Sampson Creek

Community Development District

November 20, 2025



Sampson Creek Community Development District

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

November 13, 2025

Board of Supervisors Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, November 20, 2025, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

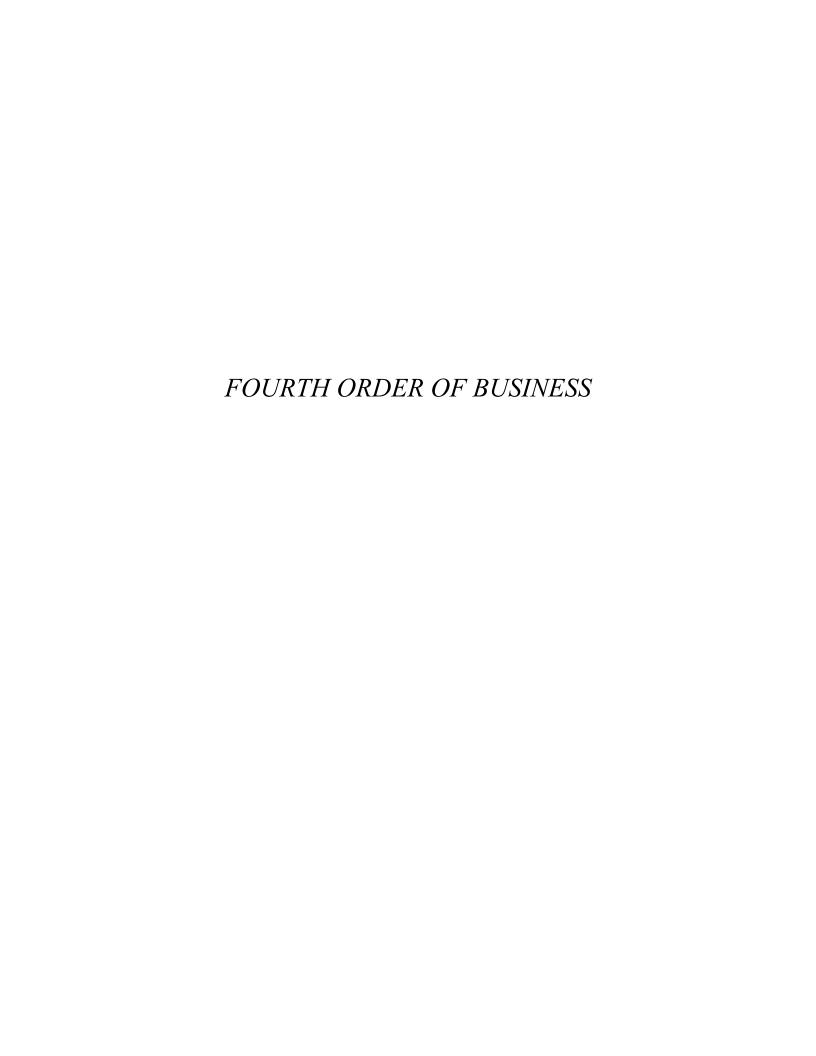
- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (regarding agenda items listed below)
- IV. Amenities Booking Requests
- V. Staff Reports
 - A. Landscape Team
 - 1. Report
 - 2. Proposal for Dead Tree Replacement
 - 3. Proposal to Lift the Tree Canopies Along St. Johns Golf Drive
 - B. Attorney
 - C. Engineer
 - D. District Manager Update on the Goals & Objectives for Fiscal Year 2025
 - E. General Manager

- 1. Amenities and Operations Report
- 2. Lake Doctors
- 3. Soccer Field Report
- 4. Sidewalk Repair Update
- 5. Roadway Inspection
- 6. Proposals for Access Control Upgrade
- 7. Tennis Court Demo and Basketball Court Asphalt
- 8. Monument Tile Repair
- 9. Paver Repair
- VIII. Discussion of Amenity Policy Updates
 - IX. Discussion of Driveway Repair Procedure
 - X. Discussion of Drury Root Damage Issue
 - XI. Discussion of Future Amenity Capital Improvements
 - A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade Proposal from Matthews for Construction Services
- XII. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget
- XIII. Contracts Review
- XIV. Supervisors' Request
- XV. Public Comments
- XVI. Approval of Consent Agenda
 - A. Minutes of the October 16, 2025 Meeting
 - B. Financial Statements as of October 31, 2025
 - B. Check Register
- XVII. Proposals for Security Services*

XVIII. Next Scheduled Meeting – December 18, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XIX. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

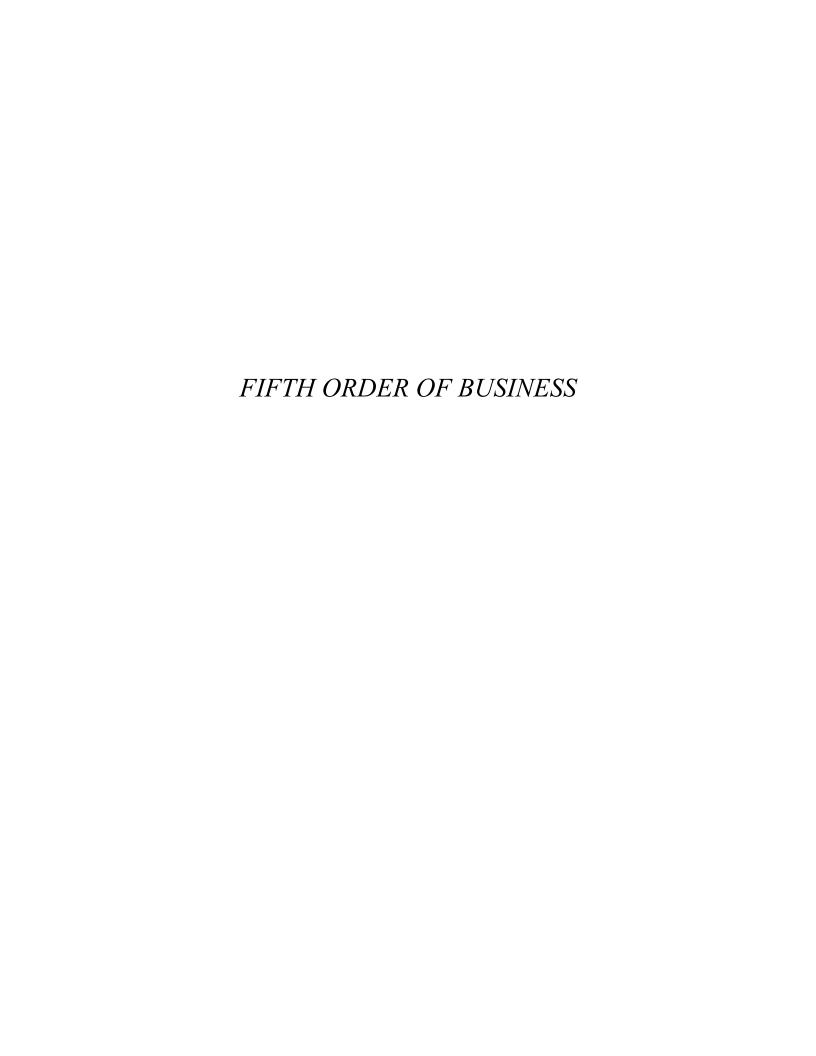


Sampson Creek CDD Amenity Center Request Form

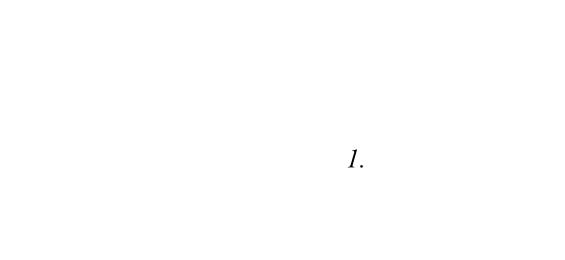
1. Requestor Information					
Name(s): Bill → Brooke Curts Address: 832 Eagle Point Drive Legal Association Name (if applicable):					
					2. Relationship to the Community
					 What is your relationship to the Sampson Creek Community? (e.g., Resident, Organization, etc.) Resident
3. Policy Compliance: Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.					
Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N): 15 Yes, please proceed with the request.					
If No, please provide details here: Unsure really. Planning on use of 1/2 field for son's birthday. Will invite several neighborhood friends but also friends from socce. 4. Request Details					
 Please provide specific details about the request: Hosting birthday celebration for son. Well Will be playing 50me flag football and soccer. Why is this request being made? Birthday celebration 					
 5. Request Timeline Start Date: 12/6/25 End Date: 12/6/25 					

Sampson Creek CDD Amenity Center Request Form

•	Times Requested: 10Am - 3pm		
٠	Any other additional information: Will likely Alt up and clear up Luch + from 11-2?	with actua	
6. Par	articipation Details		
•	Total number of participants: 25-30?		
Number of participants who are residents with current access to Sampson Creek CDD amenities: 810			
7. Oth	ther Communities		
•	• Has this request been made to other communities? (Y/N): 1/2)	
	 If yes, please specify the communities and the status of 		
Subm Date:	e: 11/7/25		



A.





Monthly Landscape Report

November 2025

Sampson Creek CDD

Maintenance

- 1st week of October focused on mowing and concrete edging of inside and around the Amenity Center, St Johns Golf Dr entrance, and entrance of Leo Maguire to the St John's Entrance.
- 2nd week of October focused on mowing and concrete edging of the rest of Leo
 Maguire and both entrances of Stonehedge Trail and Eagle Pointe.
- 3rd Week of October focused on soft edging of inside and around the Amenity Center and St John's Gold entrance.
- 4th Week of October focused on wrapping up all common areas throughout the community and the 11 pond banks.

Irrigation

- Irrigation system Audit was performed and all areas proposed have been repaired.
- Zones 2 and 3 valves were located and repaired wiring issues
- Irrigation line running through the soccer field was requested to be inspected, found a break, and was repaired

Turf Program

- Pest/Disease Monitoring: A couple common areas located mole cricket activity but no longer active due to colder weather. No signs of active chinch or brown patch
- Turf Weeds: Minimal signs of broadleaf weeds in St Augustine, Bermuda turf along St Johns Golf weeds are declining from previous treatment and cooler nights

• Fertilization or Treatment: None applied

Annuals

• Mixed Petunias were scheduled to be rotated early November

Enhancements

- Proposed:
 - Dead Tree Replacement (on St John's Golf Dr)
 - > Tree Canopies St John's Golf Dr
- Approved/Completed:
 - > Tree Trimming

Notes

- Tree canopies in the common areas throughout the community will need to be pruned and elevated
- Tree roots are mature and taking a lot of the nutrients in several turf areas throughout the community, most can be grinded down but there is a risk that the integrity of the tree system can fail
- Woodline cutback up to 12 ft along Leo Maguire will begin late November

.



October 21, 2025

475 West Town Place St. Augustine, FL 32092

Attn: Stephanie Taylor

Re: Dead Tree Replacement

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Sampson Creek CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work

This proposal is for the removal and replacement of the dead tree along St John's Golf Dr by the cart path. Tree will be removed and hauled offsite, replaced with a 15gal Crape Myrtle Dynamite (Red Flowering).

Plants:

Plant Description	Quantity	UM/Size
Crape Myrtle Dynamite	1	15 gal

Miscellaneous:

Description	
Tree Removal	

Description: Tree Removal



Total price* :	\$1,265	Initial
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- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- o Initial watering will be provided upon installation;
- O Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$\frac{100}{200}\$ per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional	watering.
Auuluullai	watering.

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- o If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

Acceptance of Proposal:	Stephanie Taylor
Ruppert Landscape LLC	
Oscar Miranda Jr.	Date:
904-312-0382 cell	
OMirandaJr@ruppertcompanies.com	



October 21, 2025

475 West Town Place St. Augustine , FL 32092

Attn: Stephanie Taylor

Re: Tree Canopies St John's Golf Dr

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Sampson Creek CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work

This proposal is to elevate the oak tree canopies along St Johns Dr, this will allow more sunlight for the Bermuda along the sidewalk. A total of 9 oak trees. All debris will be removed and hauled offsite.

Miscellaneous:

iscendificads.
Description
Elevate Tree Canopies on St John's Golf Dr

<u>Description:</u> Elevate Tree Canopies on St John's Golf Dr



Total	price* :	\$3,900	Initial
IOLAI	price":	\$3,900	Imuai

• Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.

Ruppert Landscape, Inc.
2105 Harbor Lake Drive ■ Fleming Island, FL 32003
Office 904-778-1030■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- o Initial watering will be provided upon installation;
- O Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

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Additional watering:	YES	NO

Terms and Conditions

• Pricing does not include state and local taxes but will be invoiced where applicable.

- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- o If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

Acceptance of Proposal:	Stephanie Taylor
Ruppert Landscape LLC Oscar Miranda Jr.	Date:
904-312-0382 cell OMirandaJr@ruppertcompanies.com	



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

October 1, 2024 - September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two

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

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes □ No □

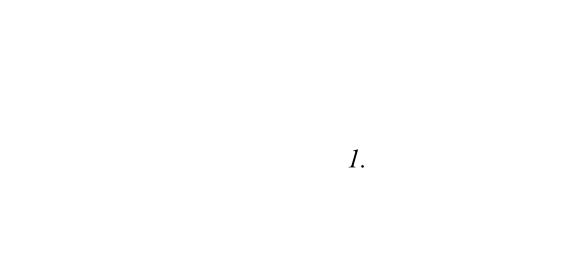
3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Measurement: Proposed budget was approve final budget was adopted by September 30 a budget documents listed on CDD website an Standard: 100% of budget approval & adopted deadlines and posted to the CDD website. Achieved: Yes □ No □	ns evidenced by meeting minutes and and or within district records.
Goal 3.2: Financial Reports Objective: Publish to the CDD website the modeuments: Annual audit, current fiscal year most recent financials within the latest agen Measurement: Annual audit, previous years to the public as evidenced by corresponding Standard: CDD website contains 100% of the annual audit, most recent adopted/amended agenda package with updated financials. Achieved: Yes □ No □	r budget with any amendments, and da package. ' budgets, and financials are accessible documents on the CDD's website. te following information: Most recent
Goal 3.3: Annual Financial Audit Objective: Conduct an annual independent requirements and publish the results to the Contransmit to the State of Florida. Measurement: Timeliness of audit completi meeting minutes showing board approval an CDD's website and transmitted to the State of Standard: Audit was completed by an independent of Florida. Achieved: Yes □ No □	CDD website for public inspection, and on and publication as evidenced by d annual audit is available on the of Florida. endent auditing firm per statutory
Chair/Vice Chair: Print Name: Sampson Creek Community Development District	Date:
District Manager: Print Name: Sampson Creek Community Development District	Date:







Monthly General Manager's Report

CDD Meeting: 11-20-2025 Submitted by: Stephanie Taylor & Jason Davidson

GRASS CARP RESTOCKING:

The grass carp were restocked in the last week of October. Overall, we introduced approximately 220 new grass carp to the community ponds, which was the extent of our permit. Below is the table for how the grass carp were divided amongst the ponds. With the introduction of these younger fish, there should be a decrease in the aquatic vegetation!

vegetation:	
Pond Number	Number of Grass Carp
Pond 1	30 fish
Pond 4	20 fish
Pond 7	24 fish
Pond 8	31 fish
Pond 9	7 fish
Pond 12	3 fish
Pond 12a	2 fish
Pond 13	3 fish
Pond 14	5 fish
Pond 14a	5 fish
Pond 15	10 fish
Pond 16	5 fish
Pond 17	4 fish
Pond 21	25 fish
Pond 24	25 fish
Pond 24a	15 fish
Pond 25a	10 fish

ACCESS CONTROL SYSTEM UPDATE:

We unfortunately have had an issue arisen with our current access control system. A new access control panel for the current system is \$4,077. With the conversation about potentially converting to a new access control system, I wasn't certain what direction the Board would like to go in with this matter. I have attached the proposal for the installation of the access control panel as well as the three proposals for the new software programs.

Below is a table of comparisons for the three software programs being proposed.

Software	Webpage/Lice	Mobile	Compan	Number	Annual	Communities
Name:	nse:	Access:	y Name:	of Years	Revenue:	* that use the
				in		software:
				Business		
ProData	Webpage: can	Yes- sends an	ProData	14 years	18.6 million	Fleming
Key	be accessed on	email to a	Key	(2011)	(access	Island
(PDK)	multiple	phone for			control)	Plantation
	computers	activation on				
		an app				
Keyscan	License:	Yes- creates	Dormak	10 years	2.87 billion	Durbin
Aurora	would be	a mobile	aba/	since the	(access	Crossing,
	dedicated to	credential	Keysca	merge	control/secur	Rivertown
	the front office	(virtual card)	n	(Septem	ity system)	
	computer	on an app		ber 1,		
				2015)		

Alarm.co	Webpage: can	Yes- creates	Alarm.c	16 years	939.8 million	Cross	Creek
m	be accessed on	a mobile	om	(2009)	(access	North	
	multiple	credential			control/secur		
	computers	(virtual card)			ity system)		
		on an app					

^{*}These are the communities that I am aware of

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
Alarm.com	\$16,522.56	\$464.99 per month	Price of Cards	Included in the
		(with mobile		monthly fees
		credentials		
		included)		

SECURITY CONTRACT:

Below are the different rates for unarmed vs armed guards. Please note that for all three security companies, the hourly holiday rate is 1.5 times their normal hourly rate.

Security	Hourly Rate	Additional	Tentative Yearly	Hourly Rate	Tentative Rate
Company Name:	Unarmed	Costs	Cost Unarmed	Armed	Armed
Central Security	\$29 per hour	Vehicle \$160	\$60,320 for the	\$35 per hour	\$72,800 for
		per week	guard		guard
			\$8,320 for car		\$8,320 for car
Tri-County	\$28.50 per hour	\$35 per week	\$59,280 for guard	\$30.50 per	\$63,440 for
Public Safety		for equipment	\$1,820 for	hour	guard
		(walkie	equipment		\$1,820 for
		talkies, the			equipment
		technology			
		they use for			
		their			
		walkarounds)			
Giddens Security	\$27.89 per hour	N/A	\$58,011.20	\$34.89 per	\$72,571.20
				hour	

TENNIS/BASKETBALL COURTS:

The research stage continues for the tennis courts and basketball courts! With the holidays approaching, NIDY's representative's availability is a little limited, but I intend to coordinate with him as soon as possible. I was able to meet with a representative from Duval Asphalt. He also agreed that the courts (both the tennis courts and basketball courts) are at a point of a complete demo and rebuild. The lifespan of asphalt is typically 15 years, but with additional surfacing it does prolong the lifespan. I have received the first proposal (Court Surfaces) for a complete demo and rebuild, and it is roughly \$450,000 for all 4 tennis courts and the 2 basketball courts. The second proposal (subcontractor of Welch) submitted is approximately \$400,000 for all 6 courts. Duval Asphalt submitted a proposal for the tennis courts and basketball courts demo and asphalt base installation at approximately \$85,000 for the 6 courts.

ROADWAYS:

Oscar scheduled their arborist to review the trees at Drury Court as this is the most noticeable area of root impaction. Ruppert's arborist suggested the following: "An evaluation has been conducted on the Live Oak trees

planted between the streets and sidewalks throughout the community. These trees, known for their expansive root systems, require significant space to grow. As anticipated, their growth is beginning to impact surrounding infrastructure, including concrete and asphalt surfaces. In the short term, we recommend continuing routine surface repairs to mitigate damage caused by root expansion. However, to prevent further deterioration and potential safety hazards, we advise considering the removal of these trees."

I scheduled a different arborist to review the area as well, and we spoke at length about the oak trees. Unfortunately, the structural roots are the ones impacting the roadways so if we were to cut the roots, there is a higher probability of killing the trees. There are growth inhibitor injections that could slow down the growth of the roots but ultimately would not stop the growth into sidewalks or roadways.

In addition, I completed my initial review of the roadways. Since it has not rained in the past few days, I focused on roadway sections where tree root damage is visible on the roads/curbing. There were a few sections in the neighborhood where there were pooling of water that I have included pictures of. Please note that it is a little difficult to see the roadway/curbing lift in photos. Attached is the list of addresses where the root impact is near. Once it rains, I will review the community again to look for water pooling to flag those areas.







Root Damage (Meadow View) Water Pooling (Drury Court)





Water Pooling (Brookhaven)

POND 20 OUTFLOW STRUCTURE:

We received a concern from a resident in regard to Pond 20's outflow structure and how slow the pond water was draining. I coordinated with the resident to review the structure in person. There was a lot of vegetation growing on the side of the structure, and a lot of dead vegetation in the structure itself as the metal grate on top has fallen in. Lake Doctors was able to address the vegetation issue of the outflow structure, and the water is flowing more efficiently. I am coordinating with staff on the best route of pulling the grate out of the structure as it is very heavy. I also sent this over to the District Engineer as there are two small cracks in the concrete structure causing a little water to leak in. I want to be sure that this isn't detrimental to the outflow structure.



Before



Before



After

MONUMENT AT THE ENTRANCE:

A tile/stucco repair vendor, Jason, visited the monument Monday, October 20th. He has submitted a proposal for the work needed on the two entrance monuments. His proposal includes removing loose tiles, cleaning the areas prior to adhering the new tiles, deep cleaning all the tiles, grouting new tiles to match the old grout, resealing all grout for a more uniform look, and cleaning up all debris for this project. The total amount is \$3,975.76 for this scope of work. This would be a multiple day project to complete to allow ample drying time.

PAVERS LEADING TO THE TENNIS COURTS:

A paver vendor was able to review the site on Saturday, November 1st. He submitted a proposal of \$2,400. The scope of work includes putting the pavers back into their proper place and installing the edging (concrete by the pavers to stop the pavers from shifting).



Edging visible at the bottom of the photo



Close up of the pavers

PLAYGROUND RENOVATIONS AND ENHANCEMENTS:

All playground renovations have been completed. The painting vendor has pressure washed the entire wooden structure and is in the process of painting the playground. They plan on completing their project by the end of this week (November 14th). Next Wednesday, November 19th, Mulch Masters will come in and re-mulch the area. We will complete the project with fencing from Hardwick. Depending on the arrival date for the fencing supplies, we might open the playground until the fencing can be completed. Once the project is fully completed, we will host a grand re-opening for the playground so stay tuned!

I completed my ride through to get the final total of how many faux wooden slats are needed and have asked for the invoice (NTE \$4,000) from Southern Recreation. We do have 5 benches throughout our community, all of which need at least one wooden slat replaced. I will keep the Board informed on the overall invoice price and delivery/installation date if possible.

SIDEWALK REPAIRS:

Sidewalk repairs were completed in the last week of October. Now that this project is completed, Andrew and David will be surveying Stonehedge Trail Lane, Meadow View Lane, Brookhaven Drive, and Pepper Stone Court for all sidewalk trip hazards to see what the price point would be. With the trip hazards being smaller, the cost will be less compared to the larger trip hazards. I will present the report to the Board once it is received.

GYM RENOVATIONS:

The check request has been submitted so we are now just waiting on the plate rack and weight plates to arrive. Once completed, I will let the Board know!

POLICIES AND PROCEDURES:

Attached are the policies and procedures with suggestions. All suggestions are purple and bold. The policies that are highlighted are items of discussion for the Board. Once the Board approves the content, I will go through and check for grammatical and spelling errors before uploading it for the residents.

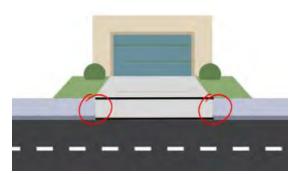
DRIVEWAY APRONS:

I have not received any communication from the HOA representative about the driveway aprons; however, I have received a separate request from a different homeowner about the CDD paying for their driveway repair. I completed a community ride through to review any driveway aprons that cause a trip hazard on the right of way

for pedestrians. I was only able to find two examples. Please note that I am only including where the driveway aprons lift higher than the adjacent sidewalk panel. I did not include any driveway apron lifting on the driveway itself or by the curbing.







Example 1

Example 2

What I included in the report

SLIDE INSPECTION:

A representative from Slide Renu completed an onsite visit to inspect the interior path of the slide. It is important to have the slide inspected on a regular basis to ensure the riding path is safe for use. I will include their report and findings in our December CDD meeting.

FIELD CONDITIONS:

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 notified on any major changes to the turf conditions. Please note that the field is currently closed for the annual application of the Winter Ryegrass. The field will re-open on Saturday the 15th!

AMENITY CENTER SIGN:

I will be submitting suggestions for the amenity center sign area at the December CDD meeting. The photo below is the current state of this area/sign.



HOLIDAY DECORATIONS:

It is hard to believe that it is almost the holiday season! Our light vendor will be out starting the 18th to put up the lights and lighted decorations for the community. All lighted displays will be the same color, and all the bows and some of the garland will be new. Looking forward to a bright season!

SUMMER CAMP:

Summer camp prep is going strong! I have picked the weekly themes and created flyers. Each week includes a Fun Friday event that correlates with the weekly theme. In addition to that, there will be themed arts and crafts and games. Please note that these are subject to change based on Fun Friday activity availability. I will keep the

Board updated as I continue with the summer camp prep. My goal is to have online registration open on January 5th

ADVERTISING IN THE MONTHLY NEWSLETTER:

Based on Board discussion, below are examples of how other communities offer advertising pages in their monthly newsletter. The Board of each community decides who can be considered for local business advertising (whether it is residents of the community who own or work at a local business or if physically close by businesses can also advertise).

Examples of newsletter advertising (it is located near the end of the newsletter):

https://fipliving.com/newsletter/

https://durbincrossingliving.com/newsletter/

UPCOMING EVENTS:

We are preparing for the upcoming holiday season!

- -November 8th: We had our "Nothing Bundt Love for the Residents" day. Approximately 45 residents stopped by to receive their free mini bundt cake as a small token of our appreciation for the best community!
- -November 15th: We are hosting our second goat yoga session. Residents can work on their zen with some furry friends!
- -November 20th: This is the last day for our food drive. Residents have been so kind to bring in a variety of food items to be donated to the St. Johns Food Pantry. All proceeds will be brought to the pantry right in time for Thanksgiving. Thank you to everyone who donated!
- -December 6th: We are starting off our holiday season with a holiday themed cocktail making class! Residents 21 and older can learn how to make two cocktails while enjoying some light snacks. All participants get to go home with a commemorative cup!

December 11th: We have a direct connection with Santa, and he is excited to write a letter to the kids in his favorite community, Sampson Creek. Parents will register their kids, so Santa knows who to write to! Letters will be ready for pick up starting December 11th.

December 13th: It is our Countdown to Christmas event! Families can stop by for their photo with Santa and Mrs. Claus, decorate cookies, create an ornament, create their very own holiday stuffie, and bounce around on the holiday themed inflatables!

December 18th: This is the last day for our toy drive. All proceeds will go to the Ronald McDonald House in Jacksonville. We are asking residents to bring in UNOPENED toys for the toy drive. All items must be unopened due to the medical complications the kids have.

December 19th: Join us for the 8th annual Jingle Jog! The race fee is \$25 per person. Each participant will receive a free glow stick and glow necklace to brighten this festive evening.

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



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SAMPSON CREEK CDD SJGCC

11/06/2025

Please see the summary of treatments completed and photos from October. Lakes, overall, look good. The guys' hard work is paying off and of course the nice weather we've been experiencing has helped too.

On October 30th, we did stock the 221 Triploid Grass Carp mentioned in last month's report. In case you are wondering about the odd number (221), that was what was left on the permit. To amend the permit, we must first exhaust any balance left.

