\$ 98,386	\$ 57,239	\$ 920,042
Total Operations & Maintenance	\$ 107,923	\$ 77,124	\$ 75,503	\$ 66,629	\$ 66,488	\$ 79,888	\$ 78,322	\$ 66,165	\$ 88,687	\$ 57,689	\$ 98,386	\$ 57,239	\$ 920,042
Total Expenditures	\$ 139,127	\$ 86,773	\$ 82,214	\$ 78,373	\$ 74,236	\$ 92,098	\$ 93,958	\$ 79,888	\$ 101,806	\$ 75,167	\$ 116,437	\$ 67,768	\$ 1,087,844
Excess (Deficiency) of Revenues over Expenditures	\$ (139,077)	\$ 15,847	\$ 97,639	\$ 651,482	\$ 24,733	\$ (89,146)	\$ (60,420)	\$ (76,901)	\$ (97,829)	\$ (37,459)	\$ (110,242)	\$ (65,874)	\$ 112,754
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)	\$ (97,829)	\$ (37,459)	\$ (110,242)	\$ (65,874)	\$ (52,526)

Sampson Creek
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 552,515	\$ 552,515	\$ 556,238	\$ 3,723
Interest	\$ 2,500	\$ 2,500	\$ 16,533	\$ 14,033
Total Revenues	\$ 555,015	\$ 555,015	\$ 572,771	\$ 17,756
<u>Expenditures:</u>				
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		\$ 18,716	
<u>Other Financing Sources/(Uses):</u>				
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)		\$ (16,005)	
Fund Balance - Beginning	\$ 95,119		\$ 294,744	
Fund Balance - Ending	\$ 72,850		\$ 278,739	

Sampson Creek
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 73,780	\$ 73,780	\$ 74,279	\$ 499
Interest	\$ 750	\$ 750	\$ 6,957	\$ 6,207
Total Revenues	\$ 74,530	\$ 74,530	\$ 81,236	\$ 6,706
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		\$ 8,049	
Net Change in Fund Balance	\$ 1,343		\$ 8,049	
Fund Balance - Beginning	\$ 51,436		\$ 165,766	
Fund Balance - Ending	\$ 52,778		\$ 173,815	

Sampson Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 9,207	\$ 8,707
Misc. Income	\$ -	\$ -	\$ 3,000	\$ 3,000
Total Revenues	\$ 500	\$ 500	\$ 12,207	\$ 11,707
Expenditures:				
Capital Outlay	\$ 63,797	\$ 63,797	\$ 133,958	\$ (70,161)
Total Expenditures	\$ 63,797	\$ 63,797	\$ 133,958	\$ (70,161)
Excess (Deficiency) of Revenues over Expenditures	\$ (63,297)		\$ (121,751)	
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		\$ 78,249	
Fund Balance - Beginning	\$ 162,963		\$ 161,140	
Fund Balance - Ending	\$ 299,666		\$ 239,388	

Sampson Creek
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 272	\$ 272
Total Revenues	\$ -	\$ -	\$ 272	\$ 272
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 272	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 272	
Fund Balance - Beginning			\$ 6,757	
Fund Balance - Ending			\$ 7,030	

Sampson Creek
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 21,833	\$ 21,833
Total Revenues	\$ -	\$ -	\$ 21,833	\$ 21,833
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 73,573	\$ (73,573)
Total Expenditures	\$ -	\$ -	\$ 73,573	\$ (73,573)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (51,739)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (51,739)	
Fund Balance - Beginning			\$ 576,150	
Fund Balance - Ending			\$ 524,411	

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%
--------	--------	-------	---------

							2019A-1 Debit		2019A-2 (A1)	
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Service	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

October 16, 2025

GENERAL FUND		
<i>DATE</i>	<i>CHECK NUMBERS</i>	<i>AMOUNT</i>
09/18/25	8946-8958	\$20,967.03
09/30/25	8959	\$231.00
10/02/25	8960-8971	\$101,099.99
Total		\$122,298.02

AP300R
*** CHECK NOS. 008946-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

RUN 10/09/25

PAGE 14

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/18/25	00048	9/09/25 52909508	202509 320-57200-54600	FIRST AID SUPPLIES 09/25	*	83.51	
				CINTAS CORPORATION			83.51 008946
9/18/25	00319	8/28/25 1110618-	202509 320-57200-41000	SVCS 09/25	*	393.00	
				COMCAST			393.00 008947
9/18/25	00319	9/04/25 1110956-	202509 320-57200-41000	SVCS 09/25	*	704.60	
				COMCAST			704.60 008948
9/18/25	00016	9/05/25 AUGUST-2	202508 320-54100-43000	SERVICE THRU 09/05/2025	*	7,032.83	
				FLORIDA POWER & LIGHT			7,032.83 008949
9/18/25	00468	8/31/25 00073016	202508 310-51300-48000	LEGAL AD 11526455	*	109.44	
		8/31/25 00073016	202508 310-51300-48000	LEGAL AD 11606465	*	80.88	
				GANNETT FLORIDA LOCALIQ			190.32 008950
9/18/25	00131	9/01/25 425	202509 310-51300-34000	MGMT FEE 09/25	*	5,477.50	
		9/01/25 425	202509 310-51300-35100	INFO TECH 09/25	*	92.75	
		9/01/25 425	202509 310-51300-31300	DISSEMINATION AGENT SVCS	*	185.50	
		9/01/25 425	202509 310-51300-42500	COPIES 09/25	*	110.55	
		9/01/25 425	202509 310-51300-41000	TELEPHONE 09/25	*	43.26	
				GOVERNMENTAL MANAGEMENT SERVICES			5,909.56 008951
9/18/25	01003	7/28/25 145963	202507 320-57200-54500	SVCS 07/25 TEST CAMERAS	*	235.00	
				JSC SYSTEMS			235.00 008952
9/18/25	00340	9/10/25 193927	202508 310-51300-31100	SVCS 08/25	*	3,120.31	
				MATTHEWS DESIGN GROUP, INC.			3,120.31 008953
9/18/25	00019	9/12/25 63727002	202509 320-54100-46202	ORTLY PEST CONTROL 09/25	*	75.00	
		9/12/25 63727042	202509 320-54100-46202	RODENT CONTROL 09/25	*	158.00	
				NADER'S PEST RAIDERS, INC.			233.00 008954
				SAMC SAMPSON CREEK SHENNING			

AP300R
*** CHECK NOS. 008946-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

RUN 10/09/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
9/18/25	00482	9/08/25 12955789	202509 320-57200-49400	FALL FESTIVAL 10/25/25	*	595.00	
				PROGRESSIVE ENTERTAINMENT SERVICES			595.00 008955
9/18/25	00467	9/15/25 1461623	202509 320-57200-34500	OFF DUTY OFFICER 09/25	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008956
9/18/25	00467	9/15/25 1462223	202509 320-57200-34500	OFF DUTY OFFICER 09/25	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008957
9/18/25	00431	9/10/25 3470-082	202508 320-57200-49400	PURCHASES THRU 09/08/25	*	327.42	
		9/10/25 3470-082	202508 320-57200-41050	PURCHASES THRU 09/08/25	*	99.00	
		9/10/25 3470-082	202508 320-57200-54600	PURCHASES THRU 09/08/25	*	790.15	
		9/10/25 3470-082	202508 320-57200-54500	PURCHASES THRU 09/08/25	*	791.33	
				TRUIST BANK			2,007.90 008958
9/30/25	00467	9/27/25 1472298	202509 320-57200-34501	OFF DUTY OFFICER 09/25	*	231.00	
				ROLLKALL TECHNOLOGIES LLC			231.00 008959
10/02/25	00495	9/21/25 1084	202509 320-57200-52005	HOLIDAY LIGHTNING 09/25	*	7,253.39	
				A BEAUIFUL LIFE ENTERPRISES			7,253.39 008960
10/02/25	00311	9/24/25 26984	202509 320-54100-46203	SVCS 09/25 CHECK VALVE	*	795.45	
				BOB'S BACKFLOW & PLUMBING SERVICES			795.45 008961
10/02/25	00443	8/28/25 9494233	202508 320-54100-46203	SPLIT LATERAL LINE 08/25	*	1,700.00	
				BRIGHTVIEW LANDSCAPE SERVICES INC			1,700.00 008962
10/02/25	00397	8/29/25 19-1630	202508 320-57200-34500	SVCS 08/25	*	6,177.00	
				CENTRAL SECURITY AGENCY			6,177.00 008963
10/02/25	00496	9/24/25 59238454	202509 320-57200-44000	GYM EQUIPMENT LEASING	*	2,212.29	
				DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29 008964

SAMC SAMPSON CREEK SHENNING

AP300R
*** CHECK NOS. 008946-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

RUN 10/09/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/02/25	00244	9/19/25 29746	202510 310-51300-45000		*	10,885.00	
		RENEW POLICY #10012552					
		9/19/25 29746	202510 320-57200-45000		*	41,961.00	
		RENEW POLICY #10012552					
				EGIS INSURANCE ADVISORS, LLC			52,846.00 008965
10/02/25	00285	8/01/25 JAK82500	202508 320-57200-45300		*	1,611.00	
		SVCS 08/25					
				JANI-KING OF JACKSONVILLE			1,611.00 008966
10/02/25	00022	9/16/25 14873242	202509 320-54100-43100		*	285.61	
		SVCS 09/25					
		9/18/25 82743242	202509 320-54100-43100		*	1,309.03	
		SVCS 09/25					
				JEA			1,594.64 008967
10/02/25	00031	10/01/25 312216B	202510 320-54100-46300		*	2,360.00	
		WATER MGMT 10/25					
				THE LAKE DOCTORS, INC.			2,360.00 008968
10/02/25	00467	10/01/25 1474900	202509 320-57200-34501		*	173.25	
		OFF DUTY OFFICER 09/25					
				ROLLKALL TECHNOLOGIES LLC			173.25 008969
10/02/25	00421	6/30/25 06302025	202506 320-54100-46201		*	2,667.80	
		06/25 BERMUDA MAINT					
		7/31/25 07312025	202507 320-54100-46201		*	2,729.60	
		07/25 BERMUDA MAINT					
		8/31/25 08312025	202508 320-54100-46201		*	2,688.66	
		08/25 BERMUDA MAINT					
				ST JOHNS GOLF & COUNTRY CLUB			8,086.06 008970
10/02/25	00377	10/01/25 428638	202510 320-54100-34000		*	16,290.91	
		SVCS 10/25					
				VESTA PROPERTY SERVICES, INC			16,290.91 008971
				TOTAL FOR BANK A		122,298.02	
				TOTAL FOR REGISTER		122,298.02	

SAMC SAMPSON CREEK SHENNING



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 # 5290950808
Invoice Date 09/09/2025
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7058056135
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	
44249	ELASTIC STRIP SMALL	1 BAG	\$13.21	\$13.21	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
111929	IBUPROFEN TABS SMALL	1 BAG	\$21.60	\$21.60	
616845	QUIKHEAL STRIP REFILL	1 BAG	\$13.30	\$13.30	
	Unit Subtotal:			\$58.56	
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			\$83.51	
	Tax			\$0.00	
	Invoice Total			\$83.51	

Supplies

320-57200-54600

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.