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	Oct 8th	20,21,23.24,24a, 24b,25,25a,26	Shoreline Vegetation
2	Luis Gallant	Oct 13th	10,19 8 2,3,5 6,8	Shoreline Vegetation Algae & Underwater Weeds Algae Treatment Inspected
3	Garrett Potter	Oct 17th	9,12,12a,13,14,14a, 15,16,17	Algae Treatments
	Second Visit			
4	Marc Thigpen	Oct 27th	20,21,23.24,24a, 24b,25,25a,26	Shoreline Vegetation
5	Luis Gallant	Oct 27th	4,6,7,8,10,19 2,3,5	Algae Algae/Shoreline Vegetation
3	Garrett Potter	Oct 13rd	1,12,12a,13,14,14a, 15,17	Algae Treatments
	Notes			

^{*}Beneficial bacteria/probiotic applied



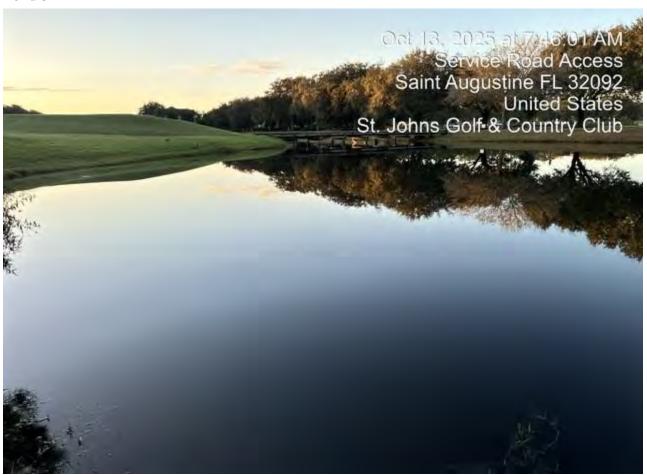




Pond 4



Pond 5



Pond 10



Pond 12



Pond 13



Pond 14



Pond 17



Pond 19





Pond 24



Pond 25a – Much improved from last month. Removed tree branches hanging from bulkhead.



Thank you, Mike

Mike Clark

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

Soccer Field Report

The field was overseeded with winter ryegrass on Nov. 5th at a rate of 400lbs/acre. It has been watered two times a day since then to promote germination. Ruppert Landscape repaired a leaky irrigation pipe prior to the project start date. The field will most likely need to be reseeded in certain spots that do not take as well, but this will not be completed until we experience a rainy period.

The field will be mowed and fertilized accordingly as the new winter ryegrass matures over the next couple of weeks. The surrounding rough will continue to be mowed once a week with our rough unit set at 1.75 inches, along with detail work around the field including edging the paths and string trimming. The field has remained closed since the onset of this project to produce the best results possible.

Thank you for your cooperation during this transition from summer to winter playing surface.



Roadway Impactions

*all addresses are an approximate area. The root impact will be in the immediate area.

240 St. Johns Golf Drive

248 St. Johns Golf Drive

252 St. Johns Golf Drive

281 St. Johns Golf Drive

288 St. Johns Golf Drive

289 St. Johns Golf Drive

300 St. Johns Golf Drive

601 Remington Court (2)

304 St. Johns Golf Drive

308 St. Johns Golf Drive

327 St. Johns Golf Drive

337 St. Johns Golf Drive

353 St. Johns Golf Drive

367 St. Johns Golf Drive

370 St. Johns Golf Drive

376 St. Johns Golf Drive

379 St. Johns Golf Drive

387 St. Johns Golf Drive (2)

407 St. Johns Golf Drive

424 St. Johns Golf Drive

444 St. Johns Golf Drive

448 St. Johns Golf Drive

901 Brookhaven Drive (curbing is holding water)

904 Brookhaven Drive (curbing is holding water)

907 Brookhaven Drive (curbing is holding water)

720 Eagle Point Drive

725 Eagle Point Drive

733 Eagle Point Drive

737 Eagle Point Drive

740 Eagle Point Drive

749 Eagle Point Drive

752 Eagle Point Drive

757 Eagle Point Drive

765 Eagle Point Drive

817 Eagle Point Drive

Common Area near JEA project on Eagle Point Drive

Common Area by Pond 25

1155 Eagle Point Drive

1005 Meadow View Lane

By 1017 Meadow View Lane and Golf Cart Intersection

1020 Meadow View Lane

1021 Meadow View Lane

1073 Meadow View Lane

Common Area by Glenfield Crossing Court and Foxtail Court

Common Area on Crested Heron Court

1869 Forest Glen Way (curbing is holding water)

1507 Drury Court

1528 Drury Court

1531 Drury Court

1535 Drury Court

1536 Drury Court

1547 Drury Court

1555 Drury Court

1556 Drury Court

1560 Drury Court

1577 Drury Court

1581 Drury Court

1100 Stonehedge Trail Lane

1176 Stonehedge Trail Lane

6.



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



About Us

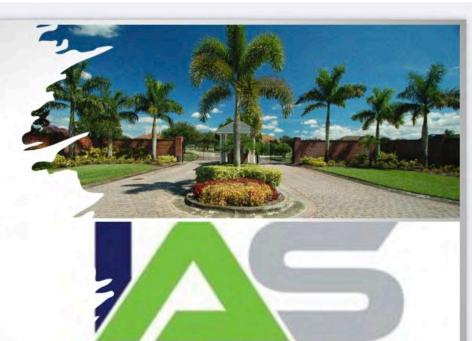


Our vision at Integrated Access Solutions is to become the most trusted and reliable provider of access control, home automation and security solutions in Northeast Florida. We aim to achieve this by continuously setting the standard for excellence in craftsmanship, service, quality, and customer satisfaction.

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 Presentation

Rick Harris - Owner / President



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU







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	хЗ	\$1,938.00
	PDK ProdataKey RED Mullion Reader High Security Prox Mobile Pool, Tennis Courts	\$525.00	x3	\$1,575.00
- Red 4	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 Tennis Courts	\$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

00.002,1\$ 1x 00.002,1\$

Import and repair existing database

Fee Database



00.000,1\$ 1x 00.000,1\$

Misc. Additional- Connectors, and Miscellaneous Materials



Access Control Total: \$11,184.68

Subscriptions/Credentials

Items Sell Price Qty Total

PDK License

PDK Common door per month recurring charges + Bluetooth

Recurring Service



Subscriptions/Credentials Total: \$0.00

\$90.00 in recurring service

Financial Summary

		Proposal Total	\$15 944.68
		Subtotal	\$15,944.68
		Total Fees	\$1,500.00
		Fees (Tax Exempt)	\$1,500.00
		Total Labor	\$4,760.00
\$15.00 x6		Labor (Tax Exempt)	\$4,760.00
PDK License Common Door PDK -	\$90.00	Total Parts	\$9,684.68
		Parts (Tax Exempt)	\$9,684.68

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

1.800.515.5613

www.jscsystems.net info@jscsystems.net



October 23, 2025

St. Johns Golf & Country Club Attn: Julie Tallaksen

Email: jtallaksen@vestapropertyservices.com

Re: Access Control Repair

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

- Power supply replacement to include:
 - o 1ea. AMAG M23150-4DBC Door Card
 - o 1ea. AMAG NIC-5 NIC Card
 - o Associated wiring, Labor, consumables, etc.

Price to Install & Test (tax not included)

\$4,077.00

Terms and Exclusions:

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

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

Sincerely,

Gary Lowndes
Service Manager
Jacksonville Branch

Accepted By
Date

Print Name



2498 Centerville Road Tallahassee, FL 32308 (850)-385-7649 brian@hitechflorida.com www.hitechflorida.com **Project Management**Brian Jones

Access Control

Project # 9856-1-0

Prepared For **Stephanie Taylor**

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

(904)-599-9093 staylor@vestapropertyservices.com

Proposal Issued **10/27/2025**

Proposal Valid To 11/26/2025



PROJECT DESCRIPTION & INVESTMENT

Client Information

Name: Sampson Creek CDD

Site Billing Contact

E

staylor@vestapropertyservices.com

Project Description

Replace existing access control system with Alarm.com Cloud managed access system Replace all readers and reuse existing access cards that are issued to residents. Program and train staff on system.

System will include up to 1600 Mobile Licenses for access control system.



PROJECT INVESTMENT

Estir	nate				
QTY	Manufacture	Part #	Description	Unit Price	Ext.Price
3	ADC	ADC-AC-X1100-4PSE	HID Aero X1100 4 Door Controller and Power Kit	\$2,081.22	\$6,243.66
10	ADC	ADC-AC-ET20	Single Gang Reader with HF-Prox-Mobile	\$340.70	\$3,407.00
6	Toyo-USP	PS1270	12v-7 AH Back Up Battery	\$39.00	\$234.00
1	Araknis Networks	AN-220-SW-F-8-POE	Araknis Networks 220 Series Layer 2 Managed Gigabi	\$486.95	\$486.95
1	WattBox	WB-800-IPVM-12	12 Outlet 800 Series IP Power Conditioner	\$951.95	\$951.95
1	OVRC	OVRC-300-PRO	OvrC Pro Lifetime License + Gigabit Hub	\$499.00	\$499.00
Labor:					
QTY	Description				Ext.Price
40	Installation				3800
Suppli	es & Materials:				
QTY	Description				Ext.Price
1	Conduit				\$600.00
1	Hardware				\$300.00

Total Estimate Installation \$11,822.56
Labor Subtotal \$3,800.00
Supplies & Materials SubTotal \$900.00
Estimate SubTotal \$16,522.56
Monthly Services Subtotal \$464.99

Monthly Services:

•			
RMR Code	Description	Term (MTHS)	Monthly Price
HT Comm Access 16 +	Hi-Tech Commercial Access 16 Plus	60	\$179.99
HT OVRC Net Pro	OVRC Network Pro Support Plan	60	\$25.00
Add-on Mobile Cred. (500 Pack)	Access Control Mobile Credentials (Additional 500)	60	\$240.00
Add-on Mobile Cred. (100 Pack)	Access Control Mobile Credentials (Additional 100)	60	\$20.00

Total Labor	\$3,800.00
Total Supplies & Materials	\$900.00
Total Proposal Amount	\$16,522.56
Monthly Services	\$464.99
Deposit Due in Advance	\$8,261.28
ance Due Upon Completion	\$8,261.28

Note: Taxes are not included and will be charged at the time of invoice.





Job #22747

October 29, 2025

PROPOSAL

Billing: Sampson Creek 219 Saint Johns Golf Drive Saint Augustine, FL 32092 Job Address / Shipping: Sampson Creek 219 Saint Johns Golf Drive Saint Augustine, FL 32092

Contact: Stephanie Taylor Telephone: 904-599-9093

E-mail: staylor@vestapropertyservices.com

Dear Stephanie:

Thank you for taking the time to allow me an overview of your project needs. Fast-Dry Courts, Inc. proposes to provide the scope of work described as follows:

Tennis Courts

Rebuild four (4) asphalt tennis courts in two 2-court batteries each measuring 120' x 120' with each court having two additional 10' x 40' viewing areas. Remove 1,144 linear feet of 10' tall fencing and store for re-installation after paving is completed (chain link will be cut and knuckled to new elevation). Remove asphalt (assume 1" thickness), cut out visible roots, regrade and add rock as needed to existing base, and pave with 1-1/2" VIRGIN Type S-3 hot mix asphalt. Install four (4) pair of net post footers with PVC sleeves, and new center anchors. Pressure clean and fine patch surface after up to 45-day cure time and apply 1 coat of Laykold Acrylic Resurfacer used for smoothing rough, new pavements and filling voids; apply a fiberglass membrane over the entire surface to act as a retardant for future cracking; apply 4 coat acrylic color system, including 2 coats of Laykold Acrylic Resurfacer, 2 coats of Tropicoat® acrylic court paint and playing lines to USTA specifications. Furnish and install four (4) pair of NeverRust all-aluminum net posts and Six Star II nets with center straps, and anchor mates with locking bands for the total cost of \$299,995.00. NOTE: Owner's responsibility to provide proper site access. FDC is not responsible for damage to sod, landscaping, sidewalk, or pavers due to access.

* Some competitors may advise paving with only 1" of asphalt, however the American Sport Builders Association (ASBA) guidelines advise 1-1/2" to prevent premature cracking, and a longer life span. They may also advise applying 3 coat acrylic color system, utilizing only one (1) coat of acrylic resurfacer. An additional coat of acrylic resurfacer adds long term value and extends the life span of your court by filling cracks, providing a smoother surface, and better concealing corrective work, especially fiberglass membrane.

Basketball Courts

Rebuild two (2) asphalt basketball courts in one battery measuring 105′ x 92′. Remove asphalt (assume 1" thickness), cut out visible roots, regrade and add rock as needed to existing base, and pave with 1-1/2" VIRGIN Type S-3 hot mix asphalt. Pressure clean and fine patch surface after up to 45-day cure time and apply 1 coat of Laykold Acrylic Resurfacer used for smoothing rough, new pavements and filling voids; apply a fiberglass membrane over the entire surface to act as a retardant for future cracking; apply 4 coat acrylic color system, including 2 coats of Laykold Acrylic Resurfacer, 2 coats of Tropicoat® acrylic court paint and high school regulation basketball playing lines for the total cost of \$101,000.00. NOTE: Owner's responsibility to provide proper site access. FDC is not responsible for damage to sod, landscaping, sidewalk, or pavers due to access. The existing basketball systems will remain; FDC is not responsible if the system footers are affected by the removal of the asphalt surface.





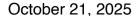
Cost savings of \$12,000.00 will apply if all courts are rebuilt simultaneously.

Fast-Dry Courts, Inc. has a proven 44-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 15,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts, Inc. for excellence in tennis court construction for an unprecedented 26 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts, Inc. is a licensed General Contractor, bondable and insured up to \$3,000,000.00, with all Project Managers having at least 16 years of experience.

Should you wish to move forward, a formal agreement will be required prior to job scheduling and commencement. Due to the volatility of pricing for construction materials, this proposal is subject to change, unless extended in writing by Fast-Dry Courts, Inc. If you have any further questions, please call me at (800) 432-2994.

Sincerely,

Fast Dry Courts, Inc. Sean Froehling **Account Executive**





Attn: Stephanie Taylor Sampson Creek CCD 219 St. Johns Gulf Dr. St. Augustine, FL

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

Following are the specifications and budgetary price to demo and rebuild four (4) existing tennis courts and two (2) existing basketball courts at Sampson Creek in St. Augustine FL. This quote includes colored surfacing, new net/net posts and fencing around the tennis courts. Water and good access needed. **NOTE** – Access for tennis will be a challenge and needs to be worked out before job commences.

Scope of Work Demo/New Build – Four Tennis Courts –Asphalt Two batteries ~(120' x 120') each

- 1. Mobilization to site
- 2. **Demo** Existing courts and fence will be demo'd an removed from site. Lights will stay.
- 3. **Base Corrections** Minor base corrections will be made. DOES NOT INCLUDE ADDITIONAL FILL, IF REQUIRED.
- 4. Laser grade and roll for compaction
- 5. **Base Course** Existing base will be rolled and laser graded and compacted following a 1" in 10' slope.
- 6. **Asphalt** A one and one-half (1 ½) inch thick surface course of S3 hot-mix asphalt (Type III) shall be placed over the base course. (The paved area will be several inches larger than finished asphalt dimensions so that all sides of the courts can be sawed to straight and square edges with an asphalt saw.)
- 7. Saw Cut Courts will be saw cut along perimeter to have clean cut edge.
- 8. **Equipment** Four (4) sets of standard, external wind 3" O. D. tennis post sleeves will be installed in concrete. Provide and install four (4) sets of tennis net posts and four (4) tennis nets installed.
- 9. **Prep** Scrape the court's surface of all dirt, debris and loose material.
- 10. Sanding Machine sand the surface of court as necessary to smooth and repair any uneven areas.
- 11. Patching Using outdoor court grade patch compounds:
 - a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding.
 - b) Cover and fill any rough areas of asphalt.



- c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
- d) Light sanding on edges to smooth down.
- 12. Leveling Course Apply two coats of sand acrylic resurfacer mix over the entire surface of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
- 13. Texture and Finish Courses Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the courts with a broad squeegee according to manufacturer's coverage rates.
- 14. Finished colors Will be owner's choice of any two manufacturer's standard colors.
- 15. **Lines** Paint four (4) sets of regulation two-inch-wide white playing lines for tennis courts.
- 16. Clean-up Remove all excess materials and debris from the job after completion of the work.

Pricing

The total price for the above outlined work \$347,700.00, payable in three draws:

First Draw: Due upon acceptance \$ 115,900.00 Second Draw: Due upon completion of asphalt \$ 115,900.00 Final Draw: Due upon completion of job \$ 115,900.00

This Price is good for thirty (30) days.

ACCEPTED BY:	Court Surfaces
For:	Bryan McMandon Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.



Scope of Work Demo/New Build – Two Basketball Courts – Asphalt ~(105' x 92')

- 1. Mobilization to site
- 2. **Demo** Existing courts and goals will be demo'd and removed from site.
- 3. **Base Corrections** Minor base corrections will be made. DOES NOT INCLUDE ADDITIONAL FILL, IF REQUIRED.
- 4. Laser grade and roll for compaction
- 5. **Base Course** Existing base will be rolled and laser graded and compacted following a 1" in 10' slope.
- 6. **Asphalt** A one and one-half (1 ½) inch thick surface course of S3 hot-mix asphalt (Type III) shall be placed over the base course. (The paved area will be several inches larger than finished asphalt dimensions so that all sides of the courts can be sawed to straight and square edges with an asphalt saw.)
- 7. Saw Cut Courts will be saw cut along perimeter to have clean cut edge.
- 8. **Equipment** Four (4) standard gooseneck basketball goals will be installed in concrete.
- 9. Prep Scrape the court's surface of all dirt, debris and loose material.
- 10. **Sanding** Machine sand the surface of court as necessary to smooth and repair any uneven areas.
- 11. Patching Using outdoor court grade patch compounds:
 - a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding.
 - b) Cover and fill any rough areas of asphalt.
 - c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
 - d) Light sanding on edges to smooth down.
- 12. Leveling Course Apply two coats of sand acrylic resurfacer mix over the entire surface of the courts with a broad squeegee according to manufacturer's recommended coverage rates.
- 13. **Texture and Finish Courses** Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the courts with a broad squeegee according to manufacturer's coverage rates.
- 14. Finished colors Will be owner's choice of any two manufacturer's standard colors.
- 15. Lines Paint two (2) sets of regulation two-inch-wide white playing lines for basketball courts.
- 16. Clean-up Remove all excess materials and debris from the job after completion of the work.



Pricing

The total price for the above outlined work \$99,750.00, payable in three draws:

First Draw: Due upon acceptance Second Draw: Due upon comple Final Draw: Due upon completion	tion of asphalt	\$ 33,250.00 \$ 33,250.00 \$ 33,250.00
This Price is good for thirty (30) days		
ACCEPTED BY:	Court Surfaces	
For:	Bryan McMandon Managing Member	

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.



Terms and Conditions

Scope of Work. The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

Damages/Delays. Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.

Permitting. Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

Warranty. All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.

Exception to warranty. Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Court Surfaces is responsible for "top-down" workmanship only. We are not responsible for "bottom-up" issues due to existing base material including moisture, cracking, blisters, peeling, etc.

Payment. Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:

30 days after Completion date OF 2.5% applied to bill balance

60 days after Completion date OF 5% applied to bill balance

90 Days after Completion date OF 7% applied to bill balance

120 days after Completion date OF 10% applied to bill balance

At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

Failure to pay on time will result in the forfeiture of Warranty.



Work Site. Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.

Irrigation. Direct irrigation will cause damage to surfacing. It is required that any irrigation that directly contacts the court(s) be disabled for the duration of the job.

Weather. Our work schedule is weather dependent, and we will likely not be on the jobsite from 9:00 to 5:00. While we will make every effort to finish your job in a reasonable amount of time, there may be days we are not able to work due to the weather or other scheduling conflicts. Please set these expectations with all stakeholders in advance.

Landscaping. All landscaping work is the responsibility of the customer. While we will do our best to minimize our impact on the surrounding area, landscaping, grass, plants, hedges, etc may be damaged during the job. Court surfaces is not responsible for damage done to existing landscaping or adding landscaping around new construction.

Cancellation. Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a \$3,500.00/new construction or \$1,000.00/surfacing charge will be paid to Court Surfaces as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to Court Surfaces work schedule.

Entrance/Exit. Please note that we will take caution to try to protect concrete, asphalt or material that is used for entrance or exit points however with weight of construction equipment it is not a guarantee that damage will not occur. Court Surfaces will not be responsible for these damages. Broken areas will be a separate charge to repair or replace at a minimum per square ft. We are not responsible to damage to construction entrance or exits.

Change Orders. All Change Orders will be discussed by all parties and signed upon before changes can be made.

Digging and Setting Sleeves. Quote assumes digging and setting of sleeves will be in normal tennis spec asphalt/limerock. There will be an additional charge if we have to dig through multiple layers of asphalt or rebar or any other material that requires more time.

Remobilization. Our remobilization fee is \$1,500.00.



Duval Asphalt Products, Inc. 7544 Phillips Highway Jacksonville, FL 32256 (904) 296-2020 (904) 296-6574 fax



PROPOSAL: St Johns Golf and Country Club Tennis Courts

То:	Property:		
Sampson Creek CDD	St Johns Golf and Country Club Tennis Courts		
205 St. Johns Golf Drive	205 St. Johns Golf Drive		
St. Augustine, FL 32092	St. Augustine, FL 32092		
Phone: (904) 343-0929			

Proposal Date:	Nov 07, 2025	Quote ID:	QUO-05957-G5B0L9 (Rev. 0)
Effective From:	11/7/2025	Effective To:	12/7/2025

Line No.	Product	Price	Approval (your initials)
10	Tennis Court Demo Approx. 3600 Sq Yds @ \$2.91 / Sq Yd Remove court coating and asphalt. Haul debris offsite.	\$10,476.00	
	Price does not include fence removal.		
20	Asphalt Installation Approx. 3600 Sq Yds @ \$12.66 / Sq Yd Install 1.25" type SP 9.5 asphalt.	\$45,576.00	
	Please note: Quote does not include removing fence for access to courts. Quote does not include repainting court.		

Drainage is not implied or guaranteed by this quote. It is understood that Duval Asphalt will receive compensation for any drainage related work. This quote is figured without adding money for rework of areas lacking sufficient pitch to allow for drainage. As a contingency, \$450 per hour with a 4 hour minimum should be factored for drainage adjustment. 2%, or greater, prevailing pitch is required for complete drainage.

Prime is \$.65 per SY with a 1,500 SY minimum per mob. Anything under 1,500 SY is \$4.75 per Gl for material plus a \$500 mob. All Prime is scheduled thru Allen Shirley at (904) 219-7447.

Estimated Total (assuming all	\$56,052.00
line items)	

The terms contained in Exhibit A are hereby fully incorporated by reference into this proposal

THIS CONTRACT IS CONTINGENT ONLY UPON CREDIT APPROVAL BY DUVAL ASPHALT PRODUCTS.

TERMS - NET 30 DAYS ANY PAYMENTS NOT RECEIVED BY THAT TIME SHALL BEAR INTEREST AT THE RATE OF 1 1/2 % PER MONTH, AND CUSTOMER ALSO AGREE TO PAY DUVAL ASPHALT PRODUCTS, INC. COST AND EXPENSES OF COLLECTION, FOR ANY BREACH OF THIS PROPOSAL, INCLUDING REASONABLE ATTORNEYS FEES WHETHER OR NOT A SUIT IS FILED. NO RETAINAGE IS TO BE WITHHELD FROM PAYMENTS DUE FROM THIS CONTRACT. ALL PAYMENTS DUE HEREUNDER SHALL BE MADE AT THE OFFICES OF DUVAL ASPHALT PRODUCTS, INC. OR BY MAIL.

ACCEPTANCE OF PROPOSAL - THE ABOVE OR ATTACHED PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

RESPECTFULLY SUBMITTED,	ACCEPTED BY:	
Duval Asphalt Products, Inc.	Signature	
Jason Webb	•	
E-mail: jwebb@duvalasphalt.com	Name	_
Cell Phone: 9042376423		
	Title	_
	Date	

Exhibit A

- 1. Any damage to our work will be repaired on a cost plus 20% basis.
- 2. All work is guaranteed to be installed as specified. Duval Asphalt warranties the installation of pavement / sealcoating against defects in material and workmanship for (1) year from date of completion.
- 3. Asphalt is a flexible pavement, unless otherwise noted, Duval Asphalt does not guarantee against ponding water or make provisions for the repair of such areas under this contract
- 4. Duval Asphalt requires a representative of your company be on-site during project operations in order to resolve any related issues.
- 5. Changes to contract quantity in excess of 10 percent (10%) will result in adjustment of unit prices.
- 6. Permits, bonds, testing, layout, saw cutting, maintenance of traffic, and striping, are not included unless otherwise noted in the scope of this contract.
- 7. Dumpsters must be removed from pavement surface and irrigation systems must be turned off 24 hours prior to start of project. Any delay or change in schedule by owner or owner's representative after Duval Asphalt has mobilized on site, such as base not being ready or wet pavement due to irrigation being left on, will result in a re-mobilization charge of \$3,500 for paving and \$1,250 for sealcoating. Quotes based on one mobilization unless stated otherwise.
- 8. Changes to a project that require additional days of work are to be priced on an individual basis. The mobilization charge above in #7 is not sufficient or applicable to add additional days of work.
- 9. A two-week notice is required, prior to start of project, to schedule job. It is understood that the schedule is subject to change due to inclement weather.
- 10. Duval Asphalt is not responsible for damage to underground utilities caused by the normal prosecution of our work.
- 11. Installation of new asphalt surfaces will not prevent reflective cracking; no warranty is stated or implied.
- 12. Adequate curing period must be allowed in order to minimize scuffing and tearing. Scuffing and tearing of the asphalt will occur in the hot summer months, no warranty is stated or implied.
- 13. Duval Asphalt does not guarantee against surface defects (i.e., cracking, ponding, settling, etc.) resulting from base installed by others, or areas where inadequate base is discovered.
- 14. Duval Asphalt recommends the removal and replacement of oil and other solvent deteriorated asphalt. We do not guarantee sealcoat adhesion to raised and exposed aggregate, pavements with coquina shell, concrete areas with spilled mortar or other films or coatings, extremely dirty areas or areas containing mold or mildew.
- 15. Sealed areas shall be barricaded to all traffic. Duval Asphalt is not responsible for damages to sealed areas, sidewalks, or tracking of sealer due to foot traffic and or vehicle traffic crossing barricaded areas. Barricades may be opened to traffic no less than 24 hours after application.
- 16. Cost of towing vehicles is the responsibility of owner or management. There will be a charge of \$250 per hour for sealcoat, and \$750 per hour and any trucking delay charges for paving and patching.
- 17. The removal of unsuitable material such as much, marl, clay, organic material, sand, etc. or the replacement of clean fill, and the removal of vegetation is not included in this contract unless otherwise stated.
- 18. Quote based on normal non-union rates, no payroll transcripts required, no retainage will be withheld from payments to this contract. Final payment based on in-place measurements unless otherwise stated as "total investment". Duval Asphalt is an EOE in accordance with 41CFR 60-250.4(m), 60-741.4 and 61.250.
- 19. Contracts are bid at specific thickness, additional material needed to complete project due to curb being cut to deep, base not smooth and level, or unforeseen problems will be billed according to contract.
- 20. Should customer cancel this contract before work begins, the parties agree that 20% of the proposed contract price will be payable to Duval Asphalt as liquidated damages (not as penalty) representing the reasonable admin. Expenses incurred on the project and lost profit.
- 21. If during normal completion of scope, inadequate base is discovered, the customer can proceed and void any warranty in affected area and incur no additional cost. If corrective action is elected, cost will be determined on a case-by-case basis and will result in additional cost for labor and material.
- 22. This quote assumes no testing will be performed and no DOT, or DOT style specifications will be required. DOT specifications cannot be achieved on any project outside DOT roadways built entirely with DOT approved processes and material.
- 23. Price is based on Duval Asphalt retaining all milled asphalt material to use for recycled content. If prime or owner elect to retain any or all of the milled material, asphalt price is subject to change to reflect the need for virgin material substitute.

July 2021 Revision	Initials

Job Information Sheet

(Please complete entirely with addresses and phone numbers)

Private (no Bonded Private W	rivate oi	State (bonde	ed by general	contracto	or)		
Description (205 St if ava:	ns Golf and . Johns Gol ilable): I	f Drive S	as been reclub Tenr t. Augus Block:	corded) is Courts tine FL 32	092 Book:	
Your Company Address: City: Phone #:			Tohns Golf Stine	<u>Drive</u> Sta	ate: <u>FL</u>	Zip: <u>32092</u>	
General Contr Address: Phone #:	actor:						
Name of Compa Address: Phone #:		r Contract					
Property Owne Address: Phone #:							
Bonding Compa Address: Phone #:	_	or Bond Ag					
Bank Name or Address: Contact Name:	Fundin	g Source:			Phone #	:	

Contract Amount: _____ RETAINAGE: _____%



Duval Asphalt Products, Inc. 7544 Phillips Highway Jacksonville, FL 32256 (904) 296-2020 (904) 296-6574 fax



PROPOSAL: St Johns Golf and Country Club Basketball Ct

То:	Property:
Sampson Creek CDD	St Johns Golf and Country Club Basketball Ct
205 St. Johns Golf Drive	205 St. Johns Golf Drive
St. Augustine, FL 32092	St. Augustine, FL 32092
Phone: (904) 343-0929	

Proposal Date:	Nov 07, 2025	Quote ID:	QUO-05960-T2M6F4 (Rev. 0)
Effective From:	11/7/2025	Effective To:	12/7/2025

Line No.	Product	Price	Approval (your initials)
10	Tennis Court Demo Approx. 1110 Sq Yds @ \$6.66 / Sq Yd Remove court coating and asphalt. Haul debris offsite. Price does not include fence removal.	\$7,392.60	
	Price does not include lence removal.		
20	Asphalt Installation Approx. 1110 Sq Yds @ \$19.58 / Sq Yd Install 1.25" type SP 9.5 asphalt.	\$21,733.80	
	Please note: Quote does not include removing fence for access to courts. Quote does not include repainting court.		