Your bill at a glance

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

Previous balance		\$815.88
Payments - thank you	Page 3	-\$815.88
Balance forward		\$0.00
Regular monthly charges	Page 3	\$387.85
Taxes, fees and other charges	Page 3	\$5.15
New charges		\$393.00

Amount due Sep 18, 2025 \$393.00

Your bill explained

- Any payments received or account activity after Aug 28, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41000
Sept 2025
Separate Check

Need help?

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

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
BUSINESS1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
00330310 NO RP 28 20250828 NNNNNNNY 0000502 0003OFFICE SAMPSON CREEK CDD
C/O HOME OFC
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Account number 8495 74 140 1110618

Payment due Sep 18, 2025

Please pay \$393.00

Amount enclosed \$

Make checks payable to Comcast
Do not send cash

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574140111061800393009

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

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Call us anytime

800-391-3000

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

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Accessibility:

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



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No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



Comcast Business App

Download the Comcast Business App



In-Store

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




Payments		- \$815.88
Payment	Aug 07	-\$407.88
Payment	Aug 17	-\$408.00

Regular monthly charges		\$387.85
Comcast Business		\$371.85
Bundled services		\$209.95
Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$259.00	
Bundle Discount	-\$79.00	
Equipment Fee Voice and WiFi Pro Expanded Coverage	\$29.95	
TV services		\$116.95
TV Select Business Video.	\$39.95	
Music Choice	\$29.95	
TV Box + Remote	\$9.95	
Broadcast TV Fee	\$37.10	
Internet services		\$19.95
Static IP - 1	\$19.95	
Voice services		\$25.00
Mobility Voice Line Business Voice.	\$44.95	
Voice Credit	-\$19.95	


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

Taxes, fees and other charges		\$5.15
Other charges		\$5.15
Federal Universal Service Fund	\$2.45	
Regulatory Cost Recovery	\$2.70	


What's included?



Internet: Fast, reliable internet on our Gig-speed network



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)599-9093, (904)342-7936

Visit business.comcast.com/myaccount for more details

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



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.

Account Number 8495 74 140 1110618	Billing Date Aug 28, 2025	Services From Sep 08, 2025 to Oct 07, 2025	Page 4 of 5
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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.



Important Notice for Voice Customers:

Comcast Notice of Toll-Free Dialing to Reach 711

For access to Telecommunications Relay Services for people with hearing or speech disabilities

The FCC requires voice service providers to provide toll-free, three-digit 711 dialing for access to Telecommunications Relay Services (TRS). TRS facilitates telephone conversations between people with hearing or speech disabilities and people with or without such disabilities.

TRS uses operators, called communications assistants (CAs), to facilitate telephone calls between people with hearing and speech disabilities and other individuals. A TRS call may be initiated by either a person with a hearing or speech disability, or a person without such disability. When a person with a hearing or speech disability initiates a TRS call, the person uses a teletypewriter (TTY), another text input device such as a smartphone or a video phone to call the TRS relay center, and gives a CA the number of the party that he or she wants to call. The CA in turn places an outbound traditional voice call to that person. The CA then serves as a link for the call, relaying the text of the calling party in voice to the called party, and converting to text what the called party voices back to the calling party.

Dialing 711 to reach TRS makes relay access convenient, fast, and uncomplicated. TRS is available 24 hours a day, seven days a week and all calls are confidential. For more information about the various types of TRS, see the FCC's consumer fact sheet at [fcc.gov/trs](https://www.fcc.gov/trs), or visit the website of the Disability Rights Office (DRO) at [fcc.gov/accessibility](https://www.fcc.gov/accessibility).





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		\$1,424.02
Payments - thank you	Page 3	-\$1,424.02
Balance forward		\$0.00
Regular monthly charges	Page 3	\$697.45
Taxes, fees and other charges	Page 3	\$7.15
New charges		\$704.60

Amount due Sep 25, 2025 \$704.60

Your bill explained

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

001.320.57200.41000
Sept 2025
Separate Check

Need help?

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

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
98330310 NO RP 04 20250904 NNNNNNNY 0000494 0004

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



Account number **8495 74 140 1110956**
Payment due **Sep 25, 2025**
Please pay **\$704.60**
Amount enclosed \$

Make checks payable to Comcast
Do not send cash

Send payment to
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



849574140111095600704601

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- Manage your account details
- Pay your bill and customize billing options
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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.



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

Useful information

Moving?

We can help ensure it's a smooth transition.

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Accessibility:

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



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 cut 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**



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In-Store

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



Payments		- \$1,424.02
Payment	Sep 04	- \$719.60
Payment	Sep 04	- \$704.42

Regular monthly charges		Regular monthly charges	\$697.45
Comcast Business			\$681.45
Bundled services			\$314.95
Data, Voice, Access		\$429.00	
Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.			
Bundle Discount		- \$144.00	
Equipment Fee		\$29.95	
Voice and WiFi Pro Expanded Coverage.			
TV services			\$316.50
TV Standard		\$74.95	
Business Video.			
Public View Service		\$25.00	
Business Video.			
Service Discount		- \$25.00	
CableCARD		\$43.50	
Service To Additional TV.			
Service Discount		- \$43.50	
Digital Adapter		Included	
Equipment Fee		\$200.00	
TV Box.			
Regional Sports Fee		\$4.45	
Broadcast TV Fee		\$37.10	
Voice services			\$50.00
Mobility Voice Line		\$89.90	
Business Voice.			
Qty 2 @ \$44.95 each			
Voice Credit		- \$39.90	
Qty 2 @ - \$19.95 each			

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

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.



Account Number	Billing Date	Services From	Page
8495 74 140 1110956	Sep 04, 2025	Sep 14, 2025 to Oct 13, 2025	4 of 5

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.



COMCAST
BUSINESS

Dialing 711 to reach TRS makes relay access convenient, fast, and uncomplicated. TRS is available 24 hours a day, seven days a week and all calls are confidential. For more information about the various types of TRS, see the FCC's consumer fact sheet at [fcc.gov/trs](https://www.fcc.gov/trs), or visit the website of the Disability Rights Office (DRO) at [fcc.gov/accessibility](https://www.fcc.gov/accessibility).



Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

August-25

08744-67061	380 St. John's Golf Drive #IRR	\$	25.66
16229-99512	219 St. John's Golf Drive #Pool	\$	1,294.76
19350-09421	211 St. John's Golf Drive #LITES	\$	114.95
46974-44356	9402 Leo Maguire Pkwy #2	\$	26.99
55613-33054	2125 County Road 210 W	\$	54.61
59216-52565	205 St. John's Golf Drive	\$	83.95
61084-35154	944 Leo Maguire Parkway #1	\$	27.58
80369-00598	205 St. John's Golf Drive #Swimclub	\$	925.53
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
33381-88364	1574 Drury Court #1	\$	259.11
Total		<hr/> \$	<hr/> 7,032.83 <hr/>

*****V#16**

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

**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 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

Sep 26, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://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 November 26, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

Customer Service: (386) 252-1541
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711 (Relay Service)**Ways to Pay**

/ 27

1304087446706126652000000

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08744-67061

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 08744-67061

FPL.com Page 2

E001

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 Oct 7, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	0	0	0
Service days	30	30	31
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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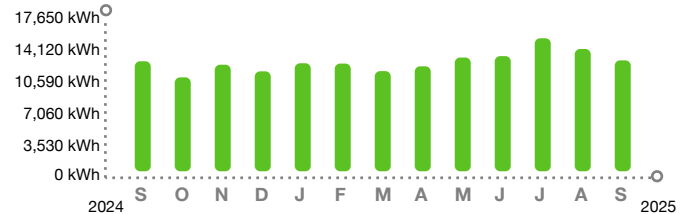
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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 2025**Account Number:** 16229-99512**Service Address:**219 SAINT JOHNS GOLF DR # POOL
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,294.76**

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

Pay \$1,210.93 instead
of \$1,294.76 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,366.74
Payments received	-1,366.74
Balance before new charges	0.00
Total new charges	1,294.76
Total amount you owe	\$1,294.76

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$1,210.93 by your due date instead of \$1,294.76. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after November 26, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 121093 1304162299951206749210000

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for ways to pay.

16229-99512

ACCOUNT NUMBER

\$1,294.76

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 16229-99512

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,366.74
Payment received - Thank you	-1,366.74
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$452.37
Fuel: (\$0.027180 per kWh)	\$362.80
Demand: (\$13.41 per KW)	\$415.71

Electric service amount 1,261.29

Gross receipts tax (State tax) 32.37

Taxes and charges 32.37

Regulatory fee (State fee) 1.10

Total new charges \$1,294.76

Total amount you owe \$1,294.76

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	45499		32151		13348
Demand KW	31.06				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	13348	14716	13239
Service days	30	30	31
kWh/day	444	490	427
Amount	\$1,294.76	\$1,366.74	\$1,232.22

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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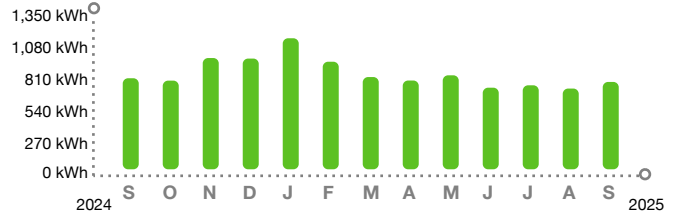
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 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****\$114.95**

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	107.23
Payments received	-107.23
Balance before new charges	0.00
Total new charges	114.95
Total amount you owe	\$114.95

(See page 2 for bill details.)

KEEP IN MIND

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

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27

1304193500942105941100000

SAMPSON CREEK CDD
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SUNRISE FL 33351-4761**The amount enclosed includes
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

19350-09421

ACCOUNT NUMBER

\$114.95

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 19350-09421

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	107.23
Payment received - Thank you	-107.23
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) \$77.26

Fuel: (\$0.027180 per kWh) \$21.85

Electric service amount 111.98

Gross receipts tax (State tax) 2.87

Taxes and charges 2.87

Regulatory fee (State fee) 0.10

Total new charges \$114.95

Total amount you owe \$114.95

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	60467		59663		804

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	804	743	838
Service days	30	30	31
kWh/day	26	24	27
Amount	\$114.95	\$107.23	\$109.38

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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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 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**\$259.11**

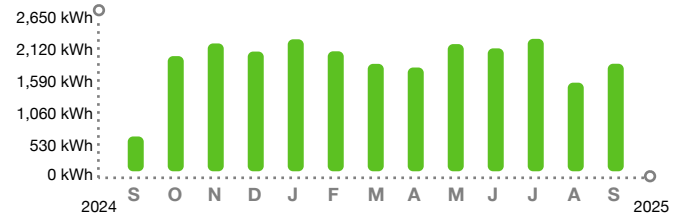
TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	215.82
Payments received	-215.82
Balance before new charges	0.00
Total new charges	259.11
Total amount you owe	\$259.11

(See page 2 for bill details.)