Drainage is not implied or guaranteed by this quote. It is understood that Duval Asphalt will receive compensation for any drainage related work. This quote is figured without adding money for rework of areas lacking sufficient pitch to allow for drainage. As a contingency, \$450 per hour with a 4 hour minimum should be factored for drainage adjustment. 2%, or greater, prevailing pitch is required for complete drainage.

Prime is \$.65 per SY with a 1,500 SY minimum per mob. Anything under 1,500 SY is \$4.75 per Gl for material plus a \$500 mob. All Prime is scheduled thru Allen Shirley at (904) 219-7447.

Estimated Total	\$29,126.40
(assuming all line items)	

The terms contained in Exhibit A are hereby fully incorporated by reference into this proposal

THIS CONTRACT IS CONTINGENT ONLY UPON CREDIT APPROVAL BY DUVAL ASPHALT PRODUCTS.

TERMS - NET 30 DAYS ANY PAYMENTS NOT RECEIVED BY THAT TIME SHALL BEAR INTEREST AT THE RATE OF 1 1/2 % PER MONTH, AND CUSTOMER ALSO AGREE TO PAY DUVAL ASPHALT PRODUCTS, INC. COST AND EXPENSES OF COLLECTION, FOR ANY BREACH OF THIS PROPOSAL, INCLUDING REASONABLE ATTORNEYS FEES WHETHER OR NOT A SUIT IS FILED. NO RETAINAGE IS TO BE WITHHELD FROM PAYMENTS DUE FROM THIS CONTRACT. ALL PAYMENTS DUE HEREUNDER SHALL BE MADE AT THE OFFICES OF DUVAL ASPHALT PRODUCTS, INC. OR BY MAIL.

ACCEPTANCE OF PROPOSAL - THE ABOVE OR ATTACHED PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

RESPECTFULLY SUBMITTED,	ACCEPTED BY:	
Duval Asphalt Products, Inc.	Signature	
Jason Webb	•	
E-mail: jwebb@duvalasphalt.com	Name	
Cell Phone: 9042376423		
	Title	
	Date	

Exhibit A

- ALL WORK IS GUARANTEED TO BE INSTALLED AS SPECIFIED. DUVAL ASPHALT PRODUCTS, INC WARRANTIES THE INSTALLATION OF PAVEMENT/SEALCOATING AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR (1) YEAR FROM DATE OF COMPLETION.
- ASPHALT IS A FLEXIBLE PAVEMENT, UNLESS OTHERWISE NOTED, DUVAL ASPHALT DOES NOT GUARANTEE AGAINST PONDING WATER OR MAKE PROVISIONS FOR THE REPAIR OF SUCH AREAS, UNDER THIS CONTRACT.
- DUVAL ASPHALT REQUIRES THAT A REPRESENTATIVE OF YOUR COMPANY BE ON-SITE DURING PROJECT OPERATIONS IN ORDER TO RESOLVE ANY RELATED ISSUES.
- CHANGES TO CONTRACT QUANTITY IN EXCESS OF 10 PERCENT (10%), WILL RESULT IN ADJUSTMENT OF UNIT PRICES. ANY CHANGE TO ORIGINAL CONTRACT MUST BE APPROVED BY CHANGE ORDER FROM OWNER BEFORE WORK IS TO BE PERFORMED.
- PERMITS, BONDS, TESTING AND LAYOUT BY OTHERS.
- DUMPSTERS MUST BE REMOVED FROM PAVEMENT SURFACE AND SPRINKLER SYSTEMS TURNED OFF 24 HOURS PRIOR TO START OF PROJECT.
- QUOTE BASED ON ONE (1) MOBILIZATION, CHANGES MADE TO ORIGINAL CONTRACT RESULTING IN ADDITIONAL MOBILIZATIONS, WILL BE BILLED AT \$ 2,500.00 PER MOBILIZATION.
- ANY DELAY OR CHANGE IN SCHEDULE BY OWNER OR OWNER'S REPRESENTATIVE AFTER DUVAL ASPHALT HAS MOBILIZED ON SITE, SUCH AS BASE NOT BEING READY OR WET PAVEMENT DUE TO SPRINKLER SYSTEM BEING LEFT ON, WILL RESULT IN A RE-MOBILIZATION CHARGE OF \$ 2.500 FOR PAVING AND \$ 900.00 FOR SEALCOATING.
- AT LEAST TWO WEEKS NOTICE WILL BE REQUIRED, PRIOR TO START OF PROJECT, TO SCHEDULE JOB. IT IS UNDERSTOOD THAT THE SCHEDULE IS SUBJECT TO CHANGE DUE TO INCLEMENT WEATHER.
- 10. ANY DAMAGE TO OUR WORK WILL BE REPAIRED ON A COST PLUS 20% BASIS.
- DUVAL ASPHALT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES CAUSED BY THE NORMAL PROSECUTION OF OUR WORK.
- 12. INSTALLATION OF NEW ASPHALT SURFACES WILL NOT PREVENT THE OCCURRENCES OF REFLECTIVE CRACKING; NO WARRANTY IS STATED OR IMPLIED.
- 13. ADEQUATE CURING PERIOD MUST BE ALLOWED IN ORDER TO MINIMIZE SCUFFING AND TEARING.
- SCUFFING AND TEARING OF THE ASPHALT WILL OCCUR IN THE HOT SUMMER MONTHS, NO WARRANTY IS STATED OR IMPLIED TO FIX THESE AREAS.
- DUVAL ASPHALT DOES NOT GUARANTEE AGAINST SURFACE DEFECTS (i.e. CRACKING, PONDING, SETTLING, ETC.) RESULTING FROM BASE INSTALLED BY OTHERS
- DUVAL ASPHALT RECOMMENDS THE REMOVAL AND REPLACEMENT OF OIL SATURATED SPOTS AND OTHER SOLVENT DETERIORATED ASPHALT. DUVAL ASPHALT DOES NOT GUARANTEE SEALCOAT ADHESION TO RAISED AND EXPOSED AGGREGATE, PAVEMENTS WITH COQUINA SHELL, CONCRETE, AREAS WITH SPILLED MORTAR OR OTHER FILMS OR COATINGS, EXTREMELY DIRTY AREAS, AREAS CONTAINING MOLD OR MILDEW.
- SEALED AREAS SHALL BE BARRICADED TO ALL TRAFFIC. DUVAL ASPHALT WILL NOT BE RESPONSIBLE FOR DAMAGES TO SEALED AREAS, SIDEWALKS, OR TRACKING OF SEALER ON CARPETS DUE TO FOOT AND/OR VEHICLE TRAFFIC CROSSING BARRICADED AREAS. BARRICADES MAY BE OPENED TO TRAFFIC IN NO LESS THAN 24 HOURS AFTER APPLICATION.
- COST OF TOWING VEHICLES TO BE THE RESPONSIBILITY OF OWNER OR MANAGEMENT. THERE WILL BE A DELAY CHARGE OF \$250.00 PER HOUR PLUS TRUCKING AFTER 8:30 AM WHILE PARKED CARS AND/ OR OBJECTS ARE OBSTRUCTING WORK AREA.
- 19. THE REMOVAL OF UNSUITABLE MATERIAL SUCH AS MUCK, MARL, CLAY, ORGANIC MATERIAL, SAND, ETC. OR THE REPLACEMENT OF CLEAN FILL, AND THE REMOVAL OF VEGETATION IS NOT INCLUDED IN THIS CONTRACT UNLESS OTHERWISE STATED.
- QUOTE BASED ON NORMAL NON-UNION WAGE RATES.
- NO PAYROLL TRANSCRIPTS REQUIRED.
- SAWCUTTING NOT INCLUDED UNLESS OTHERWISE MENTIONED IN PROPOSAL. FINAL PAYMENT BASED ON IN-PLACE MEASUREMENT UNLESS OTHERWISE STATED AS "TOTAL INVESTMENT". 23.
- MAINTENANCE OF TRAFFIC BY OTHERS.
 STRIPING TO BE REPLACED BY OTHERS UNLESS OTHERWISE STATED. 25
- 26.
- NO RETAINAGE TO BE WITHHELD FROM PAYMENTS DUE UNDER THIS CONTRACT.
 CONTRACTS ARE BID AT SPECIFIED THICKNESS, ADDITIONAL MATERIAL NEEDED TO COMPLETE PROJECT DUE TO CURB BEING CUT TOO DEEP, BASE NOT SMOOTH & LEVEL, OR UNFORESEEN PROBLEMS WILL BE BILLED ACCORDING TO CONTRACT.
- 28. SHOULD CUSTOMER CANCEL THIS CONTRACT BEFORE WORK BEGINS, THE PARTIES AGREE THAT 20% OF THE PROPOSED CONTRACT PRICE WILL BE PAYABLE TO DUVAL ASPHALT AS LIQUIDATED DAMAGES (AND NOT AS A PENALTY) REPRESENTING THE REASONABLE ADMINISTRATION EXPENSES INCURRED ON THE PROJECT AND LOST PROFIT.
- 29. DUVAL ASPHALT PRODUCTS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER IN ACCORDANCE WITH 41CFR 60-4.3(a), 60-250.4(m), 60-741.4(f) and 61.250
- 30. IF DURING NORMAL PROCEDURES FOR COMPLETION OF PROPOSED SCOPE, INADEQUATE BASE IS DISCOVERED, THE CUSTOMER MAY ELECT TO PROCEED VOIDING WARRANTY IN AFFECTED AREA AND INCURRING NO ADDITIONAL COST, OR MAY ELECT TO TAKE CORRECTIVE ACTION. CORRECTIVE ACTION WILL BE DETERMINED ON A CASE BY CASE BASIS AND WILL RESULT IN ADDITIONAL COST FOR MATERIAL AND LABOR. DUVAL ASPHALT CANNOT / WILL NOT BE HELD RESPONSIBLE FOR CRACKING, PONDING OF WATER, HIGH / LOW AREAS OR ROUGH TEXTURED ASPHALT IN SAID AREAS.
- 31. This quote assumes no testing will be performed and no DOT, or DOT style specifications will be required. DOT specifications cannot be achieved on any projects outside of DOT roadways built entirely with DOT approved processes and materials.
- IT IS ANTICIPATED THAT, WHEN RESURFACING PAVEMENTS CONSTRUCTED WITH AN INVERTED CROWN, SOME ROLLER MARKING WILL BE VISIBLE IN THE FINISHED SURFACE.

Agreed: (please initial) Da	Date:
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Job Information Sheet

(Please complete entirely with addresses and phone numbers)

Private (not bonded)Bonded Private or StateFederal Work (Miller A		ontractor)	
Project Name: St Johns Go Address: 205 St. John Description (if available)	olf and Country Clu hns Golf Drive St.	been recorded) b Basketball Ct Augustine FL 320 lock: OR	92_ Book:
City: <u>St</u>	oson Creek CDD 5 St. Johns Golf Dr . Augustine 04) 343-0929	<u>ive</u> State: <u>FL</u>	Zip: <u>32092</u>
General Contractor:Address:Phone #:			
Name of Company your Con Address: Phone #:	ntract is with:		
Property Owner: Address: Phone #:			
Bonding Company and/or I Address: Phone #:	3ond Agent:		
Bank Name or Funding Son Address: Contact Name:	urce:		
Contract Amount:	RE	ΓAINAGE:%	,

Page #_

pages

Everetts Custom Renovations LLC (904)-874-6857

Proposal Submitted To: Mrs Stephanie/Vesta property's			y's Job	Job Name Club Sign Job # 929					
Address 219	Saint John's Golf [Drive	Job	Locatio	on	S	ame		
			Date		10/27/202	25	Date of Plans	N/A	
Phone #	N/A	Fax #	N/A			Architect		N/A	
pieces of new tile. uniform as possib trips to complete	Grout new tile to mole. Clean up and rewith ample drying to ptance of this agree	natch old grouemove all debenderent.	ole to remai ut as close a oris generat	as po	om that so	seal exist ope of wo	g existing til	le, Install nd tile to l will take n	up to 14 ook nultiple
We propose hereby to \$3975.76 threethor	usand nine hundred	d seventy five				specification	ons for the su	ım of:	Dollars
Any alteration or deviation from executed only upon written ord above the estimate. All agreeme beyond our control.	above specifications involving ex er, and will become an extra c	ktra costs will be charge over and	Respectfully submitted	Jas		awn by us if no	t accepted within	Everett	Sdays.
		Accepta	ance of P	ropo	ısal				
The above prices, specification nereby accepted. You are auto ayments will be made as our	thorized to do the work as sp	actory and are	Signature						
Date of Acceptance			Signature	9					

ESTIMATE

Paver Design Scapes, LLC 101 Marketside Ave Ste 404 PMB 140 Ponte Vedra, FL 320811542

paverdesignscapes@gmail.com +1 (904) 537-5763



Bill to

St. Johns Golf And Country CLUB 205 St. Johns Golf Drive St. Augustine FI

32092

Ship to

St. Johns Golf And Country CLUB 205 St. Johns Golf Drive St. Augustine

FI

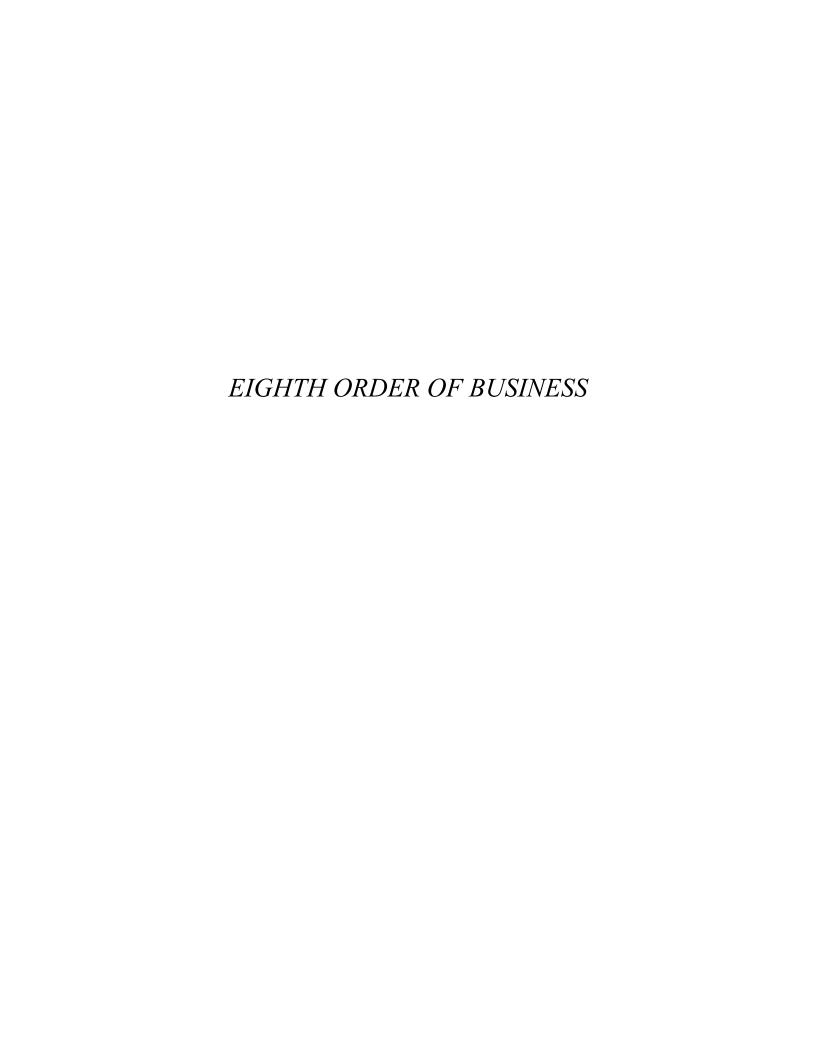
32092

Estimate details Estimate no.: 1034

Estimate date: 11/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Paver Repair	Pull up and repair damaged area of pavers. Edges will be concreted in to keep the pavers from shifting	1	\$2,400.00	\$2,400.00
		Total		,	\$2,400.00

Accepted date Accepted by



SAMPSON CREEK AMENITY CENTER POLICIES

DEFINITIONS

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

- "Amenity Center" consists of the building (offices, **amenities room, fitness center**, pool, splash pad, playground, tennis courts, basketball courts, volleyball court, **multipurpose** 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.
- "Property Owner" shall mean any individual who owns real property within the Sampson Creek CDD District
- "Renter" shall mean any tenant residing in a home located within the District pursuant to a valid rental or lease agreement.
- "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 (18), 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.
- "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.
- "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.

"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 **Property Owner's** rights to use the Amenity Center shall be entitled to the same rights and privileges to use the Amenity Center as the **Property Owner**. Renters shall obtain Amenity Center Access Card(s) from the **Property Owner** 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 **Property Owner** shall not be entitled to use the Amenity Center. **Renters must submit paperwork and current lease to Amenity Center Staff prior to access to the Amenity Center. Property** 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 (1) 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 District's 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:

- 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) per household.
- 2. Each **household** will receive two (2) Amenity Center Access Cards upon initial registration with the Amenity Office. **In the event a card is lost**, damaged, or stolen, a replacement fee of \$25.00 will **assessed**. Only two (2) Access Cards are **permitted** per household. Any lost, damaged, or stolen cards will be deactivated upon **issuance of** a replacement.
- 3. The District may offer mobile credentials as an alternative or supplement to physical Access Cards. Use of mobile credentials is subject to the same terms, conditions, and restrictions as Access Cards.

- 4. Households may host no more than four (4) Guests at any one time.
- 5. Patrons must remain with their Guest(s) for the duration of the visit. All Guests must sign in or register with the Amenity Center Staff prior to using any Amenity Center facilities.
- 6. The use or sharing of Access cards or credentials by anyone outside of the registered household is strictly prohibited. Patrons who allow non-residents or Guests to access the amenities without being accompanied for the entire visit may be subject to suspension or termination of Amenity Center privileges.
- 7. The Amenity Center's hours of operation will be established and published by each area considering the season of the year and other circumstances.
- 8. All rules, regulations, and hours of operation are subject to change at any time, at the sole discretion of management.
- 9. 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.
- 10. 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).
- 11. Vehicles must be parked in designated areas. Parking on grass lawns, or in any manner that blocks or restricts the normal flow of traffic is strictly prohibited.
- 12. Fireworks of any kind are not permitted in the Amenity Center or on any portion of District Property.
- 13. No Patron, Guest, or Visitor is permitted in the service areas of the Amenity Center.
- 14. Certain areas of the Amenity Center and District Property are **subject to** twenty-four (24) hour video and audio surveillance.
- 15. Smoking, vaping, e-cigarettes and smokeless tobacco, are prohibited on the Amenity Center premises or elsewhere on District Property.
- 16. Barbecue gas grills, charcoal grills, or any open flames are strictly prohibited on District Property.
- 17. District Property is intended to be a family-friendly environment. Patrons and Guests are asked to refrain from public displays of affection.
- 18. Loud, profane or abusive language is prohibited.
- 19. Organized sporting or instructional activities on District Property (e.g., tennis lessons, fitness classes, swimming lessons, physical training) must be approved in advance by the Board of Supervisors. Any unapproved activities are prohibited.
- 20. 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.
- 21. 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.

- 22. The Board of Supervisors, General Manager, **Security personnel**, 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.
- 23. When Amenity Center staff are not present, Patrons and their Guests are solely responsible for using the Amenities in accordance with all CDD policies and procedures.
- 24. Patrons and their Guests shall treat Amenity Center Staff, Security personnel, and other Patrons and Guests with courtesy and respect.
- 25. 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.

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).

GENERAL SWIMMING POOL POLICIES

These rules will be enforced along with general Provision rules. The swimming pool and splash pad are unattended facilities; Patrons and their Guests use these amenities at their own risk.

- 1. Patrons must present their access cards upon entering the 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. Lifeguards shall have full authority to enforce the District's policies and procedures.
- 4. An adult Patron may have up to four (4) Guests per household at the swimming pool.
- 5. Children under thirteen (13) years must be accompanied and actively supervised by an adult or guardian (including a supervisor or babysitter) who is at least eighteen (18) years of age while using 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 Area, including the Splash Park, will be closed every Monday until noon (12 PM) in order to facilitate maintenance of the facility.
- 8. Children under three (3) years of age and those who are not reliably toilet trained must wear rubber swim diapers, as well as swimsuit 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 and Lifeguards reserve 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, **e-bikes, scooters, motorcycles,** skateboards, roller blades, 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. The use of diving boards without permission from the General Manager is prohibited.
- 20. No chewing gum is permitted in the Pool Area.
- 21. Smoking, electronic cigarettes, and any vaping devices are not permitted on Amenity Center premises.
- 22. Loud, profane, or abusive language is prohibited.
- 23. No swinging on ladders, fences, or railings is allowed.
- 24. Pool entrances must be kept clear at all times.
- 25. The ADA chair lifts are provided solely to facilitate pool access for individuals with disabilities. Any use of the chair lift for purposes other than its intended use is strictly prohibited. The safe operation of the chair lift while entering and exiting the pool is the sole responsibility of the user. Amenity Center Staff and Lifeguards are not permitted to provide assistance during this process.
- 26. Pool furniture is not to be removed from the Pool Area, placed/thrown into the Pool or otherwise disturbed.
- 27. Alcoholic beverages are prohibited in the Pool Area.
- 28. Food and beverages (non-alcohol) and their containers must be at least **four** (4) feet from the pool's wet deck.
- 29. 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. Individuals using the waterslide do so at their own risk.
- 2. Patrons and their Guests may only use the waterslide during pool hours when the slide is attended by lifeguards. Use of the waterslide without lifeguards on duty is strictly prohibited.
- 3. Climbing on the waterslide and its supporting structure is strictly prohibited.
- 4. Children less than forty (40) inches tall are not permitted to ride the slide, except with a

- responsible adult.
- 5. Only one (1) person may ride the slide at any time, except with a responsible adult.
- 6. The landing area of the waterslide must be kept clear at all times to ensure safety.
- 7. No shorts with snaps or rivets will be allowed on the slide.
- 8. Always keep arms and hands inside flumes.
- 9. Riders must slide feet first only.
- 10. No floatation devices are allowed on the waterslide.
- 11. For safety reasons, pregnant women and persons with health condition or back problems should not ride the waterslide.

SPLASH PARK POLICIES

- 1. The Splash Park and Pool will open at noon (12 PM) 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 lifeguards dedicated solely to the Splash Park on duty. Individuals using this amenity do so at their own risk. Children twelve (12) years of age and younger must be accompanied and actively supervised at all times by an individual who is at least sixteen (16) years of age.
- 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. Patrons and their Guests are not permitted in the Splash Park when it is 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 sight of lightning or sound of thunder. At such times staff is not present, Patrons and their Guests shall be solely responsible to utilize the Pool Area in compliance with the guidelines above.

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 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. In the event of contamination, the pool will be temporarily closed and treated ("shocked") with chlorine to eliminate bacteria. The pool will reopen only once water conditions are deemed safe and the water chemistry is within acceptable operational

PLAYGROUND POLICIES

These rules will be enforced along with the general Provision rules. The playground is an unattended facility; Patrons and their Guests use this amenity at their own risk.

- 1. Hours of operation: 8:00 a.m. until dusk.
- 2. Children under the age of eight (8) must be accompanied **and actively supervised** by an adult eighteen (18) years of age or older.
- 3. Climbing is only permitted on areas meant for play, like ladders and climbing walls. It is prohibited on roofs, perimeter walls, and other surfaces not designed for play.
- 4. Alcoholic beverages, glass containers, and other breakable items are not permitted.
- 5. The use of profanity or disruptive behavior, including roughhousing, is prohibited.
- 6. Smoking, **vaping**, **e-cigarettes and smokeless tobacco**, are not permitted on the Amenity Center premises or elsewhere on District Property.
- 7. E-bikes, bicycles, scooters, motorcycles, golf carts, roller blades, skateboards, etc. are not permitted on the playground.
- 8. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the playground.
- 9. Usage of the playground may be limited from time to time due to District-sponsored events.

FITNESS CENTER POLICIES

- 1. These rules will be enforced along with the general Provision rules. The Fitness Center is unattended. Patrons and their Guests exercise at their own risk. Patrons and their Guests are responsible for their own safety.
- 2. Patrons must present their access cards upon entering the Fitness Center.
- 3. Hours of operation: 4:00 a.m. until 11:00 p.m.
- 4. Children twelve (12) years of age and under are not permitted in the Fitness Center. Individuals thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied and actively supervised by an adult who is at least eighteen (18) years of age. Patrons sixteen (16) years of age and older may use the Fitness Center unaccompanied. Proof of age may be requested by the Amenity Center Staff or Security personnel.
- 5. Children who are thirteen (13) to fifteen (15) years of age are not permitted to bring any Guests to the Fitness Center.
- 6. Patrons may have up to two (2) Guests per household at one (1) time at the Fitness Center.
- 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, **no Crocs**) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweatsuits (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, **cell phones**, **iPods**, 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. Patrons and their Guests are responsible for wiping off the equipment after use.
- 16. As a courtesy to other participants, Fitness Center users should limit cardiovascular equipment usage to thirty (30) minutes if others are waiting for the equipment, step aside between multiple sets on the weight equipment, and restack 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. Fitness Center users are responsible for removing the weight plates that they have 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. The tennis courts are unattended facilities; Patrons and their Guests use these amenities at their own risk.

- 1. Hours of operation: 6:00 a.m. until 10:00 p.m.
- 2. Patrons must present their access cards upon entering the tennis courts.
- 3. Age to use the tennis courts without an adult?
- 4. All injuries, accidents, and maintenance issues must be reported to the General Manager immediately.
- 5. Courts are available on a first-come, first-served basis, unless reserved through Board

reservations.

- 6. Play is limited to one (1) hour if others are waiting.
- 7. Patrons may have up to three (3) Guests per household on the tennis courts at one (1) time.
- 8. Tennis courts may not be used when wet
- 9. The tennis courts gate may not be propped open.
- 10. E-bikes, bicycles, scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the tennis courts.
- 11. The tennis courts are used for tennis use only.
- 12. Court usage may be temporarily restricted for sponsored events or lessons, which must be approved by the General Manager.
- 13. Proper tennis attire is required. Black soled shoes are not permitted.
- 14. Profanity, disruptive behavior, or unsportsmanlike conduct is prohibited.
- 15. All tennis teams participating in Sampson Creek team sports leagues must submit a request for Board approval prior to the start of the season, ensure the team is comprised of at least seventy-five percent (75%) residents, and submit a roster with participants' names and addresses to the General Manager prior to the start date.

BASKETBALL COURT POLICIES

These rules will be enforced along with the general Provision rules. The basketball courts are unattended facilities; Patrons and their Guests use these amenities at their own risk.

- 1. Hours of operation: 8:00 a.m. until dusk.
- 2. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
- 3. Basketball courts are available on a first come, first served basis.
- 4. Patrons may have up to four (4) guests per household at one (1) time on the basketball courts.
- 5. Profanity and/or other disruptive behavior, including rough housing, are not permitted.
- 6. Proper basketball attire is required while using the basketball courts.
- 7. Hanging on the basketball nets is strictly prohibited.
- 8. E-bikes, bicycles scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the basketball courts.
- 9. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the courts.
- 10. The usage of the basketball courts may be limited from time to time due to a sponsored event, which must be approved by the General Manager.

VOLLEYBALL COURT POLICIES

These rules will be enforced along with the general Provision rules. The volleyball court is an unattended facility; Patrons and their Guests use this amenity at their own risk.