KEEP IN MIND

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

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

Report Power Outages:
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1-800-4OUTAGE (468-8243)
711 (Relay Service)

**Ways to Pay**

/ 27

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MIAMI FL 33188-0001

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for ways to pay.

33381-88364

ACCOUNT NUMBER

\$259.11

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 33381-88364

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	215.82
Payment received - Thank you	-215.82
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) \$186.73

Fuel: (\$0.027180 per kWh) \$52.81

Electric service amount 252.41

Gross receipts tax (State tax) 6.48

Taxes and charges 6.48

Regulatory fee (State fee) 0.22

Total new charges \$259.11

Total amount you owe \$259.11

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	84990		83047		1943

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	1943	1601	629
Service days	30	30	31
kWh/day	65	53	20
Amount	\$259.11	\$215.82	\$85.36

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 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**\$26.99**

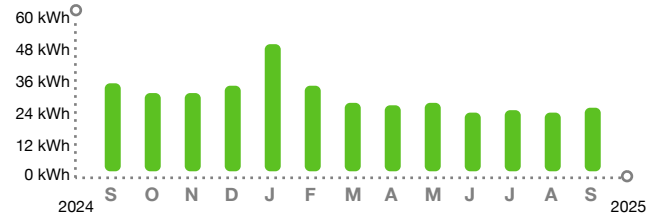
TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	26.90
Payments received	-26.90
Balance before new charges	0.00
Total new charges	26.99
Total amount you owe	\$26.99

(See page 2 for bill details.)

KEEP IN MIND

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711 (Relay Service)

**Ways to Pay**

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46974-44356

ACCOUNT NUMBER

\$26.99

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 46974-44356

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	26.90
Payment received - Thank you	-26.90
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$10.24

Non-fuel: (\$0.096100 per kWh) \$2.48

Fuel: (\$0.027180 per kWh) \$0.71

Electric service amount 26.30

Gross receipts tax (State tax) 0.67

Taxes and charges 0.67

Regulatory fee (State fee) 0.02

Total new charges \$26.99

Total amount you owe \$26.99

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16770		16744		26

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	26	24	36
Service days	30	30	31
kWh/day	1	1	1
Amount	\$26.99	\$26.90	\$27.13

KEEP IN MIND

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

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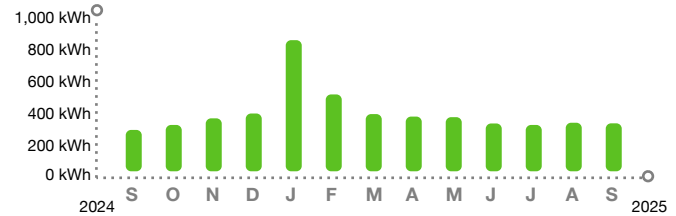
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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 2025**Account Number:** 55613-33054**Service Address:**2125 COUNTY ROAD 210 W
SAINT AUGUSTINE, FL 32095**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$54.61**

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	55.10
Payments received	-55.10
Balance before new charges	0.00
Total new charges	54.61
Total amount you owe	\$54.61

(See page 2 for bill details.)

KEEP IN MIND

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

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

Customer Service: (386) 252-1541
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55613-33054

ACCOUNT NUMBER

\$54.61

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 55613-33054

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	55.10
Payment received - Thank you	-55.10
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) \$31.43

Fuel: (\$0.027180 per kWh) \$8.89

Electric service amount 53.19

Gross receipts tax (State tax) 1.37

Taxes and charges 1.37

Regulatory fee (State fee) 0.05

Total new charges \$54.61

Total amount you owe \$54.61

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	98378		98051		327

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	327	331	282
Service days	30	30	31
kWh/day	11	11	9
Amount	\$54.61	\$55.10	\$45.52

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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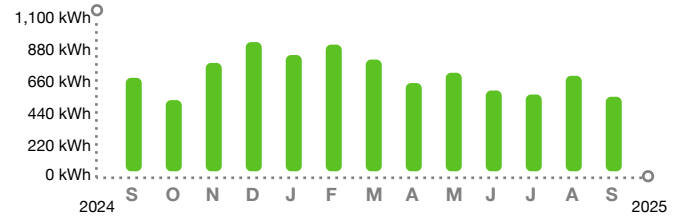
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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 2025**Account Number:** 59216-52565**Service Address:**205 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$83.95**

TOTAL AMOUNT YOU OWE

Sep 29, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	103.83
Payments received	-103.83
Balance before new charges	0.00
Total new charges	83.95
Total amount you owe	\$83.95

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 01, 2025 is considered LATE; a late payment charge of 0.741667% will apply.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

Customer Service: 1-800-375-2434
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59216-52565

ACCOUNT NUMBER

\$83.95

TOTAL AMOUNT YOU OWE

Sep 29, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 59216-52565

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	103.83
Payment received - Thank you	-103.83
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) \$53.72

Fuel: (\$0.027180 per kWh) \$15.19

Electric service amount 81.78

Gross receipts tax (State tax) 2.10

Taxes and charges 2.10

Regulatory fee (State fee) 0.07

Total new charges \$83.95

Total amount you owe \$83.95

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	53581		53022		559

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	559	716	701
Service days	30	30	31
kWh/day	18	23	22
Amount	\$83.95	\$103.83	\$93.66

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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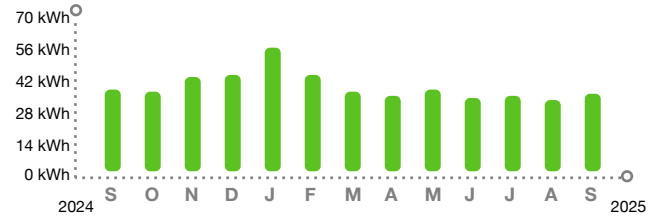
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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 2025**Account Number:** 61084-35154**Service Address:**944 LEO MAGUIRE PKWY #1
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$27.58**

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

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[FPL.com/
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Amount of your last bill	27.42
Payments received	-27.42
Balance before new charges	0.00
Total new charges	27.58
Total amount you owe	\$27.58

(See page 2 for bill details.)

KEEP IN MIND

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

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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61084-35154

ACCOUNT NUMBER

\$27.58

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
SAMPSON CREEK CDD 61084-35154

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	27.42
Payment received - Thank you	-27.42
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$9.44

Non-fuel: (\$0.096100 per kWh) \$3.55

Fuel: (\$0.027180 per kWh) \$1.01

Electric service amount 26.87

Gross receipts tax (State tax) 0.69

Taxes and charges 0.69

Regulatory fee (State fee) 0.02

Total new charges \$27.58

Total amount you owe \$27.58

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20361		20324		37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	37	34	39
Service days	30	30	31
kWh/day	1	1	1
Amount	\$27.58	\$27.42	\$27.23

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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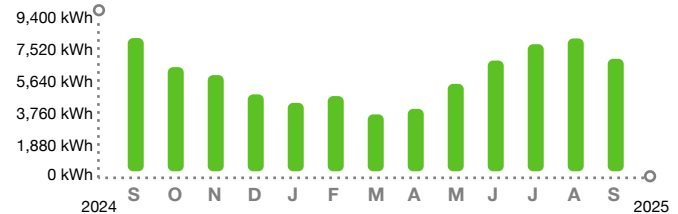
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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 2025**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$925.53**

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

Pay \$680.80 instead
of \$925.53 by your
due date to enroll in
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FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	895.28
Payments received	-895.28
Balance before new charges	0.00
Total new charges	925.53
Total amount you owe	\$925.53

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$680.80 by your due date instead of \$925.53. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after November 26, 2025 is considered LATE; a late payment charge of 0.741667% will apply.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

Customer Service: 1-800-375-2434
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80369-00598

ACCOUNT NUMBER

\$925.53

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 80369-00598

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	895.28
Payment received - Thank you	-895.28
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$692.80

Fuel: (\$0.027180 per kWh) \$195.94

Electric service amount 901.61

Gross receipts tax (State tax) 23.14

Taxes and charges 23.14

Regulatory fee (State fee) 0.78

Total new charges \$925.53

Total amount you owe \$925.53

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	39486		32277		7209

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	7209	8513	8538
Service days	30	30	31
kWh/day	240	283	275
Amount	\$925.53	\$895.28	\$872.62

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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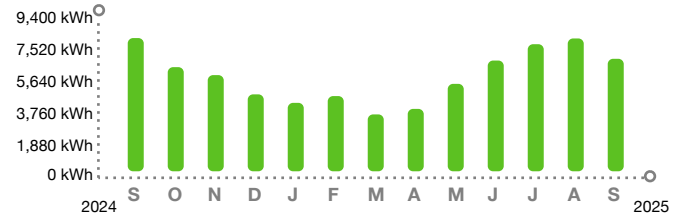
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**Electric Bill Statement****For:** Aug 6, 2025 to Sep 5, 2025 (30 days)**Statement Date:** Sep 5, 2025**Account Number:** 80369-00598**Service Address:**205 SAINT JOHNS GOLF DR # SWIMCLUB
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$925.53**

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

Pay \$680.80 instead
of \$925.53 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	895.28
Payments received	-895.28
Balance before new charges	0.00
Total new charges	925.53
Total amount you owe	\$925.53

(See page 2 for bill details.)

KEEP IN MIND

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FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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80369-00598

ACCOUNT NUMBER

\$925.53

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD
Account Number: 80369-00598

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	895.28
Payment received - Thank you	-895.28
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$692.80

Fuel: (\$0.027180 per kWh) \$195.94

Electric service amount 901.61

Gross receipts tax (State tax) 23.14

Taxes and charges 23.14

Regulatory fee (State fee) 0.78

Total new charges \$925.53

Total amount you owe \$925.53

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	39486		32277		7209

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	7209	8513	8538
Service days	30	30	31
kWh/day	240	283	275
Amount	\$925.53	\$895.28	\$872.62

KEEP IN MIND

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**Electric Bill Statement**

For: Aug 6, 2025 to Sep 5, 2025 (30 days)

Statement Date: Sep 5, 2025

Account Number: 72556-88074

Service Address:LEO MAGUIRE PKWY #STREETLIGHTS
SAINT AUGUSTINE, FL 32092**SAMPSON CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$4,219.69**

TOTAL AMOUNT YOU OWE

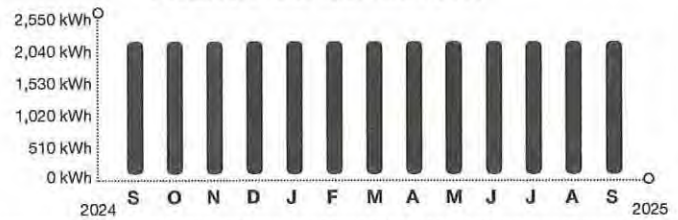
Sep 26, 2025

NEW CHARGES DUE BY

Scan to
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FPL.com/
WaystoPay**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.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after November 26, 2025 is considered LATE; a late payment charge of 0.741667% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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711 (Relay Service)**Ways to Pay**

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72556-88074

ACCOUNT NUMBER

\$4,219.69

TOTAL AMOUNT YOU OWE

Sep 26, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

0002 0004 048072 E001

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 Oct 7, 2025.