- 1. Hours of operation: 8:00 a.m. until dusk.
- 2. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
- 3. The volleyball court is available on a first-come, first-served basis.

- 4. Patrons may have up to four (4) guests per household at one (1) time on the volleyball courts.
- 5. Profanity and/or other disruptive behavior, including rough housing, are not permitted.
- 6. Proper volleyball attire is required while using the volleyball courts.
- 7. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the grounds.
- 8. The usage of the volleyball courts may be limited from time to time due to a sponsored event, which must be approved by the General Manager.
- 9. The sand is for the volleyball court. Removing the sand from the premises is prohibited.

MULTI-PURPOSE FIELD POLICIES

These rules will be enforced along with the general Provision rules. The soccer field is an unattended facility; Patrons and their Guests use this amenity at their own risk.

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 large team practices (more than 20/15 participants) or organized team practices, league games, tournaments, special events, parties, etc., are to be pre-approved by the Board prior to the issuance of user permit.

Field Regulations:

- Hours of operation: sunrise until sunset. There are no lights on the field.
- Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
- Guest policy?
- The field will be temporarily closed when there is inclement weather or if the field is wet.
- Golf carts are not permitted on the athletic field or grass perimeter. Golf carts may only be used on the designated cart paths.
- Vehicles, e-bikes, bicycles, scooters, motorcycles, roller blades, skateboards, etc. are not permitted on the athletic field or grass perimeter, except for those vehicles operated by the District's approved athletic field maintenance provider and emergency vehicles.
- Inflatables (ex. Bounce house, water slide, etc.) are not permitted on the field.
- All individuals are expected to maintain a family-friendly environment. Offensive, threatening, or disruptive language or behavior that interferes with the enjoyment of the amenities by others, particularly children, is not permitted.
- Cleats are not permitted on the soccer field.
- Moving goal posts is prohibited.
- Patrons and their Guests must pick up and remove any trash generated by their activity.
- Residents and their Guests will use the field at their own risk and willy comply with all rules and regulations.

Field Reservation Policies

Unless otherwise approved by District staff or the board, the field may only be reserved Monday, Tuesday, and Thursday only. Reservations are required for large team practices

(more than 20 participants) or organized team practice, league games, tournaments, special events, parties, and other organized activities. Each team may reserve up to half of the field for up to two (2) hours, one time per week. The field is not available for organized/large team practices or games on the weekends. The resident submitting the reservation must be present for the entire duration of the reserved time.

All field reservations must comply with the field use policy during inclement weather and water-saturated conditions. Teams causing damage to the field may be held responsible for the cost of repairs. Residents must inform all participants that other Sampson Creek amenities, including the swimming pool, fitness center, and tennis courts, are not included with the reservation.

During reserved periods, the unreserved half of the field remains open for walk-up, nonorganized play. Reservations are not assignable or transferable, and residents must notify the General Manager if the field will not be used during the scheduled time.

All team or event reservations must consist of at least sixty percent (60%) residents. A roster with participant names and addresses must be submitted to the General Manager prior to the scheduled event. Failure to comply with any of these policies may result in loss of field privileges.

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 multi-purpose 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

POLICIES FOR USE OF LAKES AND OTHER STORMWATER MANAGEMENT FACILITIES¹

- 1. Wading and swimming in District lakes and other District stormwater management facilities are prohibited.
- 2. Watercraft of any kind in District lakes or other District stormwater management facilities is prohibited. Provided, however, that this policy shall not apply to any District contractor using watercraft for the purpose of maintenance, repair or taking any other District-approved action within the lakes or other stormwater management facilities.
- 3. The District lakes and other District stormwater management facilities primarily function as detention ponds to facilitate the District's system for treatment and attenuation of stormwater run- off and overflow. As a result, contaminants may be present in the water.

Fishing in the District lakes and other District stormwater management facilities is prohibited.

- 4. No person or entity shall engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District stormwater management facilities.
- 5. Pets are not allowed in the District lakes and other District stormwater management facilities. Wildlife (including but not limited to fish, birds and reptiles) may neither be removed from nor released into the District lakes or other District stormwater management facilities. Only District-approved Lake Management representatives may release fish into District lakes. At no point should Patrons and their Guests feed the wildlife.
- 6. No docks or other structures, whether permanent or temporary, shall be constructed or placed in any District-owned property or any drainage, maintenance or access easement in the District's favor, unless properly permitted and approved by the District and other applicable governmental agencies.
- 7. No foreign materials may be disposed of in the District lakes or other District stormwater management facilities, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
- 8. Any hazardous condition concerning the District lakes or other District stormwater management facilities must immediately be reported to the District Manager and the proper authorities.
- 9. Property owners and residents are responsible for their tenants', guests', and invitees' adherence to these policies.

The Sampson Creek Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes and/or other District stormwater management facilities.

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 **four (4)** months prior to the event. **Only one rental facility will be rented out at a time? One Meeting Room and one Pool Cabana rental can occur at the same time for two different households.** 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	Easter	Memorial Day
4th of July	Labor Day	Thanksgiving
Christmas Eve	Christmas Day	New Year's Eve

Available Facilities: the following areas of the Amenity Facilities are available for private rental:

- 1. Meeting Room: *Fifty Dollars* (\$50.00)

 [Capacity: 49 persons, including Patrons, their Guest(s) and children over three (3) years old.]
- 2. Splash Pad Cabana: *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.]

The \$50 rental fee covers a three (3) hour rental time, including event set up and break down. *Fifteen Dollars* (\$15.00) per hour is applied for any additional hours over the three-hour time block. A maximum of six (6) hours is allowed per rental.

A deposit in the amount of *One Hundred Dollars* (\$100.00) is required at the time the reservation is approved for rentals without alcohol. If a Patron is renting the Meeting Room and would like to have alcohol at their 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 and deposit amount referenced above. Rental and deposit fees may be paid in cash or check (made payable to Sampson Creek CDD). Please note that the rental fee and deposit fee must be on two separate checks. Is the Board interested in credit

card use? No potential rental date can be secured until the completed form and payments have been submitted to the Amenity Center staff. 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. Any 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.
- Liability insurance and certified bartender? It is common in other communities to require liability insurance from the Patron due to the increased liability with alcohol. The certified bartender is required to monitor the event and cut off any alcohol consumption, if needed.
- Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver.
- 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.
- 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.
- Does the Board want to require staff is present for rentals with alcohol and implement staffing fees for rentals with alcohol?
- The District reserves the right to ask intoxicated persons to leave District Property.

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 must be present for the entire duration of their rental time block.
- 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. Alcoholic beverages are only permitted during Meeting Room rentals with the correct parameters.
- 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.
- The Meeting Room rentals are for indoor space use only. Patrons and their Guests attending a Meeting Room rental are not permitted to use the pool, splash pad, or pool deck area.
- The Pool Cabana rentals for pool deck use only. Patrons and their Guests attending a Pool Cabana rental are not permitted to use the Meeting Room.
- Patrons renting out the Pool Cabana are not guaranteed lifeguards or the water slide. Please check with the Amenity Center staff on the operating hours for the water slide/lifeguards.
- A household may only reserve one rental space per day.
- 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. The numbered registration sticker must be adhered on the sides of the golf cart and must be visible.
- 3. Golf carts must stay on designated golf cart paths; they are not permitted on sidewalks, grassy areas, multipurpose field, basketball courts, etc.
- 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 individuals who are 15 with a valid learner's permit or individuals 16 or older with a valid driver's license. At no point should an individual 14 or younger operate a golf cart.
- 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 **on District Property**.

ALCOHOLIC BEVERAGES POLICIES

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:

- 2. Alcoholic beverages are permitted only at District-owned facilities.
- 3. 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.
- 4. Anyone that receives permission to serve or consume alcohol under these policies shall be required to sign a waiver in the form attached hereto.
- 5. Glass containers are prohibited.
- 6. 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.

SUSPENSION AND TERMINATION OF USE PRIVILEGES

- 7. This rule addresses the suspension and termination of privileges to use the Sampson Creek Community Development District ("District") Amenity Center facilities ("Amenities").
- 8. 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:
- Submits false information on any application for use of the Amenities;
- Permits the unauthorized use of any amenity pass;
- Exhibits unsatisfactory behavior, or deportment or appearance;
- Fails to pay fees owed to the District in a proper and timely manner;
- Fails to abide by any policies or rules established for the use of the Amenities;
- Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable manner;
- Damages or destroys District property; or
- 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.
- 9. 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.
- 10. 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.

- 11. 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.
- 1. 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:

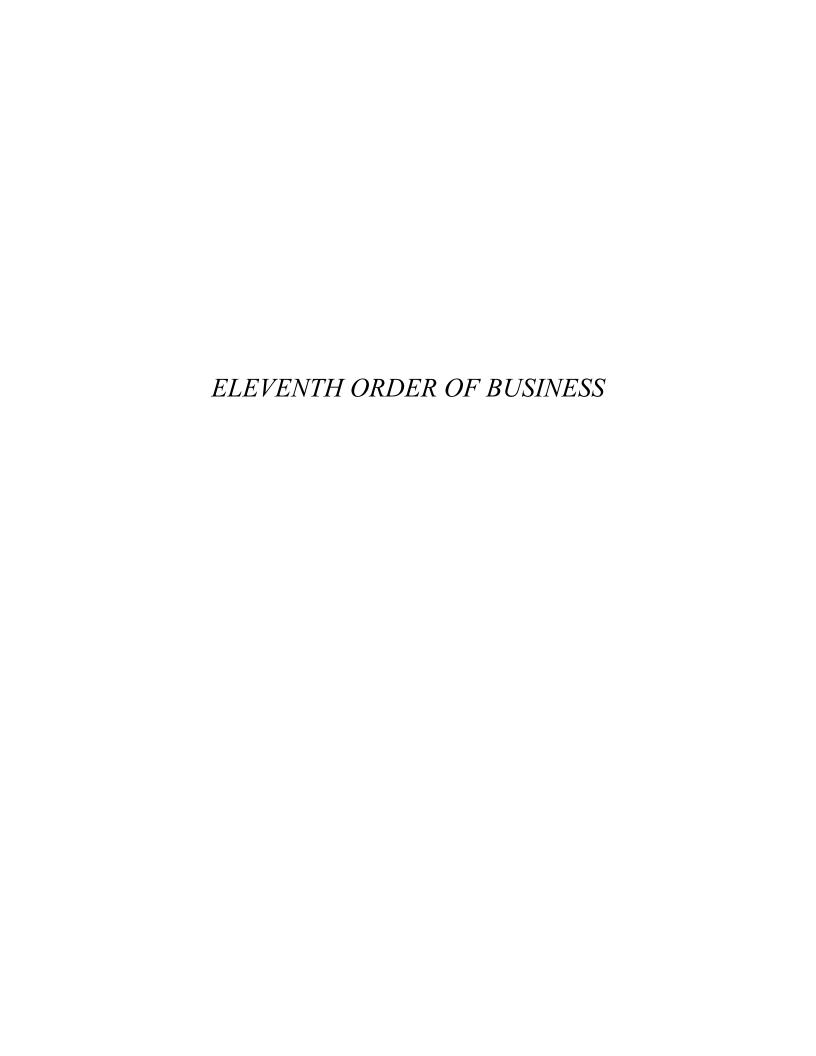
I, hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, (collectively, the "Indemnitees"), of and from any and all claims, demands, expenses, debts, contracts, causes of action, lawsuits, 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	Mailing Address			
Signature		 Date			



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	Status
Amenity Meeting Room Renocation	Remodel Amenity Center meeting room to be more versitle and aesthetically pleaseing.	\$225,600	Final architecture plans are being submitted. Once complete District will solicit proposals to complete the work
Playground Enhancement	Renovate wood playground. This will also include fencing around the perimeter and refreshed mulch	48,000	Work has been approved and completion is expected soon
Pool Area Enhancement	Remodel pool area deck to utilize more space that is currently not being used	\$165,000 - \$200,000	District has solicited for proposals to complete the work
Tennis Court Enhancement	Add pass through between courts as well as shaded sitting areas	To be Determined	To be Determined
Pickleball Courts	Construct pickleball courts within the community	\$259,699 - \$293,940	Location that met key criteria was selected and scoped for 2-3 courts at the end of Brookhaven Dr. The project was put on hold due to resident concerns over traffic as well as Districts ability to monitor/enforce the area.

Amenity Meeting Room Enhancement:

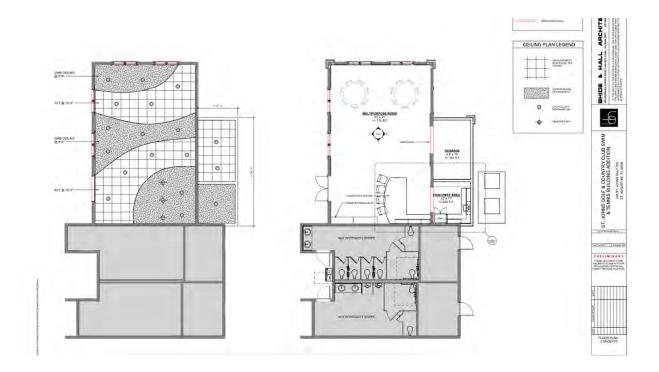
The current amenity meeting room was last upgraded years ago when the extension to the amenities building was constructed, which includes the current fitness spaces and equipment. What is now the amenity meeting room was upgraded somewhat from its previous role as the fitness center to its current state.

The proposal here is to upgrade the amenities room to improve the look and feel of the room, making it a more inviting space for meetings, events, or casual conversation with neighbors. One of the board members visited the amenities meeting space at other nearby neighborhoods and collected several photographs as inspiration for this project. One of those photos is below, and several more are available in the agenda packet for the regular CDD meeting held on May 16th, 2024.



Amenity Meeting Room Enhancement:

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



Pool Deck Enhancement:

Around 2017 the neighborhood undertook a multi-phased project to enhance the pool area, which included closing-up the baby pool in the upper patio, installing the splashpad and surrounding spaces, and upgrading the upper pool patio to make it more usable for our residents. The first two projects completed, but the third was left incomplete.

This project proposes to complete that original effort by reconfiguring the upper pool deck, opening a staircase between the lower and upper decks that faces the pool, and increasing the available usable space for parents, families, and guests when they enjoy the pool.

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



Installation of Pickle Ball Courts:

The CDD board considered a project to expand our neighborhood's amenities to include pickleball courts. The conversations concluded in the summer of 2024 with a decision to table the project for possible later consideration.

Below is a summary of several key points about the project, for your consideration:

Site Selection:

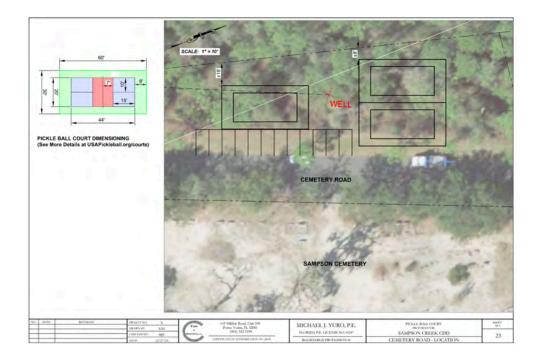
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along cemetery road, which would be accessible via Brookhaven Drive. Please see the attached file with the likely placement of the courts.

Sound Study:

A sound study was commissioned to assess the potential impact around the proposed site. This study has been posted to the CDD website at the following link for your review: https://www.stjohnsgcc.org/documents-2/

Project Cost Estimates:

The CDD's engineering firm has provided an initial project cost estimate of \$294K (for three courts) or \$260k (for two courts). Funds from the 2020 bond series would be utilized to cover these costs.



Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

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

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

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

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

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

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

Sincerely,

Nick Lee

Owner/Project Manager



ST JOHNS GOLF AND COUNTRY CLUB ST AUGUSTINE, FLORIDA 32092

Sales: James Merritt

|St Johns Golf and Country Club | Design-Build

St Augustine, Florida 32092

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

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

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

Concrete - Ramp \$13,333.33

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

TERMS

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

Landscape Renovation

SPECIAL CONDITIONS

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

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

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

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

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

WARRANTY OF CONTRACT

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

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

Construction Warranty:

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

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

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

After Care Tips

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

Softscape:

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

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

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

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

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

Sod and seed:

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

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

Hardscape:

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

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

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

Liahtina:

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

Mulching:

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

Fertilization:

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

growth and plant health.

Pruning:

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

Irrigation:

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

Contractor:		Client:	
-	James Merritt	-	
Signature Date:	02/12/2025	Signature Date:	
_		_	

Email: james@livealohanow.com

ESTIMATE

River Stonework 8570 Philips Hwy suite #101 Jacksonville, FL 32209 phill@riverstonework.com (904) 7337077 www.riverstonework.com



Bill to

John Westcott st johns golf and country club 219 st johns golf dr st augustine, fl 32092 Ship to
John Westcott
st johns golf and country club
219 st johns golf dr

st augustine, fl 32092

Estimate details

Estimate no.: 14025

Estimate date: 12/12/2024 Expiration date: 01/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.		DEMO			
2.	Demolition	DEMO FOLLOWING: *OLD PAVERS *OLD WALLS *OLD STAIRS	1	\$10,000.00	\$10,000.00
3.		NEW **MEASUREMENTS PROVIDED BY CLIENT**			
4.	Job Preparation	Includes grass and soil removal, grading and alignment. SQFT PROVIDED PLUS 10% FOR CUTS AND WASTE	1	\$1,980.00	\$1,980.00
5.	Paver 2-3/8	Paver 12x12x2-3/8	2280	\$12.00	\$27,360.00
6.	Retaining Wall	NEW RETAINING WALL WITH CAPS 6 ROWS TOTAL WITH REGULAR STONEGATE BLOCKS	1	\$20,000.00	\$20,000.00
7.	Step Up Or Down With Stonegate Wall Block	(5) 4' length x 12" wide x 6" high (5) 24' length x 12" wide x 6" high WITH COPING ON EDGE	1	\$17,000.00	\$17,000.00

9. Job Site Cleaning	Debris and pallets removal and disposal. Overall cleaning.	1	\$165.00	\$165.00
10. Delivery		4	\$350.00	\$1,400.00
11. Sales	DUMPSTERS	1	\$1,500.00	\$1,500.00
12.	COMMENTS			
13.	NOT INCLUDED: *RAMPS *FENCE (REMOVE OR INSTALL) *PLANTERS *IRRIGATION. *GAS/ELECTRICITY/PLUMBING.			
14.	**ALL MEASUREMENTS PROVIDED BY CLIENT**			

Total		\$79,405.00
	Expiry	01/12/2025

date

Note to customer

-Pool renovations, will require professional cleaning.

-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.

-Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.

-If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.

A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

Accepted date

Accepted by

Urban Edge, Inc.

1879 Caravan Trail, Unit #304 Jacksonville, FL 32216 US +19045158265 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 # 3006 **DATE** 11/14/2025 EXPIRATION DATE 12/14/2025

QTY 9	RATE	AMOUNT	
9			
9			
J	615.00	5,535.00T	
3	5,350.00	16,050.00T	
22	13.50	297.00T	
43	21.25	913.75T	
18	13.00	234.00T	
65	13.50	877.50T	
214	8.50	1,819.00T	
170	7.75	1,317.50T	
29	6.75	195.75T	
688	1.65	1,135.20T	
15	72.50	1,087.50T	
3,600	0.65	2,340.00T	
5,000	0.85	4,250.00T	
1	6,850.00	6,850.00	
35	85.00	2,975.00T	
1	17,800.00	17,800.00	
1	6,500.00	6,500.00	
	3 22 43 18 65 214 170 29 688 15 3,600 5,000 1 35 1	3 5,350.00 22 13.50 43 21.25 18 13.00 65 13.50 214 8.50 170 7.75 29 6.75 688 1.65 15 72.50 3,600 0.65 5,000 0.85 1 6,850.00 1 17,800.00	3 5,350.00 16,050.00T 22 13.50 297.00T 43 21.25 913.75T 18 13.00 234.00T 65 13.50 877.50T 214 8.50 1,819.00T 170 7.75 1,317.50T 29 6.75 195.75T 688 1.65 1,135.20T 15 72.50 1,087.50T 3,600 0.65 2,340.00T 1 6,850.00 6,850.00 35 85.00 2,975.00T 1 17,800.00 17,800.00

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.

Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, sealer & portland cement)		2,850.00 3,850.00 0.00	2,850.00 3,850.00 0.00
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) Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area. Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps) Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps) Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps) 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. Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers. Additional materials can be ordered if needed for an additional cost. Construction Items: Performed by our Licensed Tradesman Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance. 120 linear feet 1 gate Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans. Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply. Landscape Construction Concrete Ramp Installation: Per specifications of the plan. Estimated 350 sq ft 4" thick. Notes Installation required before scheduling or start of work can occur.		3,850.00	3,850.00 0.00
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) Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area. Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps) Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion. Product Sales:Grading/Drainage Supplies Pr		3,850.00	3,850.00
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Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp Product Sales:Hardscape Fremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, realer & portland cement) Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area. Product Sales:Hardscape Fremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps) Product Sales:Hardscape Fremron Stonegate Caps 3"x 12"x 8", per unit (wall caps) 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. Product Sales:Grading/Drainage Supplies Product Sales:Grading/Drainage Installation:Install Drainage Installation:Install Drainage Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers. Additional materials can be ordered if needed for an additional cost. 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		
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Product Sales:Hardscape Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, ealer & portland cement) Product Sales:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area. Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps) Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps) 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. Product Sales:Grading/Drainage Supplies Product Sales:Grading/Drainage Supplies	1	1,200.00	1,200.00
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Product Sales:Hardscape fremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, ealer & portland cement) firstallation:Hardscape Installation flardscape Installation - To Include: Installation of new upper paver patio deck area. Product Sales:Hardscape fremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps)	1	15,580.00	15,580.00
Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp Product Sales:Hardscape Fremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, ealer & portland cement) Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area. Product Sales:Hardscape	285	8.50	2,422.50
lardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete lamp Product Sales:Hardscape remron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, ealer & portland cement) Installation:Hardscape Installation	486	27.50	13,365.00
lardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete lamp Product Sales:Hardscape remron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand,	2,300	6.00	13,800.00
, ,	2,300	9.50	21,850.00
Dumpster containers for debris & haul off			
nstallation:Landscape Installation:Landscape Installation irading, Site Prep & Removal Machine Grading & demolition removal time Material & trash mobilization removal off site and building materials on to construction ite	1	10,250.00	10,250.00
CTIVITY ite Work/ Demolition: Erosion Control & Debris Removal	QTY	RATE	AMOUN ⁻

Accepted By Accepted Date

Urban Edge, Inc.

1879 Caravan Trail, Unit #304 Jacksonville, FL 32216 US +19045158265 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 #** 3007 **DATE** 11/14/2025 **EXPIRATION DATE** 12/14/2025

ACTIVITY	QTY	RATE	AMOUNT	
Hardscape Design/ Installation: Urban Edge Designed Pool Deck Renovations- New Paver Patio Terrace, Retaining Walls, Steps & Columns				
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone, per sq ft materials (includes aggregate paver base, sand & portland cement)	4,066	9.50	38,627.00T	
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone, per sq ft installation	4,066	6.00	24,396.00	
Product Sales:Hardscape Tremron Stonegate Block 'Sierra', per sq ft materials (retaining walls and columns)	690	27.50	18,975.00T	
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	515	8.50	4,377.50T	
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining walls, columns and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	22,880.00	22,880.00	
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	
Landscape Design/ Installation: New Patio Terrace Plantings				
Product Sales:Plant Material:Plant Material Specimen Queen Palms (20 ft. Overall)	3	985.00	2,955.00T	
Product Sales:Plant Material:Plant Material Triple Pygmy Date Palms (6'-8ft. Overall)	2	750.00	1,500.00T	
Product Sales:Plant Material:Plant Material European Fan Palms 30 gal.	14	350.00	4,900.00T	
Product Sales:Plant Material:Plant Material Croton 'Petra', 7 gal.	11	60.00	660.00T	
Product Sales:Plant Material:Plant Material Cordyline 'Red sister', 3 gal.	8	18.50	148.00T	
Product Sales:Plant Material:Plant Material Drift rose 'lcy', 3 gal.	75	32.00	2,400.00T	
Product Sales:Plant Material:Plant Material Apostle Iris, 3 gal.	27	22.50	607.50T	
Product Sales:Plant Material:Plant Material Drift rose 'Coral', 3 gal.	55	29.50	1,622.50T	
Product Sales:Plant Material:Plant Material Flax lily, 3 gal.	35	14.50	507.50T	
Product Sales:Plant Material:Plant Material Carex 'Everillo', 1 gal.	60	12.50	750.00T	
Product Sales:Plant Material:Plant Material Blue daze, 1 gal.	125	7.75	968.75T	
Product Sales:Sod Sod- St Augustine, per sq ft.	1,500	0.65	975.00T	
Product Sales:Sod	5,000	0.85	4,250.00T	

Te are grateful for the opportunity to service your ndscape needs! Feel free to contact us with any uestions you may have!		\$18	182,639.75 5,694.89 8,334.64
There is a 3% service fee for using a credit card. Please advise if you wo with a credit card and this fee will be added to your invoice.	uld like to pay		
otes 0% Deposit required before scheduling or start of work can occur. EPOSIT AMOUNT DUE IS \$94,167.32		0.00	0.00
e Dumpster containers for debris & haul off Erosion Control (required BMPs)			
stallation:Landscape Installation:Landscape Installation rading, Site Prep & Removal Machine Grading & demolition removal time Material & trash mobilization removal off site and building materials on t		1 10,250.00	, 10,230.00
ork is to be performed by others. te Work/ Demolition: Erosion Control & Debris Removal ctallation: Landacana Installational and consoliratellation		10,250.00	10,250.00
stallations of specified handrails for ramp and stairs are not included in		0.00	0.00
ost allowance based on plan specifications. Pricing is subject to change cations of existing wiring and fixture and power supply. otes		1 0.00	0.00
andscape Construction derman & Masters Electric, LLC censed Electrician to perform lighting pole relocation per plans.		1 2,850.00	2,850.00
20 linear feet gate ew stainless fasteners oncrete set posts			
andscape Construction ence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencin low. Installation for new is based on the cost allowance.		1 6,250.00	6,250.00
onstruction Items: Performed by our Licensed Tradesman			
stimated cost based on location of existing components and the content kisting system. Final cost is based on labor and materials to provide un overage for all landscaping on the property.			
rigation Installation to Include: nstall 3 new zones for landscape design.			
stallation:Irrigation Installation rigation Installation to Include: Renovations of the existing system and I ew additional zones to provide watering for new landscaping additions to	nstallation of	6,500.00	6,500.00
Istallation:Landscape Installation:Landscape Installation andscape Installation- To Include: Install new plant designs for all patio reas based on design plans. Install new sod on top terrace levels to rep onstruction. Install fresh mulch in all bed areas. Final clean up and deb	terrace bed air from	1 14,850.00	14,850.00
roduct Sales:Fertilizer/Soil Amendments ertilizer/Soil Amendments, per cu yd	29		2,125.00T
oduct Sales:Mulch:Mulch ulch, per cu yd		3 72.50	
stallation:Sod Installation od Installation: Install new sod to repair damaged lawn areas around pot te and along outside areas of fencing surrounding the sports field.	ool construction	5,850.00	
od, Bermuda Tifway 419, per sq ft			

Accepted By Accepted Date



Chad Bishop

Landscape- Hardscape Designs & Proposals, St. Johns Golf Sampson Creek CDD To: Daniel Laughlin, Cc: Chad Bishop

SHOUTH !

Hey Daniel!

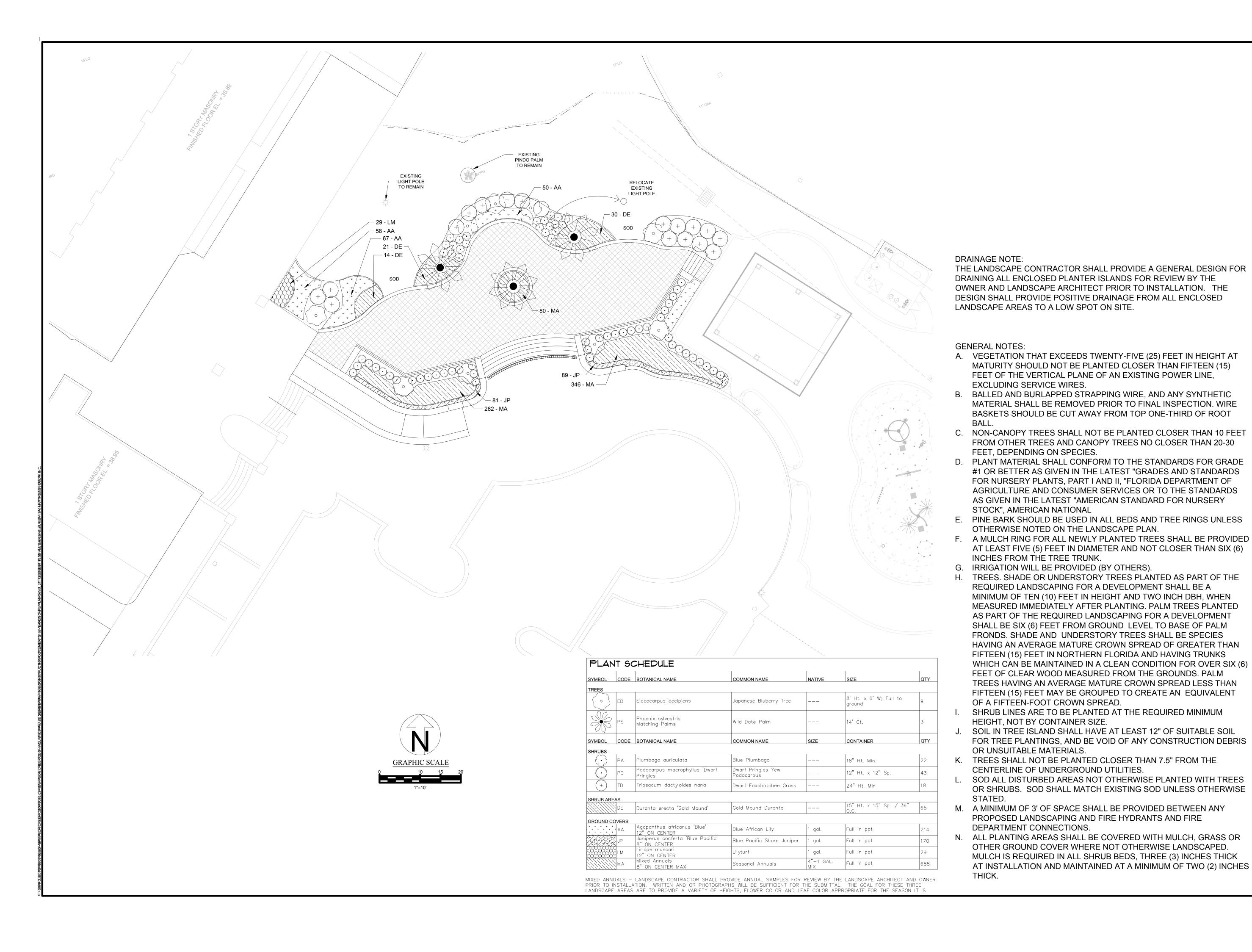
I apologize for the delays but I have attached the two proposals and the designs for your review. I have included my design and the updated pricing and also the plans and pricing for Matthews plans that I received from their Landscape Architect. Please let me know if you have any questions. The reason for the difference in pricing is my design does include a larger lower pool deck patio area below the newly rebuilt upper deck terrace. This area would be widened to create enough deck space for larger lounging chairs and additional seating areas. There is also a design video attached for the new hardscape and landscape design.

Thanks!





walk thru design video.wmv



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AQUATICS

CDD

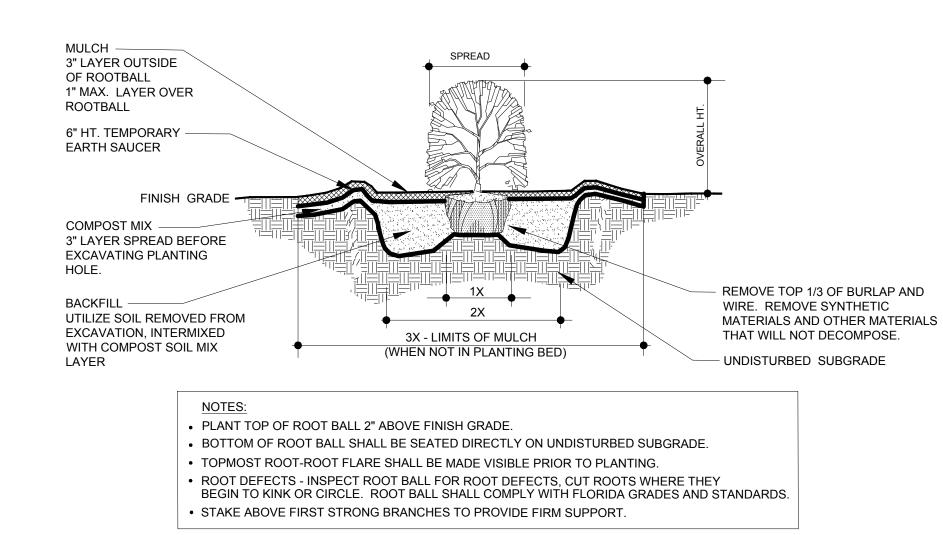
CREEK ST.

S

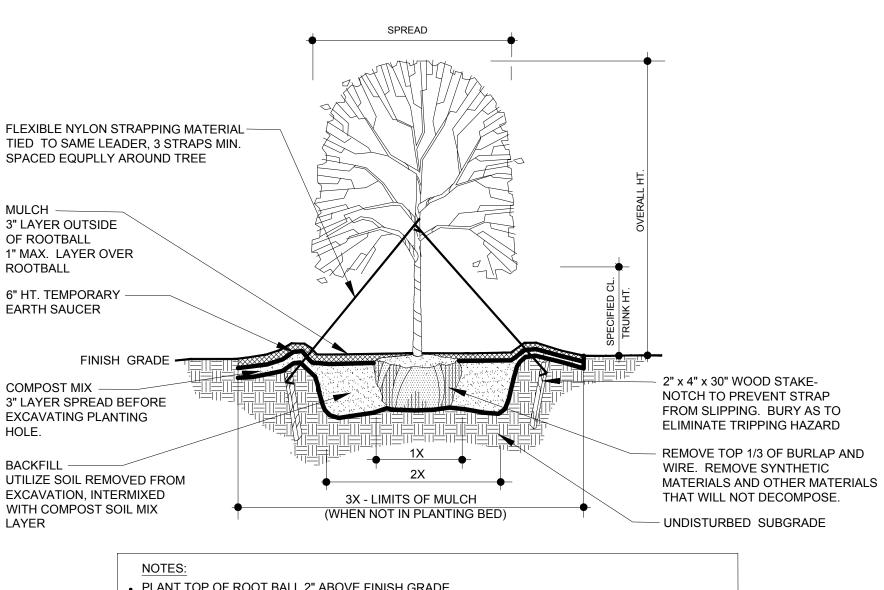
- 1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.
- 2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
- 3. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before
- 4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
- 5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
- 6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
- 7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

- 10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.
- 11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
- 12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre—emergent to all beds prior to planting.
- 13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumim 30" from buildings or walks.
- 14. Sod areas shall be BAHIA Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.
- 15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
- 16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.
- 17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.
- 18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
- 19. There will be special care to all existing trees to be retained on site to avoid construction damage.



TREE PLANTING - FULL TO GROUND JAPANESE BLUEBERRY TREE



- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE. TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING
- ROOT DEFECTS INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY
- BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS. • STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - SINGLE TRUNK

IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL MINIMUM 2" PINE BARK MULCH. SOIL BERM MINIMUM 12" DEPTH OF PLANTING SOIL IN GROUNDCOVER PLANTING

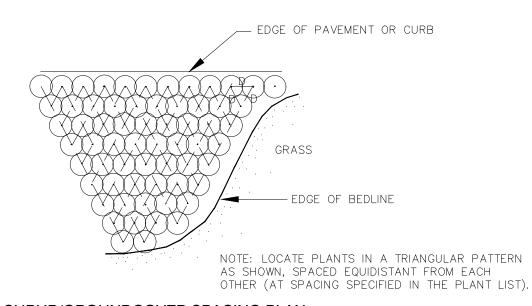
3 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)

PLANTING SOIL MIXED PER

SPECIFICATIONS

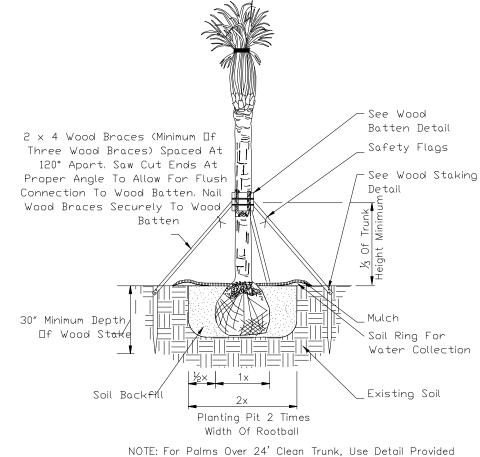
UNDISTURBED SUBSOIL PROVIDE MINIMUM PIT CLEARANCE OF 6" AROUND ROOT BALL AND

SHRUB AND GROUND COVER PLANTING DETAIL

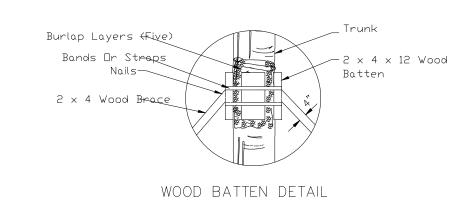


NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN

SHRUB/GROUNDCOVER SPACING PLAN



In Contract Plans. PALM PLANTING FOR UP TO 24' CLEAR TRUNK



_Existing Soil

With Boards Positioned For Figure 1 ∠2 x 4 Minimum Wood Face, Nail Brace Securel Wood Stake Below Finished

NOTE: Stake Into Firm, Existing Soil. WOOD STAKING DETAIL PALM PLANTING

P-CO-15

CREEK ST.

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November 12, 2025



Daniel Laughlin
District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
904-940-5850 ext. 401
dlauglhlin@gmsnf.com

Re: Proposal for Professional Engineering Services

Project Name: Sampson Creek CDD

Project No.: 16080.07

Dear Daniel:

Founded in 2005, **Matthews | DCCM** is a leading civil engineering firm offering full-service civil and land development engineering, roadway design, surveying, and landscape architecture. We proudly serve a wide range of public sector and private clients and have earned a solid reputation as a local leader for providing high-quality, innovative engineering solutions delivered timely and cost-effectively.

Staying true to our mission, Engineering Better Communities, our team takes an innovative approach to every project, creating thoughtful designs that balance functionality while preserving the often historic and ecosensitive quality of the communities we serve. Our engineers go beyond the rudimentary requirements of a job and intentionally seek ways to optimize a project's usability, convenience, and aesthetics while reducing environmental impact. From conception to completion, we partner closely with and work alongside our clients through each step of the process to successfully bring their vision to reality. Matthews | DCCM continues to receive national, state-wide, and local awards for being among "Best Places to Work" and a "Hot Firm" for growth.

We are pleased to offer you this proposal to provide professional engineering, construction administration, landscape architecture and surveying services for the Sampson Creek Community Development District (CDD) (Project) located at the St. Johns Golf and Country Club off of Cemetery Road in St. Johns, Florida.

Matthews | DCCM proposes to furnish professional services as described in "Exhibit A, Scope of Work," and per "Exhibit B, General Terms & Conditions," which are attached hereto and made a binding part hereof by this reference, for an estimated fee of **\$16,000**, plus direct reimbursable expenses. If these terms are agreeable, please sign and return the attached "Exhibit C, Contract Agreement."

We appreciate your consideration of our firm to provide these important services. Do not hesitate to contact us if you have any questions. We look forward to partnering with you and having our dedicated team of industry experts help make your project a success.

Sincerely,

Matthews | DCCM

Branden Marcinell, El Closeout and QC Manager

EXHIBIT A SCOPE OF WORK

I - Construction Plans

Based on the Client approved conceptual site plan, Matthews | DCCM will prepare construction plans for the Project to depict limits of land clearing and tree removal, demolition, site grading, and stormwater drainage as needed. Plans will detail the construction work to be completed by the selected contractor, including details and specifications in conformance with SJC and SJRWMD. Specifically, these plans will include:

- 1. Demolition plan describing items to be removed/retained on the existing site.
- 2. Site plan describing site layout and site improvements.
- 3. Grading plan describing site grading details and stormwater collection requirements.
- 4. Construction details as needed to expand on the information in the above plan sets.

Fees for Construction Plans services will be billed on a time and materials (T&M) basis, with an initial estimated fee of \$2,000, and in accordance with Exhibit B, General Terms & Conditions, plus direct reimbursable expenses.

II - Permit Application and Processing

Matthews | DCCM will prepare permit application packages with supporting documents to apply for the following construction permits:

1. SJC Permit

Matthews | DCCM's proposal includes addressing reasonable comments for up to two rounds of Requests for Information (RFI) from the permitting agencies relating to the scope of work provided by our firm.

Fees for Permit Application and Processing services will be billed on a time and materials (T&M) basis, with an initial estimated fee of \$3,000, and in accordance with Exhibit B, General Terms & Conditions, plus direct reimbursable expenses.

III - Topographic Survey

Matthews | DCCM will provide surveying services for this development that includes the following tasks: Topographic survey with "Tree" locations delivered on a "Map of Survey", referred to hereafter as the "Survey".

- Including a final record of survey showing a survey of a certain area of the larger parcel ID# 0264310002 per county website.
- 2. Horizontal improvements for the proposed site area.
- 3. Survey of the certain area and 10 feet beyond subject survey area.
- 4. Survey to include all accessible utility inverts and locations.
- 5. Two (2) site Benchmarks to be placed on the subject parcel. Datum, location, and elevation information to be displayed on the survey delivered.
- 6. Survey to be delivered in NAD83(2011) horizontal datum. Vertical datum to be NAVD88
- 7. "Trees" will be added to the survey per St Johns County tree ordinance. (any "tree" 5" diameter or greater as measured at chest height.)
- 8. Subject survey area as show below in red:



Fees for Topographic Surveying services will be billed on a lump sum fee basis for a total of \$2,500, plus direct reimbursable expenses.

IV – Construction Administration

Matthews | DCCM will provide the following construction administration services as requested by the client:

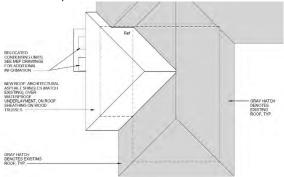
- 1. Attend onsite preconstruction meetings with chosen contractor and CDD member.
- 2. Review contractor's shop drawings as needed.
- 3. Respond to contractor's questions regarding the construction documents.
- 4. Provide engineering certifications of final acceptance to the filing agencies. The certifications shall be based upon as-built drawings, prepared and certified and registered land surveyor.
- 5. Provide landscape inspection and certifications of final acceptance per SJC. Landscape Modifications to the client approved or permitted landscape plans required during construction will be billed on a time and materials basis.

Fees for Construction Administration services will be billed on a time and materials (T&M) basis, with an initial estimated fee of \$5,000, and in accordance with Exhibit B, General Terms & Conditions, plus direct reimbursable expenses.

V - Construction Staking

Matthews | DCCM will provide construction staking surveying services for this community clubhouse addition development that includes the following tasks:

- 1. Construction staking "stake out" services to stake point building corners of addition as needed from the St. Johns Golf & Country Club Swim & Tennis Building Addition (Project) construction plans.
- 2. Stake out and set proposal addition finished floor elevation.
- 3. Addition to be staked: (as shown below)



Fees for Construction Staking services will be billed on a lump sum fee basis for a total of \$1,500, plus direct reimbursable expenses.

VI - Final Survey

Matthews | DCCM will provide a final as-built survey, as required, delivered on a "Map of Survey," referred to hereafter as the "Final."

- 1. The final will be delivered according to the "St Johns County As-Built Standards."
- 2. FFE will be displayed on the final, NAVD 88 vertical datum.
- 3. Addition to as built surveyed and displayed overlaid on the original topographic survey from task III

Fees for Final Survey services will be billed on a lump sum fee basis for a total of \$2,000.

Services or work items not specifically set forth in this proposal are excluded. Should additional scope be requested by the Project Client, a change order for the additional services will be negotiated, and a change order proposal outlining costs will be fully executed before the additional work shall commence.

Assumptions and Exclusions:

- 1. Scope and fee proposal is based on the Architect Site Plan dated 10-07-2025.
- 2. All permit application fees are to be paid by the owner.
- 3. Permitting with FDOT and WMD are not anticipated nor included in this scope.
- 4. Site lighting and photometric designs are not included in this scope.
- 5. Environmental services and related permitting are not included.
- This assumes the building is not required to be protected with an automatic sprinkler system. If a sprinkler system is determined to be required a separate Additional Services Proposal will be provided for those services.

FEE SUMMARY

The following list summarizes costs associated with work items as described in Exhibit A, Scope of Work.

I – Construction Plans	\$ 2,000 (T&M)
II – Permit Application and Processing	\$ 3,000 (T&M)
III – Surveying Services	\$ 2,500 (Lump Sum)
IV – Construction Administration	\$ 5,000 (T&M)
V - Construction Staking	\$ 1,500 (Lump Sum)
VI – Final Survey	\$ 2,000 (Lump Sum)

Total Estimated Cost: \$16,000, plus direct reimbursable expenses

Services or work items not specifically set forth in this proposal are excluded. Should additional scope be requested by the Project Client, a change order for the additional services will be negotiated, and a change order proposal outlining costs will be fully executed before the additional work shall commence.

EXHIBIT B GENERAL TERMS & CONDITIONS Revised: 08/22/2023

- a) Scope of Work. The Scope of Work details the services Matthews | DCCM is agreeing to provide along with the associated costs for these services and assumes normal engineering and design services along with up to up to two submittals. Additional submittals, work performed outside the scope of services detailed in this proposal, or changes due to requests or revisions from the Client or any government agency will require a signed Change Order that defines the additional scope and billing terms PRIOR to the out-ofscope work commencing. Costs will be based on the current schedule of fees/rates or renegotiation of this Agreement to the satisfaction of both parties. Unless specifically noted otherwise, service fees proposed in this Agreement exclude costs for the following fees and work types, but are not limited to: all permit application and governing agency fees, consumptive use permitting, wetlands mitigation. threatened/endangered species studies, geotechnical studies, traffic studies, shared parking studies, landscape architecture, irrigation designs, site lighting, structural/MEP engineering, architecture, agency construction inspection and as-built reviews, impact and clearance sheet fees, construction stakeout, other inspection services, other subconsultant fees, and reimbursable items as outlined in General Terms & Conditions.
- b) Estimates. The rates quoted in this proposal are good for 90 days. If a signed contract is not executed within this 90-day period, lump sum amounts will be revised, and time and material billing rates will change to reflect Matthews | DCCM's standard hourly rates in effect at the time the contract is signed and executed. Current billing rates are listed in bullet 'g' below. All billing rates are subject to change according to our annual billing rate increases. For lump sum contracts lasting more than a year, Matthews | DCCM reserves the right to adjust the lump sum contract amounts in accordance with the annual bill rate increase. Prior to any such rate changes, Matthews | DCCM will provide the Client with a 30-day notification of any rate changes.
- c) Documents. All plans, drawings, reports, information, etc. prepared or assembled by Matthews | DCCM's data creator [Engineer] under this Contract are for the Client's use in completing scope of work identified for use on the Project. The Client further agrees that they shall not be made available to any individual or organization for any other use, or reuse by others, without the prior written approval of Matthews | DCCM.
- d) Compensation & Payments. The Client agrees to pay Matthews | DCCM the compensation for its services as described under Scope of Services of this Agreement, with hourly rates computed based upon the established billing rates. Billing occurs monthly and is based on documented project progress. Payments may be made by check, ACH deposit, or credit card (a 3.5% transaction fee is assessed for credit card payments). Payment is due upon receipt of the invoice. DELAYS IN MAKING PAYMENTS WILL CAUSE DEFINITE DELAYS IN PROJECTS BEING COMPLETED.
 - PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE INVOICE DATE ARE CONSIDERED DELINQUENT AND ALL SUBMITTALS WILL BE PUT ON HOLD FOR THE CLIENT'S PROJECTS **UNTIL FULL PAYMENT IS RECEIVED.**
 - Interest at the rate of 1.5% per month (or 18% per annum) will be added to any unpaid balance after 30 days from the invoice date. All work will cease until full payment is received, and the project will be delayed with new milestone dates being reassigned once payment in full is received.
 - Delinquencies lasting more than 70 days will result in a Claim of Lien recorded against the property.

- Invoice balances aged over 90 days will incur a reinstatement fee of 15% of the total outstanding invoice balance. This reinstatement fee must be paid in full in addition to the full outstanding invoice balance in order for Matthews | DCCM to resume work on the project.
- Matthews | DCCM will stop all work and hold submittals in the case of a bounced check until a replacement check has cleared the bank.
- The Client will be responsible for payment of any legal, collection, application, and permitting fees. Clients are responsible for paying application and permit fees prior to Matthews | DCCM making submittals.
- Subcontractor services and fees paid by Matthews | DCCM on behalf of the client will include a 15% surcharge. Services performed by Project staff on a time and materials basis will be billed at the hourly rates listed herein.
- e) Certification. Represented by a signed or sealed statement of a professional landscape architect or engineer means that services performed were based upon his/her knowledge, information, and belief in accordance with commonly accepted procedures and applicable standards of practice but is not a quarantee or warranty.
- f) Work Performed. All plans, designs, and documents will be prepared consistent with normal professional standards of care but does not guarantee success, approval, or issuance of permits. Matthews | DCCM will not accept back charges on corrective action without written agreement of both parties.
- g) Billing Rates. Below are the current billing rates. Billing rates are revised annually.

Personnel Classification	Rate Range		
PRINCIPAL/SENIOR LEADS			
Principal	\$365.00		
VP	\$275.00 - \$300.00		
Division Lead	\$260.00 - \$285.00		
Program Manager	\$240.00 - \$265.00		
SENIOR PROFESSIONAL			
Senior Professional Engineer	\$200.00 - \$270.00		
Senior Planner	\$210.00 - \$230.00		
Senior Landscape Architect	\$220.00 - \$260.00		
Senior Construction Inspector	\$195.00 - \$210.00		
PROFESSIONAL			
Professional Engineer	\$230.00 - \$240.00		
Project Engineer	\$160.00-\$190.00		
Planner	\$160.00 - \$190.00		
Landscape Architect	\$170.00 - \$190.00		
Construction Inspector	\$170.00 - \$180.00		
DESIGNER			
Senior CAD Designer and Senior Engineering Tech	\$180.00 - \$200.00		
Senior Landscape Designer	\$180.00 - \$200.00		
CAD Designer and Engineering Tech	\$130.00 - \$170.00		

SUPPORT STAFF	
Controller	\$150.00 - \$200.00
Graphic Designer	\$100.00 - \$140.00
Senior Graphic Designer	\$140.00 - \$180.00
Project Administrator and Project Coordinator	\$95.00 - \$120.00
ARCHITECTURE	
Project Manager, Architect	\$200.00 - \$255.00
Project Architect	\$170.00 - \$190.00
Project Coordinator, Architect	\$140.00 - \$170.00
Intern Architect	\$115.00 - \$140.00
CA, Architect	\$220.00 - \$240.00
Specifications Writer	\$220.00 - \$240.00
SURVEYING	
Project Director, Survey	\$215.00 - \$245.00
Senior Surveyor	\$170.00 - \$200.00
Senior GIS Enterprise Administrator	\$170.00 - \$200.00
Project Surveyor	\$155.00 - \$185.00
Project GIS Developer, Survey	\$155.00 - \$185.00
Staff Surveyor	\$135.00 - \$165.00
Staff GIS Analyst	\$135.00 - \$165.00
Four Man Field Crew	\$215.00 - \$245.00
Three Man Field Crew	\$195.00 - \$215.00
Two Man Field Crew	\$170.00 - \$200.00
One Man Field Crew	\$150.00-\$180.00
One Man Crew (GPS/RTK)	\$200.00 - \$230.00
Two Man Crew (GPS/RTK)	\$215.00 - \$245.00
CADD Technician, Survey	\$115.00-\$145.00
GIS Technician	\$115.00 - \$145.00
Field Technician, Survey	\$95.00 - \$125.00

- h) Reimbursable/Direct Expenses. Unless specifically stated, direct expenses will be billed in addition to our lump sum fees. Examples of expenses include, but are not limited to:
 - Mileage will be billed per current IRS rates.
 - Production costs will be billed at the following rates:
 - Paper copies:
 - 81/2"x11" B&W \$0.27 each
 - 81/2"x11" Color \$0.50 each
 - 11"x17" B&W \$0.55 each
 - 11"x17" Color \$0.88 each
 - Plots 24" x 36":
 - Black line plots \$2.20 each
 - Color plots \$55.00 each
 - Mylar \$44.00 each
 - Binding: \$5.50 per book
 - Foam Board Mounted Color Plots: \$71.50 each
 - CD containing project data (i.e., CAD files, photographs, documents, etc.): \$13.20/each

The following will be billed at cost plus 15%:

- Travel and hotel expenses
- Shipping and delivery, including UPS shipping and courier services
- i) **Compliance.** All work will be performed in accordance with appropriate city, county, and state or other governmental regulations.
- j) Transfer or Termination. The Client or Matthews | DCCM may terminate this Agreement by notifying the other party in writing. Termination will become effective one (1) calendar day after receipt of the termination notice. Irrespective of which party shall initiate termination or the cause therefore, the Client shall, within thirty (30) calendar days of termination, remunerate Matthews | DCCM for services rendered and costs incurred, in accordance with Matthews | DCCM's prevailing fee schedule and expense reimbursement policy. Services shall include those rendered up to the time of termination, as well as any travel or demobilization costs associated with termination itself.
- k) Retainer. If a retainer is required, it will be kept for the duration of the Project and applied to the final invoice. Any remaining balance after applying the retainer will be refunded to the Client. At the completion of the Project, if no monies are remaining due in which to apply the retainer, Matthews | DCCM will refund the full retainer amount.
- l) Supplemental Owner's responsibilities Surveying Services.

If an owner / client elects to contract directly with the surveyor, it must be understood surveys directly affect the accuracy and quality of the engineering design. Therefore, Owners / Clients that choose to contract directly with the surveyor are responsible for the following:

- Obtaining a detailed survey scope from Matthews | DCCM to provide to the surveyor that describes in detail what Matthews | DCCM requires of the surveyor in order to correctly complete the engineering services for the project.
- Providing Matthews | DCCM with the surveyor's service agreement to review and approve prior to
 engagement of the surveyor to ensure the surveyor's service agreement includes the items outlined in the
 survey scope provided by Matthews | DCCM.
- Agreeing work from Matthews | DCCM will not commence until a complete survey is provided to Matthews | DCCM.
- Providing Matthews | DCCM the signed and sealed copies of the survey documents prior to the production of final construction plans.
- Agreeing changes to the scope of design services may require additional survey information and deliverables resulting in modification to the scope of the survey, thus requiring the owner/client to contract with the surveyor for additional required services
- Agreeing the schedule of completion for engineering design is directly affected by the receipt of the accurate and complete survey deliverables.
- **Alternatively;** Agreeing if Matthews | DCCM is supplied with previously surveyed information, additional or updated survey information prior to commencement of engineering services may be required. The owner/client takes responsibility and liability for the supplied survey being a correct representation of the current existing conditions of the project site.
- m) **Liability.** Any claims made by the Client for losses, injuries, expenses, or damages shall not exceed the total fee of the project and shall include, but is not limited to, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.

n) Terms Acceptance. Regardless of if this proposal is signed, the verbal or written acceptance, approval, notice to proceed, or request for services performed by Matthews Design Group, LLC (Matthews | DCCM) constitutes acceptance of the prices and terms contained in this proposal and agreement to pay for services rendered by Matthews | DCCM.

PURSUANT TO FLORIDA STATUTES, SECTION 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

EXHIBIT C CONTRACT AGREEMENT

Upon acceptance, please sign, date, and return this Agreement to our office. We will return a fully executed copy of this Contract Agreement for your file, which will serve as Authorization to Proceed with services as outlined in Exhibit A, Scope of Work.

The undersigned have executed this Agreement on the day and year set forth below.