Usage Type

Total kWh used

Usage

2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 5, 2025	Aug 6, 2025	Sep 6, 2024
kWh Used	2302	2302	2302
Service days	30	30	31
kWh/day	77	77	74
Amount	\$4,219.69	\$4,219.69	\$4,152.72

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Enhanced HVAC rebates

Take advantage of increased A/C and new variable frequency drive rebates. Upgrade today to maximize savings and comfort.

[FPL.com/BizHVAC](https://www.fpl.com/BizHVAC)

Download the app

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

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

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



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

FPL.com Page 1

0003 0004 048072 ESLA

For: 08-06-2025 to 09-05-2025 (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 Energy Non-energy Fixtures Maintenance	39	3500	F	154	0.400000 9.610000 1.470000	2,002	61.60 1,479.94 226.38
C861225 Energy Non-energy Fixtures Maintenance	73	6000	F	12	0.800000 9.610000 1.470000	300	9.60 115.32 17.64
PMF0001 Non-energy Fixtures				166	9.740000		1,616.84
UCNP Non-energy Maintenance				11,449	0.049350		565.01

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



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





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

FPL.com Page 2

0004 0004 048072 ESLA

For: 08-06-2025 to 09-05-2025 (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



Florida

GANNETT

ACCOUNT NAME

Sampson Creek Cdd/Gms

ACCOUNT #

764139

INV DATE

08/31/25

INVOICE #

0007301697

INVOICE PERIOD

Aug 1- Aug 31, 2025

CURRENT INVOICE TOTAL

\$190.32

PREPAY
(Memo Info)

\$0.00

UNAPPLIED
(Included in amt due)

\$0.00

TOTAL CASH AMT DUE*

\$190.32

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: SEPTEMBER 30, 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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
8/1/25	Balance Forward	\$656.80
8/27/25	PAYMENT - THANK YOU	-\$656.80

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/7/25	11526455	SAG St Augustine Record	2nd notice of FY 2026 Budget Hearing		\$109.44
8/29/25	11606465	SAG St Augustine Record	Sampson Creek Annual Schedule		\$80.88

001.310.51300.48000



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

Total Cash Amount Due	\$190.32
Service Fee 3.99%	\$7.59
*Cash/Check/ACH Discount	-\$7.59
*Payment Amount by Cash/Check/ACH	\$190.32
Payment Amount by Credit Card	\$197.91

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007301697		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$190.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.32
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		\$197.91
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641390000000000000073016970001903267171



4237 Salisbury Rd Suite 200
Jacksonville, FL 32216
(904) 737-3512

INVOICE

Invoice Date	Invoice #
7/28/2025	145963
Customer PO #	

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

Repairs & Maintenance
320 - 57200 - 54500

JSC Job #	Terms	Date Shipped	Ship Via
X073467	Due Upon Receipt	07/28/2025	

Quantity	Item / Description	Unit Price	Amount
1.00	Tech Rate	160.00	160.00
1.00	Trip Charge	75.00	75.00
1.00	7/24/2025 tested splash pad camera, camera will not power up, used laptop to ping nvr and tested ok, swapped injectors to verify no power, Gary to send quote to replace camera	0.00	0.00

Sub-Total	235.00
Tax	0.00
Total Invoice Amount	235.00

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.

Project Manager Branden Marcinell



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

September 10, 2025
Invoice # 193927

Project 0000020835.0000 Sampson Creek CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Monthly Meeting
- Drury Court Curb Inspection
- Inspect 501 Stoneridge Sinkhole
- Inspect 420 St. Johns Golf and Review Contractor Restoration
- Develop Bid Package for S50A Repair

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 August 31, 2025

Phase	0001	General Services		
		Hours	Rate	Amount
QA/QC Manager		11.00	150.00	1,650.00
Professional Engineer		.50	135.00	67.50
Professional Engineer		9.00	135.00	1,215.00
Sr. CAD		.50	90.00	45.00
Designer		.50	75.00	37.50
Administrative		.25	50.00	12.50
Total Labor				3,027.50

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls	92.81	
Total Reimbursables	92.81	92.81

Total Due: **3,120.31**

Billed to Date

001.310.51300.31100

	Current Due	Prior Billed	Billed to Date
Labor	3,027.50	181,546.52	184,574.02
Expense	92.81	4,155.66	4,248.47
Unit	0.00	1,435.85	1,435.85
Totals	3,120.31	187,138.03	190,258.34

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

LICENSE #26535, LB8590, LA8668877

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.



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

Service Slip/Invoice

INVOICE: 63727002
DATE: 09/12/2025
ORDER: 63727002

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
09/12/2025	03:23 PM		TCIESIA94G	Tyler Ciesielski	
Purchase Order	Terms	Last Service	Map Code		Time Out
		09/12/2025	SJG	Lic:JE501658	

Service	Description	Price
CPC-QTRLY	Pest Control Service	\$75.00
Quarterly Pest Control- Swim Club/ Pool House Lockbox code 1357		
Leah 599-9093 -Call if any areas are inaccessible for treatment.		
Treated areas as needed.		
Do not touch treated areas until dry.		
Inspected and replaced bait in rodent stations as needed.		
		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		AMOUNT DUE \$75.00

Landscape Maintenance
320-54100-46202

Tyler Ciesielski

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



Nader's Pest Raiders
9143 Philips Hwy
Suite 480
Jacksonville, FL 32256
904-646-4717

Service Slip/Invoice

INVOICE: 63727042
DATE: 09/12/2025
ORDER: 63727042

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
09/12/2025	03:23 PM	RODENTS	TCIESIA94G	
Purchase Order	Terms	Last Service	Map Code	Time Out
		09/12/2025	SJG	

Lic:JE501658

Service	Description	Price
CPC-RODENT CTRL	Rodent Control Service	\$158.00
Pool & parking lot by flag pole Lockbox code 1357 10 Bait boxes 1 by flag pole & 9 around bldg Leah 599-9093 Call if any areas are inaccessible for treatment. Treated areas as needed. Do not touch treated areas until dry. Inspected and replaced bait in rodent stations as needed.		
SUBTOTAL		\$158.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$158.00
AMOUNT DUE		\$158.00

Landscape Maintenance

320-54100-46202

Tyler Ciesielski

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



Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 9/8/2025

Invoice #129557890

Terms: Due at event

PO#

Customer name:

Sampsons Creek CDD

Event type: Fall Festival

Billing address: 219 St. Johns Golf Drive, St. Augustine, FL 32092

Original contact person: Julie Tallaksen

Wk: 904-599-9093

Cell: 386-931-2990

E-mail/ fax: jtallaksen@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday October 25, 2025

Hours of event: 1:00 pm -4:00 pm

Hours of service: 3.0 hrs.

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

Location name and address: Same

Where to set up at location:

Power within 75': Yes

Set up-grass or pavement:

Covered area for entertainer:

Notes:

SERVICES NEEDED:

* Mobile DJ Service 3.0 hrs.with Tent

Reg. Rate \$ 695.00

Your Cost \$ 595.00

(free interactive game props and prizes bonus)

Your Total Savings \$100.00

Sub Total: \$ 595.00

Sales Tax: \$ -

Invoice Total: \$ 595.00

50 % Deposit required \$ Waived

Balance due at set up \$ 595.00

Payments received \$ -

Current Balance \$ 595.00

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

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs.

No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ **Date:** _____

Special Events

320-57200-49400



Client Information

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

Receipt

Transaction 336498
#:
Date: 09/15/2025
Total **\$231**
Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5580868	1461623		St Johns Golf - Leo		4.00	\$55/hr	\$220
				Total Officers Pay			\$220
				Coordination			
					0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Subtotal			\$220
				RollKall Fees			\$11
				Tax			\$0
						Total	\$231



Client Information

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

Receipt

Transaction 336688
#:
Date: 09/16/2025
Total **\$231**
Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5590441	1462223		St Johns Golf - Leo		4.00	\$55/hr	\$220
				Total Officers Pay			\$220
				Coordination			
					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:	August 10 2025 - September 9 2025	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount:	Receipt Amount	Description
Publix	8/8/2025	1.320.57200.49400	\$ 40.99	\$ 40.99	Event Supplies-Kindergarten Adventure
Constant Contact	8/9/2025	1.320.57200.41050	\$ 99.00	\$ 99.00	Web Email Subscription
Amazon	8/10/2025	1.320.57200.54600	\$ 11.99	\$ 11.99	Supplies-Gym
Amazon	8/12/2025	1.320.57200.54600	\$ 5.44	\$ 5.44	Supplies-Window Cleaner
Amazon	8/13/2025	1.320.57200.54600	\$ 72.86	\$ 72.86	Supplies-Trash Bags
Cronin Ace Hardwa	8/13/2025	1.320.57200.54500	\$ 54.98	\$ 54.98	Repairs & Maintenance-Facility
Amazon	8/13/2025	1.320.57200.54600	\$ 170.99	\$ 170.99	Supplies-Toilet Paper & Gym Wipes
Amazon	8/13/2025	1.320.57200.54500	\$ 339.00	\$ 339.00	Repairs & Maintenance-Amenity Leaf Blower
Publix	8/20/2025	1.320.57200.49400	\$ 16.17	\$ 16.17	Event Supplies-Golden Mornings
Amazon	8/20/2025	1.320.57200.54600	\$ 49.99	\$ 49.99	Supplies-Trash Bags
Dunkin Donuts	8/21/2025	1.320.57200.49400	\$ 23.99	\$ 23.99	Event Supplies-Golden Mornings
Amazon	8/22/2025	1.320.57200.54600	\$ 39.59	\$ 39.59	Supplies-Bulletin Board
Amazon	8/22/2025	1.320.57200.54600	\$ 33.96	\$ 33.96	Supplies-Paper Towels
Amazon	8/24/2025	1.320.57200.54600	\$ 57.72	\$ 57.72	Supplies-Hand Soap
Publix	8/30/2025	1.320.57200.49400	\$ 28.45	\$ 28.45	Event Supplies-Labor Day
Shell Oil	9/1/2025	1.320.57200.54600	\$ 36.78	\$ 36.78	Supplies-Gas
Amazon	9/2/2025	1.320.57200.49400	\$ 37.82	\$ 37.82	Event Supplies-Resident Day
Amazon	9/3/2025	1.320.57200.54500	\$ 149.45	\$ 149.45	Repairs & Maintenance-Tennis Fencing
Home Depot	9/4/2025	1.320.57200.54600	\$ 73.05	\$ 73.05	Supplies-Maintenance
Amazon	9/4/2025	1.320.57200.54500	\$ 247.90	\$ 247.90	Repairs & Maintenance-Lights
TJ's Ice Cream (Bru	9/5/2025	1.320.57200.49400	\$ 180.00	\$ 180.00	Event Supplies-Labor Day
Amazon	9/5/2025	1.320.57200.54600	\$ 105.99	\$ 105.99	Supplies-Gym Wipes
Amazon	9/7/2025	1.320.57200.54600	\$ 25.84	\$ 25.84	Supplies-Pool Testing Chemicals
Amazon	9/8/2025	1.320.57200.54600	\$ 105.95	\$ 105.95	Supplies-Hand Soap
			\$ 2,007.90	\$ 2,007.90	

Repair and Replacements - Amenity Center	1.320.57200.54502
Special Event misc	1.320.57200.49400
Supplies	1.320.57200.54600
Office Supplies	1.320.57200.51000

001.320.57200.49400 \$327.42
 001.320.57200.41050 \$99.00
 001.320.57200.54600 \$790.15
 001.320.57200.54500 \$791.33

Publix

John's Creek Center
2845 County Rd. 210 W
St Johns, FL 32259
Store Manager: Dan Sax
904-230-3939



1099 88Q 069 905

MAYFIELD PRTY CUPS	8.99	F
MAYFIELD PRTY CUPS	8.99	F
Promotion	-8.99	F
MAYFIELD PRTY CUPS	8.99	F
MAYFIELD PRTY CUPS	8.99	F
Promotion	-8.99	F
BETTY C SPRINKLES	5.79	F
KW TOPPING CREAMY	6.49	F
HER DBL CHOC SUNDA	3.15	F
SMUCKER CARAMEL SP	3.89	F
PUB ED SPOONS	3.69	I
TAX EXEMPT		

Order Total	40.99
Grand Total	40.99
Credit Payment	40.99

TAX FORGIVEN	0.24
--------------	------

Change	0.00
--------	------

Savings Summary

Special Price Savings	17.98
-----------------------	-------

* Your Savings at Publix *
* 17.98 *

*

Special Events

320- 57200 - 49400



[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: 09/15/2025

User Name: sampsoncreekamenities

Payments from 08/27/2025 to 09/15/2025

Date	Description	Charge Amount	Credit Amount
09-09-2025 03:47:09 AM	Payment - Credit Card (MasterCard) *****9319		\$99.00

Billing questions? [Contact Support](#)

Constant Contact - 890 Winter St - Waltham, MA 02451 US

Web Email Subscription

320-57200-41050



Final Details for Order #111-9020264-1675465

Order Placed: August 7, 2025
Amazon.com order number: 111-9020264-1675465
Order Total: \$11.99

Shipped on August 10, 2025	
Items Ordered	Price
1 of: 3pcs Weight Stack Pin, Gym Pins for Weight Stack,Weight Lifting Pins for Universal Home Commercial Gym Strength Training	\$11.99
Equipment Machine Pin Insert Accessories3/8" Diameter / 6" Locking Space	
Sold by: Draupnir (seller profile)	
Condition: New	
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$11.99 Shipping & Handling: \$0.00 ----- Total before tax: \$11.99 Sales Tax: \$0.00 ----- Total for This Shipment: \$11.99 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$11.99 Shipping & Handling: \$0.00 -----
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$11.99 Estimated Tax: \$0.00 ----- Grand Total: \$11.99
Credit Card transactions	MasterCard ending in 9319: August 10, 2025: \$11.99

To view the status of your order, return to [Order Summary](#) .

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Supplies

320-57200-54600



Final Details for Order #111-0944259-6017055

Order Placed: August 12, 2025

Amazon.com order number: 111-0944259-6017055

Order Total: \$5.44

Shipped on August 12, 2025	
Items Ordered	Price
2 of: Windex Glass and Window Cleaner Spray Bottle, Packaging Designed to Prevent Leakage and Breaking, Surface Cleaning Spray , Original Blue Scent, 23 Fl Oz Sold by: Amazon (seller profile) Business Price Condition: New	\$2.72
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$5.44 Shipping & Handling: \$0.00 Total before tax: \$5.44 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$5.44

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$5.44 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$5.44 Estimated Tax: \$0.00
	Grand Total: \$5.44
Credit Card transactions	MasterCard ending in 9319: August 12, 2025: \$5.44

To view the status of your order, return to [Order Summary](#).

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Supplies

320 - 57200 - 54600



Final Details for Order #111-8900412-7068264

Order Placed: August 12, 2025

Amazon.com order number: 111-8900412-7068264

Order Total: \$72.86

Supplies

320 - 57200 - 54600

Shipped on August 12, 2025

Items Ordered

Price

1 Of: Reli. 30-33 Gallon Trash Bags Heavy Duty | 250 Count Bulk | Black Large Trash Bags 30+, 32 Gallon | Made in USA

\$46.99

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

Item(s) Subtotal: \$46.99

Shipping & Handling: \$0.00

Total before tax: \$46.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$46.99

Shipped on August 12, 2025

Items Ordered

Price

1 Of: Fresh Products Wave 3D, Virtually eliminates Urine Splash, 30-Day Use, Easy Installation, Beneficial Bacteria, Consistent Fragrance - Fabulous, Purple, Made in USA, 10pk Urinal Screens

\$25.87

Sold by: FP Trading Company ([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

Item(s) Subtotal: \$25.87

Shipping & Handling: \$0.00

Total before tax: \$25.87

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$25.87

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$72.86

Shipping & Handling: \$0.00

Billing address

Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761
United States

Total before tax: \$72.86

Estimated Tax: \$0.00

THANK YOU FOR SHOPPING AT
CROWN ACE SAINT JOHNS
211 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

08/13/25 11:42AM ANR 553 SALE

5348321	1	EA	\$41.99	EA	N
41.99	1	EA	\$41.99		
12.99	1	EA	\$12.99	EA	N
12.99	1	EA	\$12.99		

54.98 TAX: \$.00
TOTAL: \$ 54.98
BC AMT: \$ 54.98

BK CARD: XXXXXXXXXX3319
MID: *** TID: ***4807
AUTH: AMT: \$ 54.98
Inst: Date: 8-15-22 Bat#

Authorizing network: MASTERCARD

Card Read
Card TYPE: MASTERCARD EXPR: XXXX
AID: A0000000041010
TVR: 0000000000
FID: 19106070032200000BAE00000000000
ISI: E800
SP: 00

Issuer

Name: MASTERCARD
ATC: 003C
AC: 00605F6B7330B56C
TxnID/ValCode: 617943

Be card USE\$ 54.98

Items: 2



==> JRNL# B51522/1
CUST NO: *6

THANK YOU HALEY HADD
FOR YOUR PATRONAGE

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: NON TAXABLE CASH CUSTOMER

Customer Copy

ACE STORE NUMBER
16059

Repairs & Maintenance
320-57200-54500

Tell us about your experience
today and enter to win a \$500
gift card!

To participate
visit: www.acehardware.com



Final Details for Order #111-8399402-2524211

Supplies
320 - 57200 -
54600

Order Placed: August 11, 2025

Amazon.com order number: 111-8399402-2524211

Order Total: \$170.99

Shipped on August 11, 2025

Items Ordered

1 of: Scott Professional Coreless High-Capacity Jumbo Roll Bulk Toilet Paper (07006), 2-Ply, Elevated Design, White (12 Rolls at 1,150' Each, 13,800'/Case)

Sold by: Amazon.com

Condition: New

Price

\$65.00

Shipping Address:

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Item(s) Subtotal: \$65.00

Shipping & Handling: \$0.00

Total before tax: \$65.00

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$65.00

Shipped on August 13, 2025

Items Ordered

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

Price

\$105.99

Shipping Address:

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Item(s) Subtotal: \$105.99

Shipping & Handling: \$0.00

Total before tax: \$105.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$105.99

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$170.99

Shipping & Handling: \$0.00

Billing address

Haley Hadd
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Total before tax: \$170.99

Estimated Tax: \$0.00



Final Details for Order #111-2225321-1436265

Repairs & Maintenance
320-57200-54500

Order Placed: August 12, 2025

Amazon.com order number: 111-2225321-1436265

Order Total: \$339.00

Shipped on August 13, 2025	
Items Ordered	Price
1 of: Schröder Backpack Leaf Blower - Backpack Blower - Gas Leaf Blower - SR-6400L - 3.7 HP Engine Sold by: SCHRÖDER (seller profile) Condition: New	\$339.00
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$339.00 Shipping & Handling: \$0.00 Total before tax: \$339.00 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$339.00

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$339.00 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$339.00 Estimated Tax: \$0.00 Grand Total: \$339.00
Credit Card transactions	MasterCard ending in 9319: August 13, 2025: \$339.00

To view the status of your order, return to [Order Summary](#).

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Publix

John's Creek Center
2845 County Rd. 210 W
St Johns, FL 32259
Store Manager: Dan Sax
904-230-3939



1099 8KQ 023 103

BLUEBERRY MUFFINS	5.39	F
CARROT NUT MUFFINS	5.39	F
Promotion	-5.39	F
BLUEBERRY MUFFINS	5.39	F
CARROT NUT MUFFINS	5.39	F
Promotion	-5.39	F
CHOC CHIP MUFFINS	5.39	F
CHOC CHIP MUFFINS	5.39	F
Promotion	-5.39	F

Order Total	16.17	
Sales Tax	0.00	
Grand Total	16.17	
Credit	Payment	16.17

0.00

Savings Summary
Special Price Savings 16.17

* Your Savings at Publix *
* 16.17 *

Receipt ID: 1099 8KQ 023 103

PRESTO!

Trace #: 023252
Reference #: 1320256986
Acct #: XXXXXXXXXXXX9319
Purchase Mastercard
Amount: \$16.17
Auth #: 00738C

CREDIT CARD	PURCHASE
A0000000041010	MASTERCARD
Entry Method:	Cardless
Mode:	Issuer

Your cashier was Susan D.

08/20/2025 11:54 S1099 R102 J103 C0219

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Special Events

320-57200-49400



Final Details for Order #111-0355510-7921835

Order Placed: August 20, 2025

Amazon.com order number: 111-0355510-7921835

Order Total: \$49.99

Supplies
320 - 51200 - 54600

Shipped on August 20, 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	Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00 Total before tax: \$49.99 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$49.99

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$49.99 Estimated Tax: \$0.00
	Grand Total: \$49.99
Credit Card transactions	MasterCard ending in 9319: August 20, 2025: \$49.99

To view the status of your order, return to [Order Summary](#).

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Special Event
320- 57200 - 49400

Welcome to Dunkin'
Store #: 350098
2225 County Road 210 W
Jacksonville, FL 32259
(904) 342-2018

119278 Dunktastic!

CHK 6959
8/21/2025 9:25 AM

Eat In

1 Box Hot Orig Cof 23.99
Mastercard \$23.99
*****9319

Tran Type : Purchase
Entry Mode : INSERTED
Auth Code : 08017C
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 \$23.99
Payment \$23.99

Change Due \$0.00

----- Check Closed -----
8/21/2025 9:25 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 dunkinonuts.com

Survey Code: 95901-50198-0908-2150

Additional Discounts Will Not Be
Applied to Promotional Offers

Thank You. Come Back Again.