Authorized Signature On Behalf of Matthews DCCM Branden Marcinell, EI, Closeout and QC Manage 7 Waldo Street St. Augustine, FL 32084 904.593.8659 bmarcinell@dccm.com	
CLIENT ACCEPTANCE AND AUTHORIZATION	V
Authorized Signature	Date
Name, Title	
On Behalf of Company/Client Name	
Billing Contact	
Billing Email Address	
Additional Billing Email Address (Copy to)	
Billing Address Address	
City, State, Zip Code	
Billing Phone No.	
BM/jq 16080.07p2	



Certificate Of Completion

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Subject: Proposal from Matthews | DCCM: 16080.07 - Sampson Creek CDD

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St. Augustine, FL 32085 MDG.accounting@dccm.com IP Address: 50.204.239.74

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Signer Events Signature

Daniel Laughlin dlaughlin@gmsnf.com

Secretary

Sampson Creek CDD

Security Level: Email, Account Authentication

Electronic Record and Signature Disclosure:

Accepted: 10/21/2025 4:18:10 PM

ID: 7c9e0bf2-d3e1-46be-a189-4c1a0ee1ce85

Branden Marcinell

mdg.accounting@dccm.com

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
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MDG project file

saprojectfile@mdginc.com

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

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Branden Marcinell

bmarcinell@dccm.com

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events	Signature	Timestamp	
Notary Events	Signature	Timestamp	
Envelope Summary Events	Status	Timestamps	
Envelope Sent	Hashed/Encrypted	10/21/2025 4:03:07 PM	
Envelope Updated	Security Checked	10/24/2025 3:26:40 PM	
Envelope Updated	Security Checked	10/24/2025 3:26:40 PM	
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Envelope Updated	Security Checked	11/12/2025 12:22:44 PM	
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Envelope Updated	Security Checked	11/12/2025 12:22:45 PM	
Payment Events	Status	Timestamps	
Electronic Record and Signature Disclosure			

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From time to time, Matthews Design Group (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Matthews Design Group:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: danielle@mdginc.com

To advise Matthews Design Group of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at danielle@mdginc.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Matthews Design Group

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to danielle@mdginc.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Matthews Design Group

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to danielle@mdginc.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

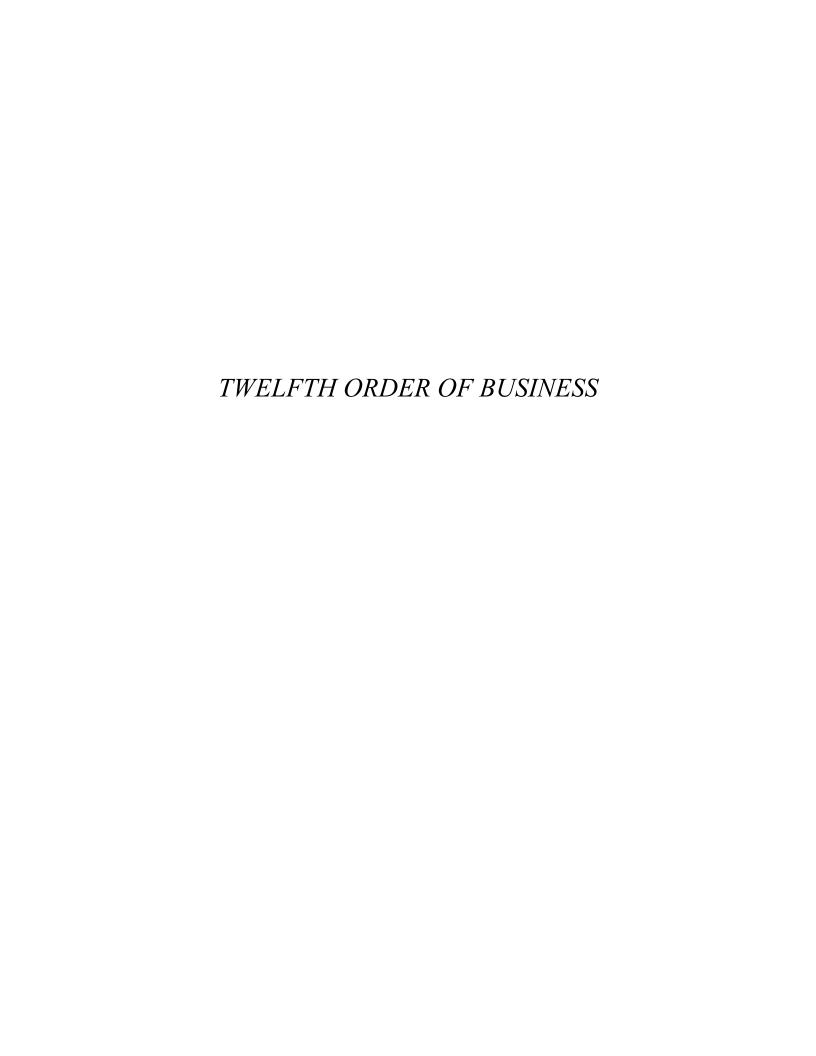
The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Matthews Design Group as described above, you consent to
 receive exclusively through electronic means all notices, disclosures, authorizations,
 acknowledgements, and other documents that are required to be provided or made
 available to you by Matthews Design Group during the course of your relationship with
 Matthews Design Group.



RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Sampson Creek Community Development District, hereinafter referred to as "District", adopted a General Fund and Capital Reserve Fund Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

- 1. The General Fund and Capital Reserve Fund Budget are hereby amended in accordance with Exhibit "A" attached.
- 2. This resolution shall become effective this 20th day of November, 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District.

Sampson Creek

by:

Chairman

Attest:

by:

Secretary

Sampson Creek

Community Development District

Budget Amendment

FY 2025 General Fund

CategoryCurrent BudgetRevenues\$1,158,783Maintenance Assessments\$1,158,783Interest Income\$5,000Youth Programs Income\$0Clubhouse Income\$1,000Carryforward Surplus\$125,091Total Revenues\$1,289,874ExpendituresSupervisor Fees\$12,000	Proposed Increase/ (Decrease) \$24,090 \$18,705	Amended Budget \$1,182,874
CategoryBudgetRevenues\$1,158,783Maintenance Assessments\$1,158,783Interest Income\$5,000Youth Programs Income\$0Clubhouse Income\$1,000Carryforward Surplus\$125,091Total Revenues\$1,289,874Expenditures	(Decrease) \$24,090	Budget
Revenues Maintenance Assessments Interest Income Youth Programs Income Clubhouse Income Carryforward Surplus Total Revenues \$1,158,783 \$5,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,200 \$\$1,289,874	\$24,090	
Maintenance Assessments Interest Income \$5,000 Youth Programs Income \$0 Clubhouse Income \$1,000 Carryforward Surplus \$125,091 Total Revenues \$1,289,874 Expenditures Administrative		\$1 182 87 4
Maintenance Assessments Interest Income \$5,000 Youth Programs Income \$0 Clubhouse Income \$1,000 Carryforward Surplus \$125,091 Total Revenues \$1,289,874 Expenditures Administrative		\$1 182 87 <i>4</i>
Interest Income \$5,000 Youth Programs Income \$0 Clubhouse Income \$1,000 Carryforward Surplus \$125,091 Total Revenues \$1,289,874 Expenditures Administrative		\$1 182 874
Youth Programs Income \$0 Clubhouse Income \$1,000 Carryforward Surplus \$125,091 Total Revenues \$1,289,874 Expenditures Administrative	\$18 705	i i
Clubhouse Income \$1,000 Carryforward Surplus \$125,091 Total Revenues \$1,289,874 Expenditures Administrative	Ψ10,703	\$23,705
Carryforward Surplus \$125,091 Total Revenues \$1,289,874 Expenditures Administrative	\$3,828	\$3,828
Total Revenues \$1,289,874 Expenditures Administrative	\$2,910	\$3,910
Total Revenues \$1,289,874 Expenditures Administrative	(\$45,066)	\$80,025
Expenditures Administrative		
<u>Administrative</u>	\$4,467	\$1,294,342
1	(\$1,800)	\$10,200
FICA Expense \$918	,	\$780
Engineering \$15,000	\$30,194	\$45,194
Dissemination \$2,226	(\$0)	\$2,226
Arbitrage \$1,200	(\$600)	\$600
Assessment Roll \$5,565	\$0	\$5,565
Attorney \$23,963	(\$7,636)	\$16,327
Annual Audit \$4,000	(\$150)	\$3,850
Trustee Fees \$8,500	(\$95)	\$8,405
Management Fees \$65,730	(\$0)	\$65,730
Information Technology \$1,113	\$0	\$1,113
Telephone \$400	\$328	\$728
Postage \$600	\$315	\$915
Printing & Binding \$400	\$451	\$851
Insurance \$11,037	\$0	\$11,037
Legal Advertising \$1,350		\$1,342
Other Current Charges \$1,000		\$985
Office Supplies \$100	\$158	\$258
Dues, Licenses & Subscriptions \$175	\$0	\$175
Total Administrative \$155,277		

Sampson Creek

Community Development District

Budget Amendment

FY 2025 General Fund

		Proposed	
	Current	Increase/	Amended
Catagory	Budget	(Decrease)	Budget
Category	Duuget	(Deci ease)	Duuget
Field			
<i>Field</i> General Manager (Vesta)	\$183,369	\$2,400	\$185,769
Landscape Maintenance (Brightview Landscape)	\$166,398	(\$661)	\$165,737
Landscape Maintenance (St Johns Golf)	\$57,000	(\$2,460)	\$54,540
Landscape Maintenance Contingency	\$57,000 \$52,000	\$104	\$54,540 \$52,104
Lake Maintenance	\$30,000	(\$1,180)	\$28,820
Security	\$30,000 \$79,888	(\$2,689)	\$20,020 \$77,199
Lifeguards/Pool Monitors	\$46,434	\$3,165	\$49,599
Pool Maintenance	\$35,000	\$8,036	\$43,036
Splash Pad Maintenance/Chemicals	\$6,000	\$0,030 \$0	\$6,000
Janitorial Maintenance	\$22,500	(\$2,168)	\$20,332
Electric	\$80,000		·
Water	•	\$1,177	\$81,177 \$17,649
Refuse Service	\$18,500	(\$852)	\$17,648
	\$500	(\$500)	\$0 \$5.75
Permits	\$2,000	(\$1,425)	\$575
Fitness Equipment Lease	\$0	\$2,212	\$2,212
Repairs & Maintenance	\$32,849	(\$15,507)	\$17,342
Street & Tennis Court Lighting Maintenance	\$8,281	(\$7,268)	\$1,013
Repairs & Replacements-Amenity Center	\$20,000	\$6,332	\$26,332
Tennis Court Maintenance	\$3,897	(\$3,140)	\$757
Supplies	\$16,563	(\$729)	\$15,834
Special Events	\$25,000	\$2,646	\$27,646
Holiday Decorations	\$15,000	\$4,297	\$19,297
Workers Compensation Insurance	\$2,000	(\$2,000)	\$0
Property Insurance	\$45,947	(\$4,964)	\$40,983
Telephone/Internet/Cable TV	\$7,000	\$6,203	\$13,203
Website Maintenance	\$1,000	\$100	\$1,100
Office Supplies	\$700	\$99	\$799
Contingencies	\$0	\$3,727	\$3,727
Total Field	\$957,826	(\$5.04E)	\$Q52.791
I vai Ficiu	φ 93 7,040	(\$5,045)	<u>\$952,781</u>
Other Sources and Uses			
Interfund Transfer In-Excess DS Revenues	\$23,229	\$11,492	\$34,720
Interfund Transfer Out-Capital Reserve	(\$200,000)	\$0	(\$200,000)
Total Other Sources and Uses	(\$176,771)	\$11,492	(\$165,280)
	<u>, , , , , , , , , , , , , , , , , , , </u>		<u>, , , , , , , , , , , , , , , , , , , </u>
Net change in fund balance	\$0	\$0	\$0

Sampson Creek

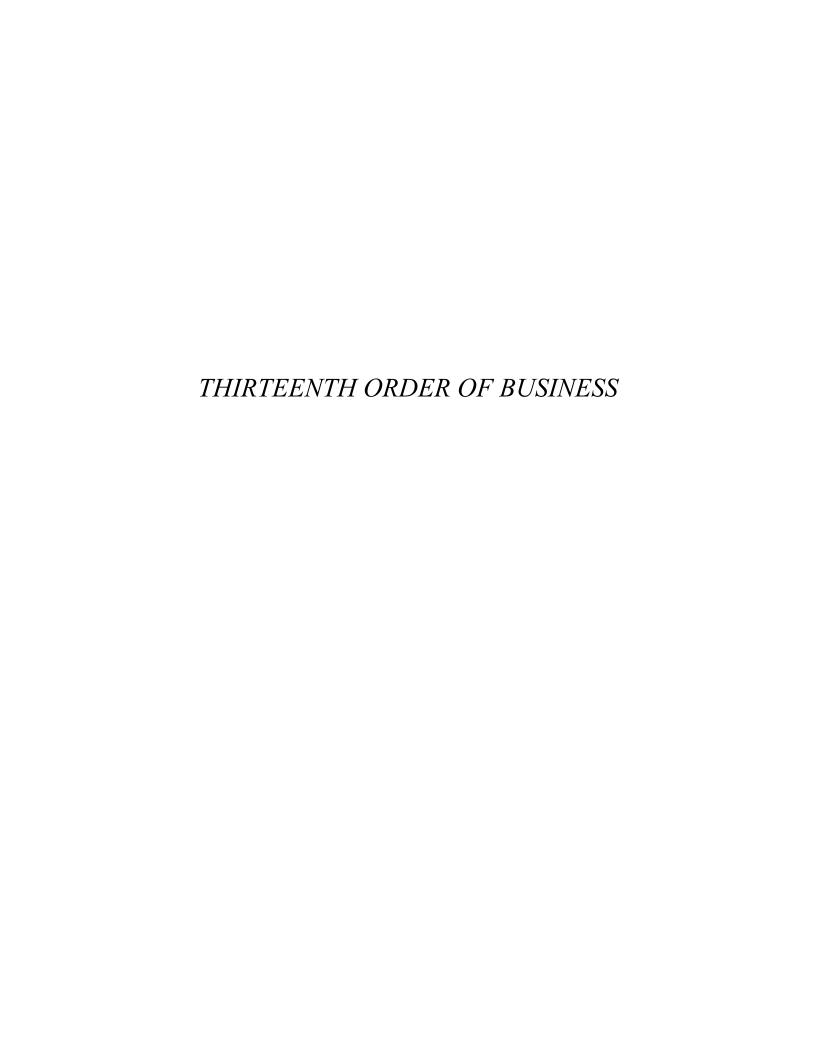
Community Development District

Budget Amendment

FY 2025

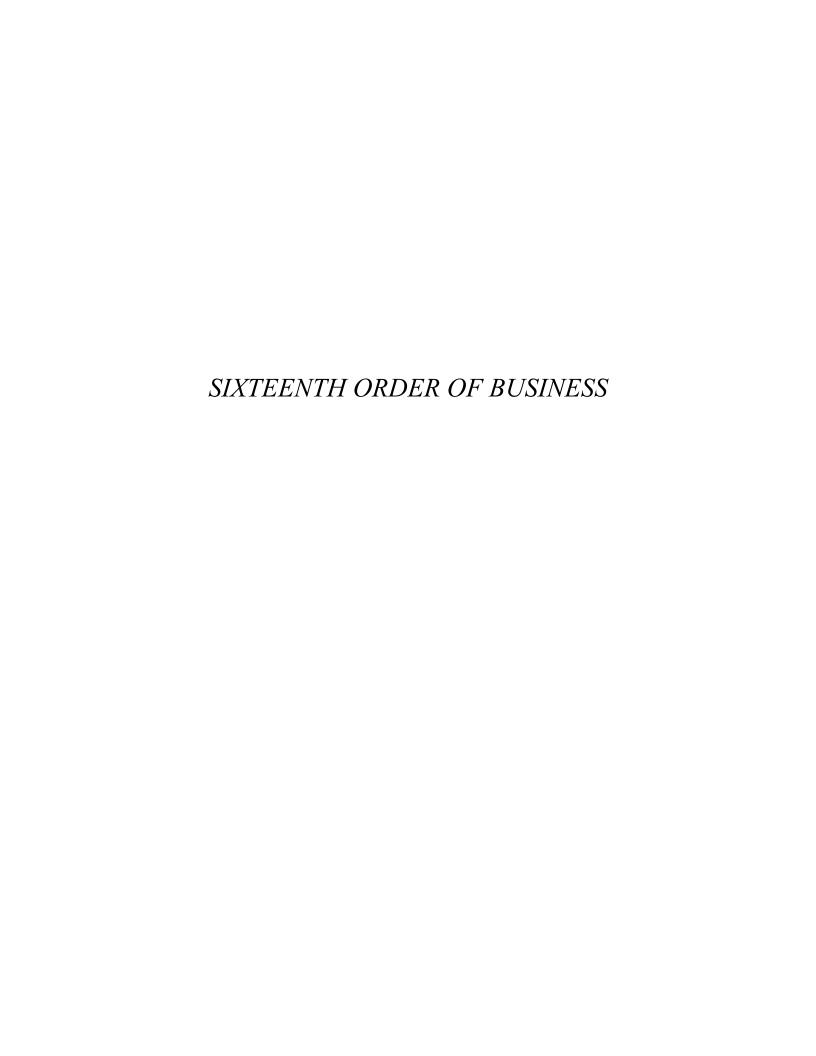
Capital Reserve Fund

	Proposed	
Current	Increase/	Amended
Budget	(Decrease)	Budget
\$500	\$8,707	\$9,207
\$0	\$3,000	\$3,000
\$162,963	(\$1,823)	\$161,140
\$163,463	\$9,883	\$173,346
<u> </u>		
\$63,797	\$70,161	\$133,958
\$63,797	\$70,161	\$133,958
\$200,000	\$0	\$200,000
\$200,000	\$0	\$200,000
φ200,000	φU	\$200,000
\$299,666	(\$60,278)	\$239,388
	\$500 \$0 \$162,963 \$163,463 \$63,797 \$63,797 \$200,000	Current Budget Increase/ (Decrease) \$500 \$8,707 \$0 \$3,000 \$162,963 (\$1,823) \$163,463 \$9,883 \$63,797 \$70,161 \$200,000 \$0 \$200,000 \$0



Sampson Creek Agreement Tracker					
Description	Enity	First Contract Date	Contract Start Date	Contract Renewals	Contract End Date
Mathews Design Rate Increase	Mathews Design Group	4/4/16	10/17/24	Automatic Annual Renewal	10/17/25 If Not Renewed
Lake Maintenance Services	Lake Doctors	9/1/01	9/12/24	Automatic Annual Renewal	9/30/25 If Not Renewed
License Plate Reader	Flock Safety	11/1/23	11/1/23	Automatic Annual Renewal	11/1/25 Cancellation 30 Days Prior to End of Term
Security Rate Change	Central Security	12/18/17	11/1/24	Automatic Annual Renewal	12/31/25 If Not Renewed
Amenity & Operations Maintenance	Vesta	10/1/23	10/1/23	Two (2) Additional One (1) Year Renewals	9/30/26 If not Renewed
Landscape Maintenance	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.



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, **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.

Present and constituting a quorum were:

Mike YuroChairmanGraham LearyVice ChairmanMike DavisAssistant SecretaryLori WeitzelAssistant SecretaryKyle GearyAssistant Secretary

Also present were:

Daniel Laughlin GMS

Wes Haber *by phone* Kutak Rock, LLP

Branden Marcinell Matthews

Stephanie Taylor Vesta Property Services
Oscar Meranda Ruppert Landscape

Residents

The following is a summary of the actions taken at the October 16, 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. All Supervisors were present.

SECOND ORDER OF BUSINESS Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS Public Comment (regarding agenda items

listed below)

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Amenities Booking Request

A. UPS – Requesting Placement of a Storage Container at 940 Broadhaven

Mr. Laughlin reported that a request was received from UPS, requesting the placement of a storage container at 940 Broadhaven, which was by the cemetery, in the cul-de-sac. They made this request in the past and would compensate the District \$2,500.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the request from UPS to place a storage container at 940 Broadhaven was approved.

B. SJMSAA – Tennis Courts

Ms. Taylor reported that SJMSAA requested to use the tennis courts again this year, as they used them last year. She spoke with the Tennis Pro, to ensure that there were no issues or scheduling conflicts and everything worked out great last year. However, it did get crowded, as they had clinics on Thursday evenings and recommended that the Board approve two courts for either Tuesday or Wednesday afternoons and for their meets on Thursday. Ms. Weitzel asked if the tennis courts were in good enough condition, with the cracks. Ms. Taylor did not believe that the state of the tennis courts was causing any safety hazards, except where roots were lifting by the fence, but they could ensure that it was blocked off. However, in terms of the playing area, there has not been any concerns with people playing on it. Mr. Davis agreed with allowing them to use two courts, as long as one court was available for any walk-ups.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the Request from SJMSAA for use of two tennis courts on Tuesdays from 4:00 p.m. to 6:00 p.m. or Wednesdays from 3:00 p.m. to 5:00 p.m. and Thursdays from 4:00 p.m. to 6:30 p.m. was approved.

Ms. Taylor received a request from the parent of a player on the Liberty Pines Academy (LPA) JV football team, for use of the meeting room on Saturday, October 4, 2025 and to have the fees waived. Mr. Davis recalled that the Board waived the fee for the varsity team and therefore wanted to waive it for the JV team.

On MOTION by Mr. Leary seconded by Mr. Davis with all in favor Waiving the Fee for Liberty Pines Academy JV football team to use the meeting room on October 4, 2025 was approved.

Mr. Leary recalled in reading Ms. Taylor's report, that the Board approved the football team practicing on Mondays and Tuesdays, but they were actually practicing on Sundays, Mondays and Tuesdays and voiced concern that they were not upfront with the Board about it. Mr. Yuro agreed. Ms. Taylor indicated that she spoke with Mr. Spicer about it via email. He understood that the amenity booking request was for Monday through Friday and on the weekend, there was no policy, as it was first come/first serve. He further pointed out that they were not the only team practicing on the weekends and felt that this was something that the Board needed to address. Mr. Yuro agreed that the Board should discuss it, as their amenity field was not intended to be a practice facility for these teams. The purpose was for residents to play touch football. Therefore, they needed to update the policies and make a requirement that there be no organized play, unless it was pre-approved and if they were caught, they would be asked to leave or they would be trespassed.

Mr. Leary did not see any ambiguity in the policy, felt that it was clear in terms of team play and that LPA was not upfront about using the field on Sundays. Furthermore, a great deal of damage was caused to the field, which he would consider the next time that their request was considered by the Board. Mr. Yuro asked if LPA's amenity request was still valid. Ms. Taylor confirmed that their request was effective until October 28th. Mr. Davis suggested allowing them to finish the season and then discussing it further the next time that they had a request, by stating that reservations were not allowed, as the entire field was available for non-organized play.

FIFTH ORDER OF BUSINESS Ruppert Landscape Update

Mr. Oscar Meranda of Ruppert Landscape was happy to report that they started providing landscape services on October 6th, with their main focus in and around the Amenity Center. They trimmed all of the shrubs that were overgrown. Grasses were cut back around the pump inside of the pool area and the Loropetalum and Podocarpus were shaped. They have a plan to take care of the dead plants around the splash park and would be presenting a proposal this month, for pest, fertilizer and herbicide. He and the Chemical Manager were planning to meet onsite tomorrow, to select a test plot for chemicals. The biggest concern was the Oak trees down St. Johns Golf

Drive, as many of the areas that Brightview had replaced, did not survive and would see if they could bring it back. If there was nothing that they could do about it, they would find some other solutions. Their irrigation team started mapping out all of the battery controllers and a zone and would present it, once completed, which should be tomorrow. Many color-coded flags were placed, specifying if it's just a rotor head, sprinkler head or PVC pipe break. As far as enhancements, the only one coming up that he would be presenting, was trimming off the Oak tree canopy, at the very corner of the amenity and three of the Crepe Myrtles.

Mr. Yuro asked if there were any surprises. Mr. Meranda was surprised at the number of irrigation breaks and the turf quality. The St. Augustine looked good but was unable to get back towards the cemetery and all the pocket parks, but as they go through these areas, his crew would be reporting what they see and what they could do about replacing some of the turf. Mr. Yuro asked if there was an irrigation map, to provide to Ruppert to get started on the irrigation. Ms. Taylor requested one from the prior landscape company since she started and did not ever receive one. Mr. Meranda pointed out that it was no hassle for them to identify the irrigation. Mr. Davis noticed that the grass was getting long by Pond 24. Mr. Meranda confirmed that they would be maintaining it on Monday and then continuing down Leo Maguire Parkway. Mr. Laughlin noted that he had some irrigation maps from 2022, which he would provide to Mr. Meranda. Mr. Meranda reported that he met with an arborist on the tree that was impeding the tennis court. They could cut back the roots; however, because there was a light pole, there was electrical wiring. They could also elevate the street canopies down St. Johns Golf Drive, to help the Bermuda. It may be cost effective. They were generating a proposal. Mr. Leary noted that there was pine straw in the drains and over the roads on Leo Maguire Parkway and Eagle Point, which he pointed out to Mr. Meranda.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had no updates. Mr. Leary asked if everything was closed out with Brightview. Mr. Laughlin confirmed that everything was cleaned out, to an extent, with the short turnaround; however, Brightview was unhappy with the new selection and the fact that the District did not continue the agreement. Their agreement ended on October 1st, which put them in a weird spot of continuing right away with Ruppert or pushing it back 30 to 60 days. Mr. Davis asked if Brightview was upset that they were not getting a 30- or 60-day notice. Mr. Haber

indicated that Brightview asked about it, but once it was explained to them that notice was only required during the term of the agreement and it naturally expired under its own terms and there was no automatic renewal, they did not push back.

B. Engineer

Mr. Marcinell reported that construction was completed at the 420 St. Johns Golf Drive control structure. The inspector was out there the other day and it was deemed to be acceptable. The residents in the area did speak with the inspector, as there were still some slightly depressed areas near the control structure, but even in the photos, nothing seemed out of line and the grass that was installed, was exactly where it needed to be. The sinkhole for Stonebridge was caused by a mixture of structures. The bottom structure was a circle and the top that sealed it, was more of a rectangle and there were gaps on the side that were open. They were proposing that a steel plate be installed, instead of having to do extensive repairs. As a result, staff requested that the proposal be modified for the repairs that were going to be done to the structure, which was for both sides, 50 and 50A. The original proposal was \$19,000 and suggested that the Board approve a not-to-exceed amount of \$24,000.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal from Flo Line Pipe Services to repair the sinking inlet at Stonebridge in a not-to-exceed amount of \$24,000 was approved.

Mr. Davis asked if this was likely to occur in other structures. Mr. Marcinell explained that typically, if they see one, they might see others. Mr. Yuro did not suggest going around and looking at any other areas, as this was the first cul-de-sac that was built and had a model home. However, if they see an issue somewhere else, they should look into it.

C. District Manager

Mr. Laughlin reported that Mr. Matt Biagetti of GMS would be filling in for him at the next meeting, as he would be out of the county. Mr. Biagetti developed Eagle Landing, serving as the onsite manager.

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.

• Proposals for Access Control Upgrade (Item 5)

Ms. Taylor presented two proposals for the software/hardware update for the access control. She originally reached out to three vendors, but unfortunately, the third one could not provide a proposal in time and asked if the Board wanted to table this matter or discuss the two options. Mr. Yuro questioned why they were doing this. Ms. Taylor explained that the software that they had, was outdated and the newer software would allow for different methods of utilizing credentials. The first type of software was Prodata PDK. The second type, Aurora, was used at some of Vesta's sister communities and there was positive feedback about it. The installation fee for PDK was \$16,000, but there was a \$9 per month subscription fee for the software. The price of cards would not change, as they would use the same company. There were no additional fees to have mobile credentials. The cost for Aurora was \$24,500, which did not have a subscription fee; however, it did have a mobile credential fee of \$12 per phone. Mr. Yuro surmised that the charges would add up quickly and asked if the existing cards would still work. Ms. Taylor confirmed that they looked at software that was compatible with the current cards. The system would go down when they were changing all of the hardware; however, after that, everything would be transferred over. Ms. Weitzel asked if residents would pay the \$12, if they wanted their phone to be hooked up. Ms. Taylor indicated that it was up to the Board. Mr. Leary felt if they wanted to break even, they should go with Prodata but wanted to know more about the companies and believed that it would be helpful if the software companies made a presentation to the Board.