Check # 6959

Total Items: 1



Final Details for Order #111-6513787-1297838

Order Placed: August 21, 2025

Amazon.com order number: 111-6513787-1297838

Order Total: \$39.59

Supplies
320 - 57200 -
54600

Shipped on August 22, 2025	
Items Ordered	Price
1 of: Board2by Cork Board Bulletin Board 24 x 36, Black Aluminium Framed 2 x 3 Corkboard, Office Board for Wall Cork, Large Wa	\$39.59
// Mounted Notice Pin Board with 16 Push Pins for School, Home & Office	
Sold by: NB Atlanta (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$39.59
Sampson Creek Amenity Center Office	Shipping & Handling: \$0.00
219 SAINT JOHNS GOLF DR	—
SAINT AUGUSTINE, FL 32092-1053	Total before tax: \$39.59
United States	Sales Tax: \$0.00
Shipping Speed:	—
FREE Prime Delivery	Total for This Shipment: \$39.59
	—

Payment information	
Payment Method:	Item(s) Subtotal: \$39.59
MasterCard Last digits: 9319	Shipping & Handling: \$0.00
Billing address	—
Haley Hadd	Total before tax: \$39.59
5385 N NOB HILL RD	Estimated Tax: \$0.00
SUNRISE, FL 33351-4761	—
United States	Grand Total: \$39.59
Credit Card transactions	MasterCard ending in 9319: August 22, 2025: \$39.59

To view the status of your order, return to [Order Summary](#).



Final Details for Order #111-5604970-0559461

Order Placed: August 21, 2025
Amazon.com order number: 111-5604970-0559461
Seller's order number: 6107346765
Order Total: \$33.96

Supplier
320-57200-
54600

Shipped on August 21, 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: MyOfficeInnovations/Staples, Inc. (seller profile) Business Price Condition: New	\$33.96
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$33.96 Shipping & Handling: \$0.00 Total before tax: \$33.96 Sales Tax: \$0.00
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$33.96

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$33.96 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$33.96 Estimated Tax: \$0.00
	Grand Total: \$33.96
Credit Card transactions	MasterCard ending in 9319: August 21, 2025: \$33.96

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-7465416-2640260

Supplies
320 - \$1200 -
\$4600

Order Placed: August 21, 2025

Amazon.com order number: 111-7465416-2640260

Order Total: \$57.72

Shipped on August 24, 2025	
Items Ordered	Price
3 of: Ecolab Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML	\$19.24
Sold by: ShipTodayPrime (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$57.72
Sampson Creek Amenity Center Office	Shipping & Handling: \$0.00
219 SAINT JOHNS GOLF DR	
SAINT AUGUSTINE, FL 32092-1053	Total before tax: \$57.72
United States	Sales Tax: \$0.00
Shipping Speed:	
FREE Prime Delivery	Total for This Shipment: \$57.72

Payment information	
Payment Method:	Item(s) Subtotal: \$57.72
MasterCard Last digits: 9319	Shipping & Handling: \$0.00
Billing address	
Haley Hadd	Total before tax: \$57.72
5385 N NOB HILL RD	Estimated Tax: \$0.00
SUNRISE, FL 33351-4761	
United States	Grand Total: \$57.72
Credit Card transactions	MasterCard ending in 9319: August 24, 2025: \$57.72

To view the status of your order, return to [Order Summary](#).

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Publix

John's Creek Center
2845 County Rd. 210 W
St Johns, FL 32259
Store Manager: Dan Sax
904-230-3939



1099 8VQ 038 620

RW TOPPING CREAMY	6.49	F
HERSHEY CARML SYRP	4.79	F
HERSHEY CHOC SYRUP	5.59	F
BETTY C SPRNKL	5.79	F
BETTY C SPRINKLES	5.79	F

Order Total	28.45	
Sales Tax	0.00	
Grand Total	28.45	
Credit	Payment	28.45

Change 0.00

*

* IN THE MARKET *

* ARE WE OPEN? *

Special Events
320-57200-49400

57541620001
Daily's/Dash 1082 - Vantage
2250 COUNTY ROAD 210 W
JACKSONVILLE FL 32259

Fuel Sale
Pump# 5 93-V-Pwr
9.681 Gallons @ \$3.799/Gal \$36.78

Sub. Total: \$36.78
Tax: \$0.00
Total: \$36.78
Discount Total: \$0.00

Credit: \$36.78
Change \$0.00

MASTERCARD
JSD\$36.78
XXXX XXXX XXXX 9319
Chip Read
APPROVED
AUTH # 05F97C
INV # 31...31
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 1910A0400322000
0000000000000000
0000FF
TSI: E800
ARC: 00

Supplies
320- 57200- 54600

Thank You!
www.Dailys.com

ST#SHELREGISTER100TRAN SEQ NO:911990
CSH ICR 9/1/2025 11:43:31 A



Final Details for Order #111-5789111-7629831

Order Placed: September 2, 2025
Amazon.com order number: 111-5789111-7629831
Order Total: \$37.82

Special Events
320-57200-49400

Shipped on September 2, 2025

Items Ordered

	Price
1 of: BOIKOKY 60 PCS Cookie Party Favors Set - 36 Temporary Tattoos & 24 Slap Bracelets for Kids, Perfect for Cookie-Theme d Birthday Supplies, Baby Shower and Sweet Party Decorations Sold by: MT&DIY store (seller profile) Business Price Condition: New	\$8.92
1 of: FLYTT Self Adhesive Cookie Bags, White Polka Dot Individual Resealable Cellophane Treat Bags with Thank You Stickers for Gift Giving (3.9"x3.9", 100 Pcs) Sold by: FLYTT (seller profile) Condition: New	\$7.99
1 of: 500Pcs Cookie Paper Stickers, Chocolate Chip Birthday Baby Shower Party Favors Supplies Decorations Cookies Milk Sticker Labels Sold by: PIBIPAID (seller profile) Condition: New	\$11.99

Shipping Address:

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Item(s) Subtotal:	\$28.90
Shipping & Handling:	\$0.00
Total before tax:	\$28.90
Sales Tax:	\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$28.90

Shipped on September 2, 2025

Items Ordered

	Price
1 of: BOIKOKY 60 PCS Cookie Party Favors Set - 36 Temporary Tattoos & 24 Slap Bracelets for Kids, Perfect for Cookie-Theme d Birthday Supplies, Baby Shower and Sweet Party Decorations Sold by: MT&DIY store (seller profile) Business Price Condition: New	\$8.92

Shipping Address:

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
United States

Item(s) Subtotal:	\$8.92
Shipping & Handling:	\$0.00
Total before tax:	\$8.92
Sales Tax:	\$0.00



Final Details for Order #111-8014830-8351437

Order Placed: September 3, 2025
Amazon.com order number: 111-8014830-8351437
Order Total: \$149.45

Repairs & Maintenance
320-57200-54500

Shipped on September 3, 2025	
Items Ordered	Price
1 of: Zip Ties Assorted Size, 8+12+14+18 Inch Double Sided Toothed, 100 LBS Tensile Strength Heavy Duty Cable Wire Ties With Self-Locking Adjustable More Durable Nylon Tie Wraps for Indoor Outdoor 400 Pack Sold by: JIANYANG-US (seller profile) Condition: New	\$22.49
4 of: 18 Inch Zip Ties Double Sided Toothed (500 Pack), 100 LBS Tensile Strength Heavy Duty Cable Wire Ties With Self-Locking Adjustable More Durable Nylon Tie Wraps for Indoor Outdoor Sold by: JIANYANG-US (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	Item(s) Subtotal: \$154.45 Shipping & Handling: \$0.00 Promotion applied: -\$5.00 Total before tax: \$149.45 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$149.45

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$154.45 Shipping & Handling: \$0.00 Promotion applied: -\$5.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$149.45 Estimated Tax: \$0.00 Grand Total: \$149.45
Credit Card transactions	MasterCard ending in 9319: September 3, 2025: \$149.45

To view the status of your order, return to [Order Summary](#).



How doers
get more done.

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00051 51428 09/04/25 08:26 AM
SALE CASHIER EARNESTINE

192968030011 BR30 6PK <A>	22.48N
ECS 65/75/90W BR30 6CCT 6PK DIM CA	
843774102354 10 FT. SINK <A>	16.97N
10 FT. SINK AUGER	
843774101869 SM DRUM AUG <A>	21.98N
HUSKY 1/4" X 15" DRUM AUGER	
032167000258 25% FREE PB <A>	9.65N
BLASTER BIG SHOT 180Z	
045242268061 MILW5PCKBLDG <A>	1.97N
MKE 5PK GENERAL PURPOSE BLADES	

SUBTOTAL 73.05
TAX + PIF 0.00

TAX EXEMPT TOTAL \$73.05

XXXXXXXXXXXX9319 MASTERCARD USD\$ 73.05

AUTH CODE 07386C/4517875 TA

Chip Read
AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: AMENITY CENTER

1324 09/04/25 08:26 AM



1324 51 51428 09/04/2025 0012

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 1	90	12/03/2025

Supplies
320- 57200 - 54600



Final Details for Order #111-8444158-8582618

Order Placed: September 3, 2025
Amazon.com order number: 111-8444158-8582618
Order Total: \$247.90

Repairs & Maintenance
320-57260-54500

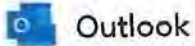
Shipped on September 3, 2025	
Items Ordered	Price
10 of: Light Efficient Design 00419 - LED-7320-FC1-G4 LED 4 Pin Base CFL Replacements	\$24.79
Sold by: Pro LED Lighting (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$247.90
Sampson Creek Amenity Center Office	Shipping & Handling: \$0.00
219 SAINT JOHNS GOLF DR	-----
SAINT AUGUSTINE, FL 32092-1053	Total before tax: \$247.90
United States	Sales Tax: \$0.00
Shipping Speed:	-----
FREE Prime Delivery	Total for This Shipment: \$247.90

Payment information	
Payment Method:	Item(s) Subtotal: \$247.90
MasterCard Last digits: 9319	Shipping & Handling: \$0.00

Billing address	Total before tax: \$247.90
Haley Hadd	Estimated Tax: \$0.00
5385 N NOB HILL RD	-----
SUNRISE, FL 33351-4761	Grand Total: \$247.90
United States	
Credit Card transactions	MasterCard ending in 9319: September 3, 2025: \$247.90

To view the status of your order, return to [Order Summary](#).