Mr. Yuro asked if there was a sense of urgency. Ms. Taylor confirmed that there was no urgency; although she was more well versed in PDK, which was a web-based cloud system with unlimited users, which was nice, compared to Aurora, which was software based and was easy to use. The mobile credentials for both companies, was user friendly for residents. Mr. Leary requested that Ms. Taylor find out who owned these two companies and what communities used

them. Mr. Yuro questioned where this expenditure would be paid from. Mr. Laughlin confirmed that it would be paid from the capital. Mr. Leary questioned what they should be thinking about in the future, especially with AI. Ms. Taylor pointed out if the Board was interested in AI, they should update their security cameras, but using mobile credentials was following the demand of what people wanted. With PDK, staff would send out an email to the resident's email and once they opened it on their phone, they would confirm that they were the account holder. There would be an App on their phone that was Bluetooth enabled. Ms. Weitzel asked if she had to go through this process again if she purchased a new phone. Ms. Taylor indicated that all she had to do was re-download the App. Ms. Weitzel was in favor of it, as long as residents had the option of coming into the office to get mobile access and anyone that did not want to do mobile access, had the option to use a physical card. *After further discussion, there was Board consensus to table this item, in order for Ms. Taylor to provide more information to the Board*.

4. Sidewalk Repair Update

Ms. Taylor reported that during their initial sideway sidewalk survey, she had the vendor mark a few spots on some driveway aprons, where it met the sidewalk, because she was uncertain about who was responsible for repairing it. Mr. Haber felt that it was a homeowner's responsibility. They must sign a waiver, and pay the CDD, which would open them up for future requests. The reason why they were asking, was because Precision Sidewalk only worked with HOAs and CDDs and was bringing this up on behalf of the homeowner, to see if the Board was interested. Precision's information was submitted to the HOA representative, in case the HOA offered to pay for it. Mr. Leary recalled that he raised at prior meetings, that they need to be repaired, whichever way they go about it, as they were pretty bad and questioned the harm in the CDD doing them. Mr. Davis pointed out that once they started working on resident driveways, they opened themselves up for further residents wanting them to do the same. Mr. Leary felt that the right thing to do would be to get them fixed. Ms. Taylor indicated if they do it for one driveway and they say no to the next request; it would sound like the CDD was being selective. Mr. Geary asked if it was more difficult for Vesta to do it this way. Ms. Taylor pointed out that she never did anything like this before. Mr. Laughlin recalled in the past, the resident paid the recording or attorney's fees for the time that it had taken to draft an agreement.

Mr. Yuro asked if tree roots were causing this and if so, where the tree roots were located. Ms. Taylor confirmed that the tree roots were in the first phase that was built, where the trees were closer to the road. Mr. Yuro felt that it was a CDD issue, as it was a tree that was planted on CDD property for CDD improvements. The sidewalk was on CDD property and the tree was between the sidewalk and the driveway. Mr. Laughlin pointed out that according to the Property Appraiser's website, the CDD property line was before the sidewalk. The CDD owned the home side of the sidewalk, across the sidewalk, the right-of-way (ROW) and the road. Mr. Yuro indicated that there were sections of the neighborhood, where there were trees on the house side of the sidewalk, that were 15 to 20 feet off of the road, which was a homeowner issue. Ms. Weitzel asked if there was language in a document. Mr. Yuro recalled that the only document that had this language, was the HOA document, that indicated homeowners were responsible for maintenance of the trees and sidewalk. Mr. Laughlin recalled that a resolution was adopted, but the Board could always change previous resolutions. Mr. Haber clarified that both the HOA document and the resolution that the Board approved, stated that the obligation was the resident's; however, the District had the right, but not the obligation, in circumstances where it was appropriate, to take responsibility and make any repairs. Therefore, if the Board wanted to do it, they had the right to do so, without having to adopt a new resolution or making any changes, as the intent of the resolution, was to give the District the right to take advantage of the language in the Declaration of Covenants and Restrictions.

Mr. Yuro recalled that the District had been taking care of sidewalk issues throughout the community and asked if the difference was that it was part of the driveway apron. Ms. Taylor replied affirmatively. Mr. Davis voiced concern that the CDD paid for some driveways to be repaired, but not others. Furthermore, if a resident switched over to pavers, the CDD would open themselves up to significant costs and obligations. Mr. Yuro did not disagree, but his argument was more along the lines of a sidewalk. Mr. Davis pointed out that when they were shaving the sidewalks down, they were doing a service for everyone that used the ROW and wanted the HOA to press homeowners to fix their driveway aprons. In his opinion, the CDD was not responsible for rearranging the stone work and it should be through the HOA. Mr. Yuro agreed that there was a difference between the sidewalk in front of a home and the driveway apron. Mr. Leary walked the sidewalks many times and wondered when they would be fixed. In that case, they could inform the homeowner that the CDD had the equipment to level these sidewalks and

get the hazards repaired. If it was only a few hundred dollars, he would repair it. Mr. Davis questioned the CDD's liability if someone tripped on broken concrete on the apron of someone's driveway. Mr. Haber confirmed that the District's liability was limited, but the CDD would likely be named as a defendant in a lawsuit. However, to the extent that the CDD consistently rejected requests to repair it or tell a homeowner that they must repair it and hopefully get HOA support to repair something that was in disrepair and take all actions to obligate the homeowner to fulfill their obligation, the CDD would have a strong defense in a lawsuit. Mr. Laughlin recalled that the HOA has become involved more recently, which was what needed to happen.

Mr. Davis would feel bad if the CDD started to work on a driveway and three months ago, their neighbor replaced their entire driveway apron, because they were being responsible. Mr. Yuro did not want to repair pavers. Mr. Geary agreed, as he did not want to set a precedent that they were fixing some driveways, but not others. Mr. Davis asked if staff had good communication with the HOA. Ms. Taylor confirmed that she had good communication with the new HOA representative who was responsive. Mr. Leary asked what they were asking the resident in these situations to do. Ms. Taylor indicated that residents were being asked to shave their driveway where it meets the sidewalk panel. In this case, the CDD sidewalk was slightly unlevel and was already on the repair list, but if they were trying to level their driveway apron to the CDD sidewalk, it would not work, but because they were raised, it was marked for the CDD vendor to see if it was a CDD responsibility and the cost for doing so. Mr. Leary preferred to make the repair, if it was a few hundred dollars, in order to fix the hazard. Ms. Weitzel asked if this was the same issue as the resident who attended the last meeting. Ms. Taylor indicated that in that situation, it was the driveway meeting the curb of the street. Before making a decision, Mr. Leary wanted to see some photos. Mr. Geary asked if they could put out a notice stating that Precision was going to be onsite a certain date and if a resident wanted their driveway to be shaved down, the CDD was willing to do it, but the resident must pay for it. Mr. Yuro pointed out if the homeowner requested it and were willing to pay, he had no problem having them pay for it. Mr. Geary preferred that homeowners take care of their own driveway aprons, but that the CDD notify them. Mr. Laughlin recommended that the HOA send the letter. Mr. Leary requested that Ms. Taylor provide photos of two or three areas, so that the Board could review them at the next meeting. There was Board consensus.

Ms. Taylor reported that the playground renovations started on October 13th. The contractor was removing all of the planks that were rotted and replacing it with new ones. They were looking at the end of October for pressure washing and painting, mulching it at the beginning of November and installing the fencing. It should take a month to complete everything, as long as everything stays on schedule. However, the wooden bench and wooden picnic tables had quite a few broken slats and it would cost \$275 plus shipping for each slat, for a total of \$3,000 or they could purchase four green metallic tables and one bench for \$4,800. Mr. Yuro recommended going with the metal tables. Ms. Weitzel recalled when talking about the tables, people wanted to keep the look at the wood and was not in favor of the green metal ones, as it would take away the natural look, plus it was not comfortable. Mr. Geary liked the look of the wooden slats. Discussion ensued.

Ms. Weitzel MOVED to repair the picnic tables and a bench at the playground in the amount of \$275 for each slat and Mr. Leary seconded the motion.

Ms. Taylor requested a not-to-exceed amount of \$5,000, to be on the safe side, as she did not know how many benches in the community were broken. Mr. Davis pointed out that the only broken one that he was aware of, was at Creston Heron and Eagle Point Drive and on Pond 25 but preferred to only approve \$4,000. Ms. Weitzel only wanted to replace the ones at the playground and then surveying ones outside of the playground.

On VOICE VOTE with Mr. Davis, Mr. Geary, Ms. Weitzel and Mr. Leary in favor and Mr. Yuro dissenting, approving a not-to-exceed amount of \$4,000 to repair the picnic tables and a bench at the playground as well as benches in the community was approved. (Motion Passed 4-1).

5. Proposals for Access Control Upgrade

This item was tabled.

6. Proposal for Plate Weights

Ms. Taylor reported that the new equipment was in the Gym and was working great. Their technician did some minor adjustments. However, it was brought to her attention that there

was a need for a weight plate rack, as people were taking the weight plates from the Smith machine over to the Scott bench, which were right next to the front door and it has been getting crowded. Therefore, as a convenience and a safety measure, she asked the technician for a price for a weight plate rack with weight plates on it, which was \$2,754. Ms. Weitzel asked if there was a way to relocate the weights, so they were not near the door. Ms. Taylor indicated that at this time, the weights were on one of the machines that was closest to the mirror and people had to walk from the mirrors and past the front door, where there was a four-station cable machine, over to the Scott bench, which created a traffic jam. Mr. Laughlin asked if they needed the weight plates or could they just buy the rack. Ms. Taylor was informed that the additional weight plates would be helpful, due to the high usage, to ensure that residents could work out to their needs. Mr. Laughlin recalled that there was a proposal from Technogym in the agenda package. Mr. Yuro asked if they were using the Smith machine weights on the benches and the plan was to have a rack next to the bench. Ms. Taylor confirmed that the weights for the Smith machine, were also being used for the Scott bench. Mr. Leary questioned why they needed a weight rack now. Ms. Taylor indicated that they did not have a Scott bench before and they did not have to move the plates around. Ms. Weitzel questioned where this money would come from. Mr. Laughlin confirmed that it would be a capital expense. Mr. Yuro did not feel that it was necessary.

On MOTION by Mr. Yuro seconded by Mr. Leary with Mr. Davis, Mr. Yuro and Mr. Leary in favor and Mr. Geary and Ms. Weitzel dissenting, the proposal for new weight plates and weight rack in the amount of \$2,753.90 was approved. (Motion Passed 3-2)

Ms. Taylor reported that a resident with a local business, reached out to her to see if they had any advertising opportunities. Currently, they did not, but at some of their sister locations, offered advertising in their virtual newsletter that was sent out every month, for a fee and questioned whether the Board was interested. Mr. Laughlin asked if the CDD would be able to have advertisements in the newsletter for a fee. Mr. Haber advised that if there was a fee, they must have a public hearing. Mr. Davis was not in favor of it, as there were editorials in the newsletter and they were a public entity. Ms. Weitzel agreed, as many residents had businesses that were advertised in their social media groups. Discussion ensued.

Ms. Taylor reported that unfortunately, both of the tennis courts and the basketball courts. were showing signs of wear and needed be completely demolished and rebuilt. This would be an expensive process of approximately \$500,000, as the cost per court was \$90,000 and there were four tennis courts and two basketball courts. Mr. Laughlin confirmed that funds were earmarked in the budget for this purpose. Ms. Taylor recalled that the tennis courts were built in 2002 and had an asphalt base that starts to disintegrate anywhere from 20 to 25 years. The basketball courts were built later; however, there were cracks that were exposing the base of it and once water intruded it, it would disintegrate faster. She would provide quotes to the Board and they could look at phasing it out. Mr. Leary questioned what professional person informed them that they needed to demolish the beautiful looking tennis and basketball courts. Ms. Taylor indicated that they received two onsite visits from two different vendors. Mr. Leary preferred to get the opinion of someone who was agnostic to construction projects. Mr. Yuro suggested using people who were in the asphalt construction industry and would contact a resident who worked for Duval Asphalt, as needing a complete demolition, sounded like a marketing ploy. Mr. Davis wanted to find a qualified vendor who could provide repair options. Ms. Taylor spoke to vendors who could do a resurfacing. They recommended patching with strips of membrane, which were already on the tennis courts and were starting to stretch. They could also resurface, but they would be looking at cracks again in a year. Ms. Weitzel was hesitant to put a band-aid on it, because prior to being on the Board, it was voted on to do the mesh membrane and a couple of months later, it looked like they did not do anything. Mr. Davis felt that it was a big deal to tear them up. Ms. Weitzel wanted to do a great deal of research, because it would impact the tennis clinics and tennis team. Mr. Yuro pointed out that resurfacing was just putting a new paint coat on top, instead of touching the asphalt. Ms. Weitzel felt that resurfacing was a waste of money, if it did not get to the root cause of the problem, which was the asphalt. Ms. Taylor would continue to have people come out and see what prices they come up with, including contacting the resident who worked for Duval Asphalt.

Ms. Taylor reported that now that she completed her first few months at Sampson Creek, she would like to review the policies and procedures and offer suggestions to the Board at the next meeting and that one Board Member work with her on the entire policies and procedures or specific sections. Ms. Weitzel did not mind working with Ms. Taylor on a playground and pool policy. Mr. Geary offered to work with Ms. Taylor on the field conditions, as there was no

statement about leaving the field in the event of rain, which the football team was doing when it rained. Ms. Weitzel wanted to have language in the playground policy about recreational substances, such as smoking Marijuana. Mr. Davis recalled that smoking was not allowed. Ms. Weitzel also wanted to have a swimming pool feces policy. Mr. Leary offered to assist Ms. Taylor with the policies and procedures. Ms. Taylor appreciated it. She voiced concern about Pond 25A, but thanks to Mr. Marcinell, she learned that the pond was not fed by other ponds. It was only fed by rainfall and taking the water from the streets. Therefore, when the pond was low, it was due to the lack of rain and there were no additional issues. However, they received a great deal of rain this past week, which they were excited about. The algae was looking much better, as with the last treatment, they were able to get most of it to sink. There was a spraying of the bulkhead and was hopeful that residents would notice the difference. The restocking of grass carp, was supposed to be occurring in the next couple of weeks.

Ms. Taylor reported the sidewalk repairs would be starting on October 27th, weather permitting. It should take about two days to complete. She asked the vendor to compile the remaining hazards. If the price seemed reasonable, she would ask them for a price for the entire neighborhood. If not, they would continue to do it in phases. The mirror was installed today. Reflectors would be placed on it and it would be painted. The tiles at the front of the entrance, by 210, that are facing towards homes, have been fixed. There were a couple on the side of the monument, that you could not see, unless you were up against it. However, she still needed to find a tile vendor, as she did not want to pay any additional price for a general contractor and was meeting with someone next week. They were pressure washed, as well as the bridge leading up to that monument. Mr. Davis appreciated that. There were six soft lights and six natural white lights and she asked for six natural lights, to ensure that they were uniform. HED Services completed the erosion project, which they were excited about. Regarding events, a candle making class was held this past Saturday. Next Saturday was the Fall Festival from 1:00 p.m. to 4:00 p.m. There were going to be food trucks, fall maze, pumpkin decorating and inflatables. There was also going to be goat yoga, on November 8th, which filled up fast. They planned to hold another one in January.

SEVENTH ORDER OF BUSINESS

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

Mr. Laughlin reported that he took the language that he mentioned at the last meeting, included it under the golf cart policies and highlighted it. He also added under the two areas for designated path use: "Electric and motorized bikes and scooters are permitted only on designated multi-use paths within the amenity area. Use of these devises is prohibited on playground, sports courts, green spaces and non-designated walking paths. Devices must follow local and State Law regarding usage on paths." Under safe operations he added, "Devices must be operated at a safe and controlled speed, with due regard to pedestrians. Reckless, aggressive or disruptive operations is strictly prohibited and devices must follow local and State Law regarding the operations of devices." Mr. Leary questioned the definition of a designated path. Mr. Laughlin would change this to multi-use path.

On MOTION by Mr. Leary seconded by Mr. Davis with all in favor the policy change to prohibit E-Bikes, E-Scooters and motorized bikes, with the changes as discussed was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovations

Mr. Laughlin reported that he reached out to Urban Edge, regarding the pool deck renovation, but had not received any response from the multiple emails and voicemails that he sent. He would continue to reach out, but they might not be on the table any more, as the last emails from them, were from 2022, when they initially did these plans. Mr. Davis thought that they refreshed the quote since then. Ms. Weitzel felt that they needed to revise the list of improvements. Mr. Laughlin planned to adjust the amenity room enhancement to reflect the Bradshaw Building Company (Bradshaw) quote. He could either revise the playground enhancement, to say that they were renovating it or change the title to, "Playground Renovation," as the purpose of the list to track everything that they discussed in the past. Mr. Davis was agreeable to updating the playground line item, since it was a committed project and they had a dollar amount, but would not recommend removing the pickleball courts, as the point of having it on the list, was to discuss it thoroughly. A Resident recalled that this item was tabled and if they permanently table it, the Board could not bring it back up. Mr. Laughlin confirmed

that he moved it to the bottom of the list and would combine the fencing and the playground and change the title to, "*Playground Renovation*," change the description and include the total cost. Mr. Davis recalled that a prior Board Member was the source of the Urban Edge contact. Mr. Laughlin pointed out that Ms. Laura Webb referred Urban Edge and would contact her.

B. Amenity Meeting Room Upgrade

Mr. Marcinell recalled that they had a proposal with Matthews for the amenity meeting room upgrade, which was held up in their internal review process. The full amount was \$35,000 for construction plans, survey services, plan design and three rounds of permitting with St. Johns County. Mr. Leary questioned the difference between what Bhide & Hall and Matthews were doing. Mr. Marcinell explained that Bhide & Hall were providing the architect plans (vertical rendering) and Matthews was providing the civil plans (flat plan view with exterior grading), which were mostly drainage related. Mr. Yuro felt that this proposal seemed high, as it was for a one room add on and not much site engineering was required. Mr. Marcinell pointed out that they would be providing the plans that were submitted for agency review, permit and processing, which were required and construction administration, which could be reduced, as they were pricing for five months' worth of coming out physically onsite to do an inspection and funding review. Mr. Yuro preferred to pay Matthews their hourly rate to come out or put this out for bid, as the amount seemed incredibly high and questioned how three hours times five months or 15 hours, equated to \$11,000, as this was an addition to an existing building. The engineer was responsible for getting water and sewer to the site, but that was already in place. There would also be some minimal grading. The proposal was exorbitant but appreciated Mr. Marcinell sharing it with the Board and requested that Matthews seriously look at the full scope of the project and what it was going to cost.

Mr. Leary reported that he had a call with Bhide & Hall, Mr. Laughlin and Mr. Marcinell, a couple of weeks ago, to see where they were at. There were four project estimates. Bradshaw was the lowest at \$226,000, Brogden was \$350,000, TN Lee Services was \$360,000 and Marlin was \$651,000. This was based on the architectural plans and asked if anyone was familiar with Bradshaw. Mr. Yuro had not worked with them personally but heard that they were highly recommended. Mr. Leary pointed out that the estimate excluded any new furniture or fittings that they may need. Bhide & Hall were working on the permit set, which would be finished in 30

days. If this project does get approved, they would be looking at formalizing bids in the November/December timeframe, permitting in January/February and starting construction in March. Mr. Davis asked if it would take three to four months for construction. Mr. Marcinell expected it to take three months but would plan for five months. Ms. Weitzel voiced concern about construction being completed in July, as they had Summer Camp. Mr. Yuro preferred not to have construction during the Summer. Ms. Weitzel recommended starting construction, once school gets back in session in the Fall, as the room would not be used that much. Mr. Yuro pointed out that they still needed to get the final architect plans, to provide to these contractors, in order to get final bids.

C. Playground Enhancement

Mr. Laughlin would remove the playground enhancement, since renovations should be completed by next month.

NINTH ORDER OF BUSINESS

Contracts Review

Mr. Laughlin presented the Contract List, which was included in the agenda package. It was updated to include the Ruppert Agreement and remove the Brightview Agreement. Mr. Leary questioned the security contract. Ms. Taylor was waiting for an update from the security company, to see if they could remove the vehicle from their current contract or if they needed to go a different route. Mr. Laughlin pointed out that they could consider other proposals for the next meeting. Mr. Geary suggested that they roam around during the busy times. Ms. Weitzel preferred that security not sit in the office.

TENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Leary reported that he did a quick walk through around the Amenity Center with Ms. Taylor and Mr. Meranda this week. There were three things that he asked to look at; one was tearing the bricks out by the parking lot, that were a hazard, the second was to replace the St. Johns entrance sign, which was broken and the third was painting of the bridge on Hole 18. Ms. Weitzel recalled that a golf course representative used to come to these meetings. Mr. Laughlin noted that they did not come every month but came upon request. *There was consensus for Mr. Laughlin to have a golf course representative attend the next meeting.* Mr. Davis pointed out that

he had already discussed the broken bench and as Ruppert starts to travel around the community, he requested that they get their advice on how to get some of the ungrassed areas to come back.

ELEVENTH ORDER OF BUSINESS Public Comments

A Resident on Drury Court (Robert) was worried about the streets and what the Board was doing about them, as they were getting worse. The money that was bonded for the streets should be utilized to get those streets repaired. It was not only on Drury Court, but community wide. There were mosquitoes growing in the water, frogs were laying their eggs in it and the water was there long enough to where they were hatching. He requested that the bond money be used for the streets or the bond company should be notified that the streets were in dire need of repair. Mr. Marcinell pointed out as a follow up on their inspection, they had historical pictures for when the roads were resurfaced and identified some locations in the old photos, to show the drastic aging difference, compared to another roadway, where the tree line was further back. He expected by the next meeting, to have a comparative between the aging difference of roadway, from that point, to where they were currently. The Resident pointed out that it was getting worse, as they now had street flooding, from the last rainstorm, which was unacceptable. Mr. Laughlin recalled that there was discussion of leveling it out. Mr. Marcinell indicated that their first approach was getting an arborist on board, to see what trees they could trim back, as there was a certain percentage of tree root mass that they could trim, but this did not apply that close to the trunk. They could not make any changes to the curbing other than shaving it, which would not resolve the problem.

Ms. Weitzel questioned the consequences, as the money was intended for the streets. Mr. Laughlin confirmed that it was intended for everything covered under the Engineer's Report. There were five groupings that the money could be used for, including road repair, stormwater repair and amenity enhancements. Anything that was in the report, which was used for the bond issuance, was what was authorized for those funds to be used for. Mr. Davis felt that this was not an unreasonable request. The Resident believed that the longer they let it go, the worse it would be and the more it would cost. Then they would have to float another bond, which would impact the entire community, if they did not start to work on it now. Mr. Yuro pointed out that they could not replace sidewalk without removing trees, which would upset residents. They could not get a contractor to do anything else to the roads without solving the tree problem, because they

would be back in three years with the same issue. Mr. Davis asked if they should have an arborist look at the trees. Mr. Laughlin would find out if Ruppert had an arborist on staff. If not, they may have one that they subcontract with. Mr. Davis recalled that this item was on the projects list. Ms. Weitzel lived across the street from the resident and noted that what he was saying, was 100% accurate. Something needed to be done but did not know what that was. Mr. Marcinell confirmed that having an arborist evaluate it, was the first option.

Mr. Leary reported when Duval Asphalt came through, the street flooding was not resolved, as he saw areas around the community, where there was flooding, such as on the soccer field and on Eagle Point Drive at the entranceway. However, there were areas where it had gotten worse again, but did not understand whether they were doing a holistic review of the community or addressing a certain street that residents complained about. Mr. Laughlin recalled months ago, the Board discussed having an inspection done of the entire community. Ms. Taylor would have this done by the November meeting. Mr. Yuro wanted staff to drive around a couple of hours after a rainstorm, to see where water was pooling. Mr. Davis agreed and suggested that they make two trips; one when it was dry, on Drury Court and on St. Johns Golf Drive from Drury Court to the end of Eagle Point Drive and from Eagle Point Drive to Leo Maguire Parkway. Then they could travel back out a couple of hours after a rainstorm, to see where the water was pooling. Mr. Marcinell pointed out that they had software that allowed them to geo locate images onto a map. Mr. Yuro preferred that onsite staff take a map and mark the locations where water was ponding. Mr. Davis questioned the cost for the engineer to do so. Mr. Marcinell believed that it would be \$6,000 for a crew to be onsite for two days, utilizing this type of software. Mr. Yuro did not want to spend \$6,000, when staff could do this in two hours. Ms. Taylor was happy to do so, as long as they had rain between today and the next meeting but asked if she was looking for pooling on the street itself or towards the curb. Mr. Yuro indicated that she needed to look towards the curb. Mr. Leary requested photos and flags of the areas. Mr. Laughlin would reach out to Ruppert to see if they had an arborist.

TWELFTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of September 18, 2025 Meeting
- B. Financial Statements as of September 30, 2025
- C. Check Register

Mr. Laughlin presented the minutes of the September 18, 2025 Board of Supervisors meeting, Financial Statements as of September 30th and Check Register for October 16, 2025, for the General Fund in the amount of \$122,298.02, which were included in the agenda package.