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Outlook

Thank you for your business

From Brusters - Jax 290 <receipts@omail.ncrsilvermerchant.com>

Date Fri 9/5/2025 11:37 AM

To Stephanie N. Taylor <staylor@vestapropertyservices.com>

Special Events

320 - 57200 -

49400

You don't often get email from receipts@omail.ncrsilvermerchant.com. [Learn why this is important](#)

If you are having problems viewing this email, or wish to view it as a webpage [click here](#)

Make sure to add receipts@ncrsilver.com to your address book for uninterrupted delivery.

Transaction Information

9/5/2025 11:35:05 AM

User: Kathy

Ticket # 901116515

Sales: Kathy

Purchase Summary

Miscellaneous

180.00

Qty 1.00 @ 180.00

Subtotal

180.00

Total

180.00

MC

180.00

XXXX9319 Manual APPROVED 02922C

Sale MID 496540576881

Brusters - Jax 290

11701-60 San Jose Blvd

Jacksonville, FL 32223

(904) 886-1995

www.busters.com

You are receiving this email because you provided your email address to Brusters - Jacksonville.

Brusters - Jax 290 11701-60 San Jose Blvd Jacksonville FL 32223

 **Powered by**
NCR



Final Details for Order #111-0305113-0313010

Order Placed: September 2, 2025
Amazon.com order number: 111-0305113-0313010
Order Total: \$105.99

Supplies

320-57200-54600

Shipped on September 5, 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	Item(s) Subtotal: \$105.99 Shipping & Handling: \$0.00 Total before tax: \$105.99 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$105.99

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$105.99 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$105.99 Estimated Tax: \$0.00
	Grand Total: \$105.99
Credit Card transactions	MasterCard ending in 9319: September 5, 2025; \$105.99

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-3683484-7299421

Order Placed: September 6, 2025
Amazon.com order number: 111-3683484-7299421
Order Total: \$25.84

Supplies

320-57700-54600

Shipped on September 7, 2025	
Items Ordered	Price
2 of: Taylor Technologies R-0870-I DPD Powder for Swimming Pool, 10gm Sold by: SDR Supply (seller profile) Condition: New	\$13.60
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$27.20 Shipping & Handling: \$0.00 Promotion Applied: -\$1.36 ----- Total before tax: \$25.84 Sales Tax: \$0.00 ----- Total for This Shipment: \$25.84 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$27.20 Shipping & Handling: \$0.00 Promotion applied: -\$1.36 ----- Total before tax: \$25.84 Estimated Tax: \$0.00 ----- Grand Total: \$25.84
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	
Credit Card transactions	MasterCard ending in 9319: September 7, 2025: \$25.84

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-4224286-3935407

Order Placed: September 8, 2025
Amazon.com order number: 111-4224286-3935407
Order Total: \$105.95

Supplies

320-57200-54600

Shipped on September 8, 2025	
Items Ordered	Price
1 of: EcoL 6101421 Advanced Antibacterial Clean & Smooth Liquid Hand Soap - 750 ML 6 pack/Case Sold by: Plus Products 360 (seller profile) Condition: New	\$105.95
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$105.95 Shipping & Handling: \$0.00 Total before tax: \$105.95 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$105.95

Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$105.95 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$105.95 Estimated Tax: \$0.00
	Grand Total: \$105.95
Credit Card transactions	MasterCard ending in 9319: September 8, 2025: \$105.95

To view the status of your order, return to [Order Summary](#).

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Client Information

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

Receipt

Transaction 339023
#:
Date: 09/30/2025
Total **\$231**
Amount:

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5648179	1472298		St Johns Golf - Leo		4.00	\$55/hr	\$220
				Total Officers Pay			\$220
				Coordination			
					0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Subtotal			\$220
				RollKall Fees			\$11
				Tax			\$0
						Total	\$231

INVOICE

A Beautiful Life Enterprises LLC
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150



Bill to

Saint Johns Golf and Country Club -
Sampson Creek CDD
205 St. Johns Drive
St. Augustine, FL 32095

Holiday Decorations

320-57200-52005

Invoice details

Invoice no.: 1084
Terms: Net 30
Invoice date: 09/21/2025
Due date: 10/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Clubhouse/Amenity Center - Reinstall 2, 36" pre-lit wreaths with custom bows to both the clubhouse as well as the amenity building.	0.5	\$125.00	\$62.50
2.		Holiday Lighting Reinstall	Reinstall WW C7 lighting to clubhouse and amenity building fascia/gutter line.	0.5	\$1,350.00	\$675.00
3.		Holiday Lighting Reinstall	Courtyard/ Neighborhood Entrances - Reinstall 36" pre-lit wreaths with custom bows and pre-lit garland to 24 light posts.	0.5	\$2,250.00	\$1,125.00
4.		Holiday Lighting Reinstall	Entrance - Reinstall 1, 48" pre-lit wreath with custom bow to the bridge at entrance of community.	0.5	\$62.50	\$31.25
5.		Holiday Lighting Reinstall	Entrance - Reinstall C7 WW lights to bridge at entrance of community.	0.5	\$87.50	\$43.75
6.		Holiday Lighting Reinstall	Rewrap 4 tree trunks on the west shoulder of the main entrance and 5 in the median of the main entrance with WW mini lights up to 11' (3" spacing).	0.5	\$855.00	\$427.50
7.		Holiday Lighting Reinstall	Reinstall 24, 10" WW LED spheres 8 per tree in center median of community entrance/exit. These would be affixed	0.5	\$625.00	\$312.50

into the lower branches all at similar height just above the trunk.

8.	Holiday Lighting Reinstall	Reinstall 20, 15" WW LED snowflakes 4 per tree on the entrance side of community. These would be affixed just above the trunk at similar heights just above the trunk.	0.5	\$781.25	\$390.63
9.	Holiday Lighting Reinstall	Reinstall 2, 36" pre-lit wreaths with pre-lit garland to the 2 front entrance median light posts.	0.5	\$125.00	\$62.50
10.	Holiday Lighting Reinstall	Reinstall C7 WW lights to the neighborhood signs at the entrance.	0.5	\$154.00	\$77.00
11.	Holiday Lighting Reinstall	Reinstall 6, 5' snowflakes and pre-lit garland to front entrance posts.	0.5	\$1,125.00	\$562.50
12.	Holiday Lighting Reinstall	Reinstall 5 custom holiday flags.	0.5	\$781.25	\$390.63
13.	Holiday Lighting Reinstall	Eagle Point and Stone Hedge Trail Monuments - 4, 36" Pre-lit wreaths with bows. One on each side of both monuments.	0.5	\$250.00	\$125.00
14.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous consumable installation products	0.5	\$125.00	\$62.50
15.	Equipment Charge	Boom rental for install and takedown.	0.5	\$825.00	\$412.50
16.	Take Down	Take down of lights and decor at the end of the season.	0.5	\$1,500.00	\$750.00
17.	Storage	Storage of lights and decor until 2026 holiday season.	0.5	\$625.00	\$312.50
18.	Product replacement	Replace garland on light poles in the clubhouse parking lot. Replace all bows in the community display. These bows have a three year no fade warranty.	0.5	\$2,860.25	\$1,430.13

Total

\$7,253.39

Ways to pay



View and pay

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

26984

Invoice Date

9/24/2025

Bill To

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

Job Location

Sampson Creek CDD
Various addresses
St. Augustine, FL 32092



P.O. Number

Terms

Due Date

Net 30

10/24/2025

Serviced	Description	Quantity	Price Each	Amount
9/18/2025	2" Wilkins 975XL2 S#:ACA00749 - Potable 219 Saint Johns Golf Dr.			
	Labor to remove the #1 check valve and rebuild the relief valve, clean, flush, test, and certify (WARRANTY, installed 10/28/24)	1.75	0.00	0.00
	Wilkins RK34-975RV 975 Relief Valve Kit 3/4'-1' (WARRANTY, installed 10/28/24)			
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			0.00
	1-1/2" Wilkins 975XL2 S#:ACG2075 - Irrigation 1401 Crested Heron Ct			
	Labor 2 Men to replace the #2 shut off valve and test. Repair if needed,	1.5	200.00	300.00
	Wilkins #2 Ball Valve Outlet 850BVLF-2 2' **LEAD FREE	1	375.45	375.45
	Piping & Materials	1	50.00	50.00
	Insulation to protect the device against future freeze damage.	1	70.00	70.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			795.45
	Irrigation Repair 320-54100-46203			

Total	\$795.45
Payments/Credits	\$0.00
Balance Due	\$795.45

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



INVOICE

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

Customer #: 14846146
Invoice #: 9494233
Invoice Date: 8/28/2025
Sales Order: 8734754
Cust PO #:

Project Name: Sampson Creek -Split zone

Project Description: Split an irrigation zone that simultaneously runs a sunny and shaded area

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD Locating lateral line and splitting it by adding a valve wit 001.320.54100.46203	1.000	LS	1700.00	1,700.00
Total Invoice Amount					1,700.00
Taxable Amount					
Tax Amount					
Balance Due					1,700.00

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 #: 9494233
Invoice Date: 8/28/2025

Amount Due: \$ 1,700.00

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Sampson Creek CDD

Property Name	Sampson Creek CDD	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 -Split zone

Project Description Split an irrigation zone that simultaneously runs a sunny and shaded area

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Locating lateral line and splitting it by adding a valve with a battery timer to be able to run area independently

Images

Screenshot 2025-08-12 181323



For internal use only

SO# 8734754
JOB# 346100574
Service Line 130

Total Price

\$1,700.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0718 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
15. Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of the Contract

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

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

Customer:

Steph M. Taylor
Signature
Stephanie Taylor
Printed Name
Jason Davidson
Date

General manager
Regional manager
August 12, 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature
Title
Daniel Bauman
Printed Name
Date

August 12, 2025

Job #: 346100574

SO #: 8734754

Proposed Price: \$1,700.00

INVOICE

CENTRAL SECURITY AGENCY,
LLC
2131 State Road 16
Lot A
St Augustine, FL 32084

billing@centsec.us
+1 (904) 458-5555
www.centsec.us



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

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

Invoice details
Invoice no.: 19-1630
Invoice date: 08/29/2025
Due date: 08/29/2025

001.320.57200.34500

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

Ways to pay

BANK

Total

\$6,177.00

Note to customer

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

FEIN #46-3475536

View and pay



DE LAGE LANDEN PUBLIC FINANCE LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736

Remittance Section

Invoice Number: 592384542
Due Date: 11/08/2025
Due This Period: \$2,212.29

Amount Enclosed: \$ _____

Please make check payable to

Sampson Creek Community Development District
ATTN: SHARYN HENNING
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

DE LAGE LANDEN PUBLIC FINANCE LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736

Gym Equipment Leasing
1.320.57200.44000

2100005923845420002212291

Detach here. Please include the top payment coupon with your payment. Please allow 5-7 days for U.S. Postal Service delivery.



DE LAGE LANDEN PUBLIC FINANCE LLC
PO BOX 825736
PHILADELPHIA, PA 19182-5736
www.leasedirect.com

Contract Number: 500-50749980
Invoice Number: 592384542
Account Number: 4411036
Site Number: 14732817
Invoice Date: 09/24/2025
Period of Performance: 09/24/2025 - 10/23/2025
Due This Period: \$2,212.29

Important Messages

1. Please review your equipment location(s) for tax purposes.

See Reverse For Important Information

Invoice Details

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PAYMENT	\$2,212.29	\$0.00	\$2,212.29	\$0.00	\$2,212.29
Billed this Invoice	\$2,212.29	\$0.00	\$2,212.29	\$0.00	\$2,212.29
Balance Due Previous Invoices					\$0.00
Total Amount Due					\$2,212.29

(Please see the following pages for details.)

Asset Details										
Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50749980		Technogym / Strength Equipment	50749980_1	MNOCNN025101205	09/24/2025			\$2,212.29	\$0.00	\$2,212.29
Asset Location: 219 SAINT JOHNS GOLF DR ST AUGUSTINE SAINT JOHNS FL 32092-1053 United States								Asset Amount Total:		\$2,212.29



Sampson Creek Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Sampson Creek Community Development District
Acct #	293
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 52,846.00
Payment Amount	
Payment for:	Invoice#29746
100125552	

Thank You

Please detach and return with payment



Customer: Sampson Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
29746	10/01/2025	Renew policy	Policy #100125552 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025 001.310.51300.45000 \$10,885 001.320.57200.45000 \$41,961 Oct 2025	52,846.00



Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total

\$ 52,846.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
 P.O. Box 748555
 Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/19/2025



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

Invoice	
Date	Number
8/1/2025	JAK08250032
Due Date	Cust #
8/31/2025	126069
Invoice Amount	Amount Remitted
\$1,611.00	

Sold To:
SAMPSON CREEK C.D.D.
219 ST. JOHNS GOLF DRIVE
ST. AUGUSTINE, FL 32092

For:
Same as Sold To

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

JANI-KING OF JACKSONVILLE
Commercial Cleaning Services
(904) 346-3000



Sold To:
SAMPSON CREEK C.D.D.
219 ST. JOHNS GOLF DRIVE
ST. AUGUSTINE, FL 32092

For:
Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK08250032	8/1/2025	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	8/31/2025
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR AUGUST				\$1,611.00	\$1,611.00
<div>Pay On-Line: https://linktr.ee/janikingjax Make All Checks Payable to: JANI-KING OF JACKSONVILLE</div>					Amount of Sale	\$1,611.00
					Sales Tax	\$0.00
					Total	\$1,611.00

Janitorial Maintenance

320-57200-45300

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 by 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: 011 222 222 2222

Address: _____

City: State: ZIP:

State: Zip Code:

E-mail:



SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 09/16/25

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: 08/12/25 - 09/11/25

Reading Date: 09/11/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	30	250	Regular	3/4	17000 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) 46.89

Total Current Irrigation Charges \$ 88.99

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 08/12/25 - 09/11/25

Reading Date: 09/11/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	30	2549	Regular	3/4	11000 GAL

Basic Monthly Charge \$ 17.67

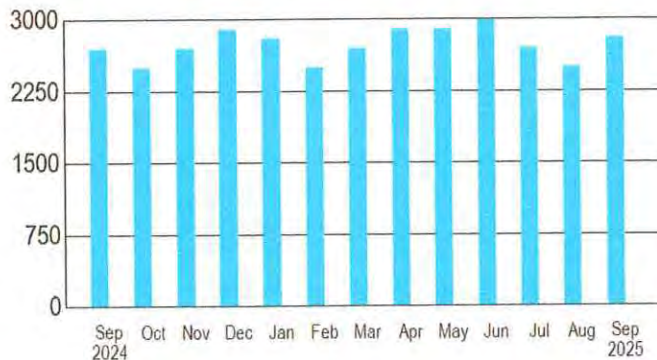
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 18.75

Total Current Irrigation Charges \$ 60.85

CONSUMPTION HISTORY

Water Tens Gal Electric kWh



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	27,000	25,000	28,000	933





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



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 09/18/25

Cycle: 15


Amount Due
\$2,643.96

Please pay the full account balance immediately.

PAST DUE

 Phone: (904) 665-6000

Online: jea.com

 Business Customers: (904) 665-6250

TOTAL SUMMARY OF CHARGES

Water	\$	557.39
Sewer		116.62
Irrigation		635.02
Total New Charges	\$	1,309.03

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

Previous Balance	\$	1,334.93
Payment(s) Received		0.00
Balance Before New Charges		1,334.93
New Charges	\$	1,309.03

A late payment charge will be assessed for unpaid balance. \$ 2,643.96



Water	\$557.39
Sewer	\$116.62
Irrigation	\$635.02

001.320.54100.43100
Sept 2025

MESSAGES



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



Water leaks, especially in toilets, are a common cause of increased water consumption. Identify and fix any running toilets as needed.



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

Additional information on reverse side. →



- ☐ Check here for telephone/mail address correction and fill in on reverse side.
- ☐ Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 8274324200

Bill Date: 09/18/25

Please pay the full account balance immediately.

\$2,643.96

PAST DUE

TOTAL AMOUNT PAID	
-------------------	--

037390 000000158



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



*** JEA ***
PO BOX 45047
JACKSONVILLE FL 32232-5047



1292827432420000000000000040002643960101000000001500016



@



A pie chart with a single blue slice removed, representing 75% of the total.

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.

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.**



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 by 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.

Account # 8274324200

Tel:

Address:

City:

State:

Zip Code:

E-mail:



Phone: (904) 665-6000



Online: jea.com



SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 09/18/25

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
1054 EAGLE POINT DR	I	\$17.67	Irrigation 1 - Commercial	08/12/25 - 09/11/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		17.67													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>74457419</td><td>30</td><td>497</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74457419	30	497	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74457419	30	497	Regular	0 GAL											
1148 STONEHEDGE TRAIL LN APT 1	I	\$102.54	Irrigation 1 - Commercial	08/12/25 - 09/11/25	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)		51.58													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514012958</td><td>30</td><td>242</td><td>Regular</td><td>18000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	30	242	Regular	18000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514012958	30	242	Regular	18000 GAL											
1401 CRESTED HERON CT	I	\$171.61	Irrigation 1 - Commercial	08/15/25 - 09/16/25	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													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>62253178</td><td>32</td><td>9472</td><td>Regular</td><td>28000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	62253178	32	9472	Regular	28000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
62253178	32	9472	Regular	28000 GAL											
219 SAINT JOHNS GOLF DR	W	\$17.57	Commercial - Water/Sewer	08/15/25 - 09/12/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		17.67													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>28</td><td>0</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	28	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	28	0	Regular	0 GAL											
219 SAINT JOHNS GOLF DR	W	\$515.93	Swimming Pool - Water	08/15/25 - 09/18/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		75.29													
Water Consumption Charge		440.64													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>94648188</td><td>34</td><td>3568</td><td>Regular</td><td>144000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	34	3568	Regular	144000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
94648188	34	3568	Regular	144000 GAL											
219 SAINT JOHNS GOLF DR	S	\$53.43	Commercial - Water/Sewer	08/15/25 - 09/12/25	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		53.43													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514050548</td><td>28</td><td>0</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	28	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	28	0	Regular	0 GAL											

Total New Charges For This Address \$587.03

Water \$533.60

Sewer \$53.43



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	W	\$23.79	Commercial - Water/Sewer	08/12/25 - 09/11/25	Commercial Water Service										
Detail Charges:Basic Monthly Charge		17.67													
Water Consumption Charge		6.12													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>30</td><td>144</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	30	144	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	30	144	Regular	2000 GAL											
219 SAINT JOHNS GOLF DR APT 1	S	\$63.19	Commercial - Water/Sewer	08/12/25 - 09/11/25	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		53.43													
Sewer Usage Charge		9.76													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>86955411</td><td>30</td><td>144</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	30	144	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	30	144	Regular	2000 GAL											
380 SAINT JOHNS GOLF DR	I	\$31.63	Irrigation 1 - Commercial	08/12/25 - 09/11/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		13.96													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514034028</td><td>30</td><td>33</td><td>Regular</td><td>4000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514034028	30	33	Regular	4000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	30	33	Regular	4000 GAL											
825 HAMPTON CROSSING WAY	I	\$29.73	Irrigation 1 - Residential	08/12/25 - 09/11/25	Residential Irrigation Service										
Detail Charges:Basic Monthly Charge		17.67													
Tier 1 Consumption (1-7 KGal @ \$4.02)		12.06													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83711246</td><td>30</td><td>393</td><td>Regular</td><td>3000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83711246	30	393	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83711246	30	393	Regular	3000 GAL											
884 EAGLE POINT DR APT 1	I	\$33.51	Irrigation 1 - Commercial	08/12/25 - 09/11/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		26.53													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		6.98													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83715860</td><td>30</td><td>375</td><td>Regular</td><td>2000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83715860	30	375	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	30	375	Regular	2000 GAL											
885 EAGLE POINT DR	I	\$88.99	Irrigation 1 - Commercial	08/12/25 - 09/11/25	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)		46.89													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>81849996</td><td>30</td><td>493</td><td>Regular</td><td>17000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	81849996	30	493	Regular	17000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	30	493	Regular	17000 GAL											
982 EAGLE POINT DR	I	\$159.34	Irrigation 1 - Commercial	08/12/25 - 09/11/25	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													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>82580203</td><td>30</td><td>1303</td><td>Regular</td><td>32000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82580203	30	1303	Regular	32000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	30	1303	Regular	32000 GAL											

Total New Charges For This Address \$86.98

Water \$23.79

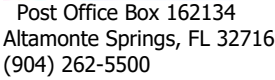
Sewer \$63.19



Water
\$23.79

Sewer
\$63.19

MAKE CHECK PAYABLE TO:



PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
NAME	_____
ADDRESS	_____
CITY	_____
STATE	_____
ZIP	_____
PHONE	_____
DATE	_____



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

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

00000000014920001000000031221600000023600071

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

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2025	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 \$393.33 \$393.33 \$393.33 \$393.33 \$393.33	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$393.35 \$393.33 \$393.33 \$393.33 \$393.33 \$393.33
Please remit payment for this month's invoice.			\$393.33	\$0.00	\$393.33
Lake Maintenance 320-54100-46300					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
AMOUNT DUE					

\$2360.00

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

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



Client Information

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

Receipt

Transaction #: 339219
Date: 10/01/2025
Total Amount: **\$173.25**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
5663159	1474900		St Johns Golf - Leo		3.00	\$55/hr	\$165
				Total Officers Pay			\$165
				Coordination			
					0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Subtotal			\$165
				RollKall Fees			\$8.25
				Tax			\$0
						Total	\$173.25

Invoice

Thank you

Invoice

Thank you

Invoice

Thank you



Invoice

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

Invoice # 428638
Date 10/01/2025

Terms Net 30
Due Date 10/31/2025
Memo

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

Description	Quantity	Rate	Amount
Monthly fees	1	16,090.91	16,090.91
Golf cart	1	200.00	200.00

Total 16,290.91

001.320.54100.34000
October 2025