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

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 20, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting as scheduled for November 20, 2025 at 6:00 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman





Sampson Creek Community Development District

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



Thursday, November 13, 2025

Financial Services Dashboard Status Report - October 2025 EOM Report

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

Last Updated: % of Fiscal Year Completed:

11/13/25 8.33%

GMS Lead(s): Sharyn Henning (

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

			Тор	pic					Status	
		<i>-</i>								
_	ncial State O									
[PERIO	DS INCLUDED: Octo	ber	01, 2025 thru C	Octob	er 31, 2025]				10) In Good Order	
			Balance Sheet -	Genera	l Fund					
	Beginning Fund Balance	/Cach	8. Cash Fauivalents (l Inqudit	·ed)	¢	326,848.82		10) In Good Order	
	Excess Revenue/Cash an					\$	(117,778.60))	10) In Good Order	
	Current Ending Fund Bal	ance/	Cash & Cash Equivale	ents		\$	209,070.22	= =	10) In Good Order	
	FYTD Tax Assessments (- Collec	ted	 \$	 -	 - 1	0.00%		10) In Good Order	
				-		0000				
	Category		<u>General</u> <u>Budget</u>	<u>Fund</u>	<u>Actuals</u>	Ac	tuals % Budget			
	<u>,</u>									
	Total Revenues	\$	1,232,236	\$	-	.00 l	0%		10) In Good Order	
	ſ PERI	ODS I	INCLUDED: October 0	1. 2025	thru October 31.	2025 1				
	Total	\$	1,135,698	\$	117,779	.000	10%		10) In Good Order	
	Administrative	\$	159,079	\$	30,125	.00	19%		20) Watch Item	
	Field Operations	\$	976,619	\$	87,653	.000	9%		10) In Good Order	
			General Fund - Ma	iterial Li	ine items					
			Administ		ne items					
	Engineer	\$	15,000	\$	5 0/1	anl	40%		20) Watch Item	
	Attorney	\$	23,963	۶ \$	5,941 -	.0 00	0%		10) In Good Order	
	,		Field Ope	rations						
	Security Operations	\$	83,500	\$	633	.000	1%		10) In Good Order	
	Repairs & Maintenance		32,849	\$	920	0000	3%		10) In Good Order	
	Electric	\$	82,500	\$	6,637	.000	8%		10) In Good Order	
	Landscape	\$	248,398	\$	383	.000	0%		10) In Good Order	
			Recreation	Facility	Z					
	Onsite Staffing	\$	193,091	\$	16,291	.000	8%		10) In Good Order	
			Long Terr	n Debt						
			10/1/25	Prin	cipal Payments		10/31/25			
	Series 2016	\$	4,200,000	\$	-	\$	4,200,000		10) In Good Order	
	Series 2020	\$	2,470,000	\$	=	\$	2,470,000		10) In Good Order	
		\$	6,670,000	\$		\$	6,670,000	=		
			Capital R	oconio						
			Budget		ctual to Date		<u>Encumbered</u>	<u>Variances</u>		
	Capital Outlay	\$	63,797	\$	36,212	\$	-	\$ 27,585	30) Not In Good Order	
	Funding (1)	\$	175,000	\$	-	\$	-	\$ (175,000)	10) In Good Order	
	Account Balance	\$	349,137	\$	203,890	\$	-	\$ (145,247)	20) Watch Item	
			Series 2020 Const.	ruction	<u>Account</u>					
			10/1/25	А	ctual to Date	In	terest Income	10/31/25		
	Account Balance	\$	526,195	\$	35,472	\$	-	\$ 490,723	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 - October 2025 EOM Report

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

Last Updated: % of Fiscal Year Completed:



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

opic Status

Description	Fxn	enditures
2001111011	- LAP	- indicares
Landscaping & Irrigation		
Irrigation Pumps/Equip. Partial Allowance	\$	8,000.00
Landscaping Replacement Allowance	\$	8,000.00
Painting		
Amenity Exterior	\$	11,106.00
Playground		
Wood Playground Equipment Refurbishment	\$	6,000.00
Total for 2023-2024	\$	33,106.00

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

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

Community Development District

Unaudited Financial Reporting October 31, 2025



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Sampson Creek Community Development District Combined Balance Sheet October 31, 2025

		Comount	Do	ht Comico	Can	ital Projects		Totals
	(General Fund	Де	bt Service Fund	сар	tai Projects Fund	Gover	างเฉเร nmental Fund
Assets:								
Cash: Operating Account	\$	18,896	\$		\$		\$	18.896
	\$ \$	657		-	\$ \$	-	\$ \$	10,090
Petty Cash Account		-	\$ \$	-		64,235		64,235
Capital Projects Account	\$			-	\$,	\$,
Due from General Fund	\$ \$	-	\$	-	\$ \$	3,680	\$ \$	3,680
Deposits	\$	820	\$	-	\$	-	\$	820
Investments:	¢.	100.020	ф		ф		ф	100.020
US Bank Custody	\$	189,829	\$	-	\$	450554	\$	189,829
State Board of Administration	\$	-	\$	-	\$	159,554	\$	159,554
Series 2016	_				_		_	
Reserve	\$	-	\$	193,381	\$	-	\$	193,381
Revenue	\$	-	\$	92,274	\$	-	\$	92,274
Construction	\$	-	\$	-	\$	7,053	\$	7,053
Series 2020								
Reserve	\$	-	\$	112,710	\$	-	\$	112,710
Revenue	\$	-	\$	62,490	\$	-	\$	62,490
Construction	\$	-	\$	-	\$	491,107	\$	491,107
Total Assets	\$	210,202	\$	460,856	\$	725,628	\$	1,396,686
Liabilities:								
Accounts Payable	\$	(2,548)	\$	-	\$	23,962	\$	21,414
Due to Capital Reserve	\$	3,680	\$	-	\$	-	\$	3,680
Total Liabilites	\$	1,132	\$	-	\$	23,962	\$	25,094
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	820	\$	-	\$	_	\$	820
Restricted for:	*	020	4		4		*	020
Debt Service - Series 2016	\$	-	\$	285,656	\$	_	\$	285,656
Debt Service - Series 2020	\$	_	\$	175,200	\$	_	\$	175,200
Capital Projects - Series 2016	\$	_	\$	-	\$	7,053	\$	7,053
Capital Projects - Series 2020	\$	_	\$	_	\$	490,723	\$	490,723
Assigned for:	Ψ		Ψ		Ψ	170,720	Ψ	170,723
Capital Reserves	\$	_	\$	_	\$	203,890	\$	203,890
Unassigned	\$	208,250	\$	-	Ψ	203,070	\$	208,250
Total Fund Balances	\$	209,070	\$	460,856	\$	701,666	\$	1,371,592
Total Fund Dalances	J	209,070	J	400,030	J	/01,000	J	1,3 / 1,392
Total Liabilities & Fund Balance	\$	210,202	\$	460,856	\$	725,628	\$	1,396,686

Sampson Creek Community Development District

General Fund

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

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	ı 10/31/25	Thru	ı 10/31/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,216,236	\$	-	\$	-	\$	-
Interest Income	\$ 15,000	\$	1,250	\$	-	\$	(1,250)
Clubhouse Income	\$ 1,000	\$	83	\$	-	\$	(83)
Total Revenues	\$ 1,232,236	\$	1,333		\$0	\$	(1,333)
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	1,000	\$	1,000	\$	-
FICA Expense	\$ 918	\$	77	\$	77	\$	-
Engineering	\$ 15,000	\$	1,250	\$	5,941	\$	(4,691)
Dissemination	\$ 2,337	\$	195	\$	195	\$	0
Arbitrage	\$ 1,200	\$	100	\$	-	\$	100
Assessment Roll	\$ 5,843	\$	5,843	\$	5,843	\$	0
Attorney	\$ 23,963	\$	1,997	\$	-	\$	1,997
Annual Audit	\$ 4,000	\$	333	\$	-	\$	333
Trustee Fees	\$ 8,869	\$	739	\$	-	\$	739
Management Fees	\$ 67,702	\$	5,642	\$	5,642	\$	(0)
Information Technology	\$ 1,169	\$	97	\$	97	\$	(0)
Telephone	\$ 400	\$	33	\$	53	\$	(19)
Postage	\$ 600	\$	50	\$	-	\$	50
Printing & Binding	\$ 400	\$	33	\$	47	\$	(13)
Insurance	\$ 12,053	\$	12,053	\$	10,885	\$	1,168
Legal Advertising	\$ 1,350	\$	113	\$	71	\$	41
Other Current Charges	\$ 1,000	\$	83	\$	100	\$	(17)
Office Supplies	\$ 100	\$	8	\$	-	\$	8
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 159,079	\$	29,822	\$	30,125	\$	(304)

Sampson Creek Community Development District

General Fund

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

	Adopted	Proi	rated Budget		Actual		
	Budget	Thr	u 10/31/25	Thr	u 10/31/25	1	Variance
Operations & Maintenance							
Field							
General Manager (Vesta)	\$ 193,091	\$	16,091	\$	16,291	\$	(200)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$	13,866	\$	-	\$	13,866
Landscape Maintenance (St Johns Golf)	\$ 30,000	\$	2,500	\$	-	\$	2,500
Landscape Maintenance Contingency	\$ 52,000	\$	4,333	\$	383	\$	3,950
Lake Maintenance	\$ 30,000	\$	2,500	\$	4,360	\$	(1,860)
Security	\$ 83,500	\$	6,958	\$	633	\$	6,326
Lifeguards/Pool Monitors	\$ 46,434	\$	3,870	\$	-	\$	3,870
Pool Maintenance	\$ 35,000	\$	2,917	\$	3,276	\$	(359)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$	500	\$	500	\$	-
Janitorial Maintenance	\$ 22,500	\$	1,875	\$	2,661	\$	(786)
Electric	\$ 82,500	\$	6,875	\$	6,637	\$	238
Water	\$ 18,500	\$	1,542	\$	1,416	\$	126
Refuse Service	\$ 500	\$	42	\$	-	\$	42
Permits	\$ 2,000	\$	167	\$	<u>-</u>	\$	167
Fitness Equipment Lease	\$ 27,000	\$	2,250	\$	2,212	\$	38
Repairs & Maintenance	\$ 32,849	\$	2,737	\$	920	\$	1,817
Street & Tennis Court Lighting Maintenance	\$ 5,000	\$	417	\$	-	\$	417
Repairs & Replacements-Amenity Center	\$ 20,000	\$	1,667	\$	-	\$	1,667
Tennis Court Maintenance	\$ 2,500	\$	208	\$	-	\$	208
Supplies	\$ 12,500	\$	1,042	\$	1,290	\$	(248)
Special Events	\$ 25,000	\$	2,083	\$	4,000	\$	(1,917)
Holiday Decorations	\$ 15,000	\$	1,250	\$	-	\$	1,250
Workers Compensation Insurance	\$ -	\$	-	\$	-	\$	-
Property Insurance	\$ 45,091	\$	45,091	\$	41,961	\$	3,130
Telephone/Internet/Cable TV	\$ 14,000	\$	1,167	\$	1,113	\$	54
Website Maintenance	\$ 1,056	\$	88	\$	-	\$	88
Office Supplies	\$ 700	\$	58	\$	-	\$	58
Contingencies	\$ 7,500	\$	625	\$	-	\$	625
Subtotal Field Expenditures	\$ 976,619	\$	122,718	\$	87,653	\$	35,065
Total Operations & Maintenance	\$ 976,619	\$	122,718	\$	87,653	\$	35,065
Total Expenditures	\$ 1,135,698	\$	152,540	\$	117,779	\$	34,762
Excess (Deficiency) of Revenues over Expenditures	\$ 96,538			\$	(117,779)		
Other Financing Sources/(Uses):							
Capital Reserve Transfer	\$ (175,000)	\$	(14,583)	\$	-	\$	14,583
Interfund Transfer-Excess/Shortage DS Revenues	\$ 24,338	\$	2,028	\$	-	\$	(2,028)
Total Other Financing Sources/(Uses)	\$ (150,662)	\$	(12,555)	\$	-	\$	12,555
Net Change in Fund Balance	\$ (54,124)			\$	(117,779)		
Fund Balance - Beginning	\$ 54,124			\$	326,849		
Fund Balance - Ending	\$ 0			\$	209,070		

Community Development District Month to Month FY 2025

	0ct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Tota
Revenues:													
Assessments - Tax Roll	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	s - \$	- \$	-
Interest Income	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5 - \$	- \$	-
Clubhouse Income	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5 - \$	- \$	-
Insurance Proceeds	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Revenues	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,000
FICA Expense	\$ 77	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7
Engineering	\$ 5,941	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,94
Dissemination	\$ 195	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	195
Arbitrage	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Assessment Roll	\$ 5,843	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,843
Attorney	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Annual Audit	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Trustee Fees	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Management Fees	\$ 5,642	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,642
Information Technology	\$ 97	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	97
Telephone	\$ 53	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	53
Postage	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Printing & Binding	\$ 47	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	47
Insurance	\$ 10,885	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,885
Legal Advertising	\$ 71	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 9	- \$	- \$	71
Other Current Charges	\$ 100	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	100
Office Supplies	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Dues, Licenses & Subscriptions	\$ 175	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative	\$ 30,125	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 5	- \$	- \$	30,125

Community Development District Month to Month FY 2025

	Oct-25	Nov-2	25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Total
Operations & Maintenance														
Field Expenditures														
Field/Amenity Operation Manager (Vesta) \$	16,291	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	16,291
Landscape Maintenance (Brightview Landscape) \$	· -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	· -
Landscape Maintenance (St Johns Golf) \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Landscape Maintenance Contingency \$	383	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	383
Lake Maintenance \$	4,360	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,360
Security \$	633	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	633
Lifeguards/Pool Monitors \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Pool Maintenance \$	3,276	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,276
Splash Pad Maintenance/Chemicals \$	500	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	500
Janitorial Maintenance \$	2,661	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,661
Electric \$	6,637	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,637
Water \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,416
Refuse Service \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Permits \$			- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Fitness Equipment Lease \$	2,212	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,212
Repairs & Maintenance \$			- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	920
Street & Tennis Court Lighting Maintenance \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Repairs & Replacements-Amenity Center \$	_	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Tennis Court Maintenance \$	_	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Supplies \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,290
Special Events \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,000
Holiday Decorations \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Workers Compensation Insurance \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Property Insurance \$	41,961	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	41,961
Telephone/Internet/Cable TV \$,	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,113
Website Maintenance \$,		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,115
Office Supplies \$		\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Contingencies \$			- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Subtotal Field Expenditures \$	87,653	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	87,653
Total Operations & Maintenance \$	87,653	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	87,653
Total Expenditures \$	117,779	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	117,779
Excess (Deficiency) of Revenues over Expendi \$	(117,779)	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(117,779)
Other Financing Sources/Uses:														
		A												
Capital Reserve Transfer \$			- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Interfund Transfer-Excess/Shortage DS Revenue \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance \$	(117,779)	Φ.	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	*	(117,779)

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Prora	ated Budget		Actual		
		Budget	Thru	10/31/25	Thr	u 10/31/25	Va	ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	-	\$	-	\$	-
Interest	\$	2,500	\$	208	\$	-	\$	(208)
Total Revenues	\$	555,015	\$	208	\$	-	\$	(208)
Expenditures:								
Interest - 11/1	\$	61,988	\$	-	\$	_	\$	-
Principal - 5/1	\$	430,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	61,988	\$	-	\$	-	\$	-
Total Expenditures	\$	553,975	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	1,040			\$	-		
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	(24,338)	\$	(2,028)	\$	-	\$	2,028
Total Other Financing Sources/(Uses)	\$	(24,338)	\$	(2,028)	\$	-	\$	2,028
Net Change in Fund Balance	\$	(23,298)			\$	-		
Fund Balance - Beginning	\$	86,325			\$	285,656		
		,020				,		
Fund Balance - Ending	\$	63,027			\$	285,656		

Community Development District Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget		ated Budget ı 10/31/25	Thr	Actual u 10/31/25	Va	riance
Revenues:	Duuget		2 10/01/20		u 10/01/20		1 Iunice
Assessments - Tax Roll	\$ 73,780	\$	_	\$	-	\$	_
Interest	\$ 750	\$	63	\$	-	\$	(63)
Total Revenues	\$ 74,530	\$	63	\$	-	\$	(63)
Expenditures:							
Interest - 11/1	\$ 31,475	\$	-	\$	-	\$	_
Principal - 5/1	\$ 10,000	\$	-	\$	-	\$	-
Interest - 5/1	\$ 31,475	\$	-	\$	-	\$	-
Total Expenditures	\$ 72,950	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 1,580			\$	-		
Net Change in Fund Balance	\$ 1,580			\$	-		
Fund Balance - Beginning	\$ 61,026			\$	175,200		
Fund Balance - Ending	\$ 62,607			\$	175,200		

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget		Prorated Budget Thru 10/31/25			Actual u 10/31/25	V	ariance
Revenues		Duuget	1111 0	10/31/23	1 111	u 10/31/23	•	ar rance
Interest	\$	5,000	\$	417	\$	713	\$	297
Misc. Income	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	5,000	\$	417	\$	713	\$	297
Expenditures:								
Capital Outlay	\$	63,797	\$	5,316	\$	36,212	\$	(30,896)
Total Expenditures	\$	63,797	\$	5,316	\$	36,212	\$	(30,896)
Excess (Deficiency) of Revenues over Expenditures	\$	(58,797)			\$	(35,499)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	175,000	\$	14,583	\$	-	\$	(14,583)
Total Other Financing Sources (Uses)	\$	175,000	\$	14,583	\$	-	\$	(14,583)
Net Change in Fund Balance	\$	116,203			\$	(35,499)		
Fund Balance - Beginning	\$	232,934			\$	239,388		
Fund Balance - Ending	\$	349,137			\$	203,890		

Sampson Creek Community Development District **Capital Projects Fund Series 2016**

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Prorat	ed Budget	A	ctual		
	Buc	lget	Thru 1	10/31/25	Thru	10/31/25	Vari	ance
Revenues								
Interest	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	-		
Net Change in Fund Balance	\$	-			\$	-		
Fund Balance - Beginning					\$	7,053		
Fund Balance - Ending					\$	7,053		

Community Development District Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ad	opted	Prorat	ed Budget		Actual		
	B	udget	Thru :	10/31/25	Thr	u 10/31/25	V	ariance
Revenues								
Interest	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	35,472	\$	(35,472)
Total Expenditures	\$	-	\$	-	\$	35,472	\$	(35,472)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(35,472)		
Net Change in Fund Balance	\$	-			\$	(35,472)		
Fund Balance - Beginning					\$	526,195		
Fund Balance - Ending					\$	490,723		

Community Development District

Long Term Debt Report FY 2026

Series	2016, Special Assessment Bonds	
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 - 9/30/2025		\$4,200,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$4,200,000
Series	2020, Special Assessment Bonds	
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$755,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000
Bonds outstanding - 9/30/2025		\$2,470,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$2,470,000
Total Current Bonds Outstanding		\$6,670,000

		2016 Bond			2020 - Combined	
Stated:	\$7,595,000.00	\$ 2,156,730.51 \$ 0.28	\$ 9,751,730.51	\$ 2,520,000.00	\$ 1,080,046.24 \$ 0.43	\$ 3,600,046.24

Period		Principal	Interest	Total				Principal	Interest	Total
FY 2024	\$	410,000.00	\$ 143,792.50	\$	553,792.50		\$	10,000.00	\$ 63,425.00	\$ 73,425.00
FY 2025	\$	420,000.00	\$ 134,055.00	\$	554,055.00		\$	10,000.00	\$ 63,187.50	\$ 73,187.50
FY 2026	\$	430,000.00	\$ 123,975.00	\$	553,975.00		\$	10,000.00	\$ 62,950.00	\$ 72,950.00
FY 2027	\$	440,000.00	\$ 113,225.00	\$	553,225.00		\$	10,000.00	\$ 62,712.50	\$ 72,712.50
FY 2028	\$	455,000.00	\$ 101,675.00	\$	556,675.00		\$	10,000.00	\$ 62,475.00	\$ 72,475.00
FY 2029	\$	470,000.00	\$ 88,025.00	\$	558,025.00		\$	10,000.00	\$ 62,237.50	\$ 72,237.50
FY 2030	\$	485,000.00	\$ 73,925.00	\$	558,925.00		\$	10,000.00	\$ 62,000.00	\$ 72,000.00
FY 2031	\$	500,000.00	\$ 59,375.00	\$	559,375.00		\$	10,000.00	\$ 61,762.50	\$ 71,762.50
FY 2032	\$	460,000.00	\$ 44,375.00	\$	504,375.00		\$	60,000.00	\$ 61,525.00	\$ 121,525.00
FY 2033	\$	475,000.00	\$ 30,000.00	\$	505,000.00		\$	65,000.00	\$ 60,100.00	\$ 125,100.00
FY 2034	\$	485,000.00	\$ 15,156.26	\$	500,156.26		\$	270,000.00	\$ 58,556.26	\$ 328,556.26
FY 2035	\$	-	\$ -	\$	-		\$	300,000.00	\$ 52,143.76	\$ 352,143.76
FY 2036	\$	-	\$ -	\$	-		\$	305,000.00	\$ 45,018.76	\$ 350,018.76
FY 2037	\$	-	\$ -	\$	-		\$	315,000.00	\$ 37,012.50	\$ 352,012.50
FY 2038	\$	-	\$ -	\$	-		\$	320,000.00	\$ 28,743.76	\$ 348,743.76
FY 2039	\$	-	\$ -	\$	-		\$	330,000.00	\$ 20,343.76	\$ 350,343.76
FY 2040	\$	<u> </u>	\$ <u>-</u>	\$	<u>-</u>	_	\$	445,000.00	\$ 11,681.26	\$ 456,681.26
	\$ 5	5,030,000.00	\$ 927,578.76	\$	5,957,578.76		\$ 2	2,490,000.00	\$ 875,875.06	\$ 3,365,875.06

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

November 20, 2025

	GENERAL FUND	
<u>DATE</u>	CHECK NUMBERS	<u>AMOUNT</u>
10/10/25	8972-8980	\$35,780.89
10/23/25	8981-8986	\$5,760.37
10/30/25	8987-8993	\$37,333.35
11/05/25	8994-9001	\$7,226.50
11/12/25	9002-9009	\$29,294.51
<u>AUTOPAY</u>		
10/31/25	8001-8002	\$520.80
Total		\$115,916.42
	CAPITAL RESERVE FUNI	D
<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
10/23/25	270	\$12,250.00
11/12/25	271-272	\$26,864.40
Total		\$39,114.40

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/25 PAGE 14
*** CHECK DATES 10/03/2025 - 11/13/2025 *** SAMDSON CREEK - CENERAL FUND

*** CHECK DATES 10/03/2025 - 11/13/2025 *** SAMPSON CREEK - GENERAL FUND
BANK A SAMPSON CREEK CDD

BANK A SAMPSON CREEK CDD					
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/10/25 00483	10/01/25 042 202510 320-57200-4 DEPOSIT 12/13/25	49400	*	525.00	
		AAA BIG TOP ENTERTAINMENT			525.00 008972
10/10/25 00443	9/30/25 9534918 202509 320-54100-4		*	4,230.00	
	THINNING OAK TREE 09/25	BRIGHTVIEW LANDSCAPE SERVICES INC			4,230.00 008973
	9/28/25 1110618- 202510 320-57200-4 SVCS 10/25	41000	*	408.00	
		COMCAST			408.00 0089/4
10/10/25 00334	10/01/25 23356477 202510 320-57200-9 SUPPLIES 10/25	54600	*	748.74	
		CRYSTAL SPRINGS			748.74 008975
10/10/25 00016	10/07/25 092025 202509 320-54100-6 SVCS 09/25	43000		7,027.33	
	3VC3 09/23	FLORIDA POWER & LIGHT			7,027.33 008976
10/10/25 00131	9/15/25 427 202510 310-51300-3	31400	*	5,843.00	
	10/01/25 426 202510 310-51300-3	34000	*	5,641.83	
	MGMT FEE 10/25 10/01/25 426 202510 310-51300-		*	97.42	
	INFO TECH 10/25 10/01/25 426 202510 310-51300-:	31300	*	194.75	
	DISSEMINATION AGENT SVCS 10/01/25 426 202510 310-51300-4	42500	*	46.50	
	COPIES 10/25 10/01/25 426 202510_310-51300-4	41000	*	52.50	
	TELEPHONE 10/25	GOVERNMENTAL MANAGEMENT SERVICES			11,876.00 008977
10/10/25 00285	9/01/25 JAK09250 202509 320-57200-			1,611.00	
	SVCS 09/25	JANI-KING OF JACKSONVILLE			1,611.00 008978
	10/09/25 194010 202509 310-51300-	31100	*	3.913.09	
	SVCS 09/25	MATTHEWS DESIGN GROUP, INC.			3,913.09 008979
10/10/25 00431	10/09/25 3470-092 202509 320-57200-	54600	*	5,441.73	
	SUPPLIES 09/25				5,441.73 008980
		TRUIST BANK			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/25 PAGE 15
*** CHECK DATES 10/03/2025 - 11/13/2025 *** SAMPSON CREEK - GENERAL FUND

	BA	NK A SAMPSON CREEK CDD			
CHECK VEND# DATE 1	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/23/25 00319 10	/04/25 1110956- 202510 320-57200-4 SVCS 10/25	1000	*	705.12	
	5005 10/25	COMCAST			705.12 008981
	/10/25 59225859 202510 320-57200-4 FITNESS EOUIPMENT LEASING		*	2,212.29	
	FIINESS EQUIPMENT LEASING	DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29 008982
10/23/25 00468 9	/30/25 00073530 202509 310-51300-4	8000	*	70.00	
	LEGAL AD #11646891	GANNETT FLORIDA LOCALIQ			70.00 008983
10/23/25 00287 10	/11/25 10110002 202510 320-57200-4 SVCS 10/25		*	1,050.00	
	SVCS 10/25	DARRYL HALL			1,050.00 008984
	/01/25 JAK10250 202510 320-57200-4 SVCS 10/25	5300	*	1,611.00	
		JANI-KING OF JACKSONVILLE			1,611.00 008985
10/23/25 00253 10	/12/25 76778331 202510 320-57200-4 MONITOR 10/22/25-01/21/26	5400	*	111.96	
		VECTOR SECURITY INC.			111.96 008986
10/30/25 00469 8	/25/25 4252 202509 320-57200-4	5200	*	3,746.45	
9,	POOL SVCS 09/25 /25/25 4444 202510 320-57200-4		*	3,776.14	
10	POOL SVCS 10/25 /25/25 4666 202511 320-57200-4	5200	*	3,390.60	
	POOL SVCS 11/25	CBUSS ENTERPRISES			10,913.19 008987
	/24/25	4500		295.00	
	PREVENTIVE MAINT 10/25	FITNESS MACHINE TECHNICIANS OF			295.00 008988
10/30/25 00481 10	/01/25 92522 202510 310-51300-5	4000		175.00	
		FLORIDACOMMERCE			175.00 008989
10/30/25 00022 10		3100	*	31.59	
10	SVCS 10/25 /17/25 82743242 202510 320-54100-4	3100	*	1,384.16	
	SVCS 10/25	JEA			1,415.75 008990

THE CHECK DATES 10/03/		AMPSON CREEK - GENERAL FUND ANK A SAMPSON CREEK CDD			
CHECK VEND#DATE DATE	INVOICEEXPENSED TO E INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/30/25 01003 9/08/	/25 146848 202509 320-57200- POWER SUPPLY TENNIS COURT		*	1,308.00	
9/15/	25 146974 202509 320-57200- CAMERA 09/25		*	4,815.00	
	CAMERA U9/25	JSC SYSTEMS			6,123.00 008991
10/30/25 00430 10/24/	/25 3642444 202507 310-51300-		*	1,495.50	
	SVCS 07/25	KUTAK ROCK LLP			1,495.50 008992
	25 429107 202510 320-57200-		*	475.00	
10/22/	PRESSURE WASHING 10/25 /25 429108 202510 320-57200-	54500	*	150.00	
11/01,	REPLACE TILES 10/25 /25 429128 202511 320-54100- SVCS 11/25	34000	*	16,290.91	
	SVCS 11/25	VESTA PROPERTY SERVICES, INC			16,915.91 008993
11/05/25 00048 10/31/	/25 93448921 202510 320-57200- ZOLL 3 AED AUTO AGREE		*	308.00	
	ZOLL 3 AED AUTO AGREE	CINTAS CORPORATION			308.00 008994
	/25 1110618- 202511 320-57200- SVCS 11/25	41000	*	393.37	
	SVCS 11/25	COMCAST			393.37 008995
11/05/25 00334 10/29/	/25 23356477 202510 320-57200- SUPPLIES 10/25	54600	*	232.77	
		CRYSTAL SPRINGS			232.77 008996
11/05/25 00468 10/31	/25 00074054 202510 310-51300- LEGAL AD #11694617	48000	*	71.36	
		GANNETT FLORIDA LOCALIQ			71.36 008997
	/25 JAK11250 202511 320-57200- SVCS 11/25			1,611.00	
		JANI-KING OF JACKSONVILLE			1,611.00 008998
11/05/25 00488 12/13/	/25 0081 202512 320-57200- EVENT 12/13/25		*	250.00	
		GREGORY T. JOHNSON			250.00 008999
	/25 2089931 202510 320-54100- PURCHASED TGC 10/25	46300	*	2,000.00	
	/25 320760B 202511 320-54100- WATER MGMT 11/25		*	2,360.00	
	WAIER MGMI 11/25	THE LAKE DOCTORS, INC.			4,360.00 009000

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/25 PAGE 17
*** CHECK DATES 10/03/2025 - 11/13/2025 *** SAMPSON CREEK - GENERAL FUND

	BANK A SAMPSON CREEK CDD			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
11/05/25 00497 10/31/25 770820 202510 320-54100 LANDSCAPE MGMT 10/25	-46200	*	13,526.09	
10/31/25 774362 202510 320-54100 INITIAL IRRIGATION AUDIT	-46203	*	4,121.00	
10/31/25 770820 202510 320-54100 LANDSCAPE MGMT 10/25		V	13,526.09-	
10/31/25 774362 202510 320-54100 INITIAL IRRIGATION AUDIT		V	4,121.00-	
	RUPPERT LANDSCAPE LLC			.00 009001
11/12/25 00397 11/05/25 19-1656 202511 320-57200 SECURITY SVCS 11/25	-34501	*	6,433.00	
SECORITI SVCS 11/23	CENTRAL SECURITY AGENCY			6,433.00 009002
11/12/25 00496 11/09/25 59305390 202511 320-57200 GYM EOUIPMENT LEASING	-44000	*	2,212.29	
GIM EQUIPMENT DEADING	DE LAGE LANDEN PUBLIC FINANCE LLC			2,212.29 009003
11/12/25 00016 11/05/25 102025 202510 320-54100 SVCS 10/25	-43000	*	6,637.35	
	FLORIDA POWER & LIGHT			6,637.35 009004
11/12/25 00131 11/01/25 428 202511 310-51300 MGMT FEE 11/25	-34000	*	5,641.83	
11/01/25 428 202511 310-51300 INFO TECH 11/25		*	97.42	
11/01/25 428 202511 310-51300 DISSEMINATION AGENT SVCS		*	194.75	
11/01/25 428 202511 310-51300 COPIES 11/25	-42500	*	3.00	
11/01/25 428 202511 310-51300 TELEPHONE 11/25	-41000	*	66.03	
THERET HOME 11/23	GOVERNMENTAL MANAGEMENT SERVICES			6,003.03 009005
11/12/25 00340 11/10/25 194146 202510 310-51300 SVCS THRU 10/31/25		*	5,941.15	
SVCS 11110 10/31/23	MATTHEWS DESIGN GROUP, INC.			5,941.15 009006
11/12/25 00019 11/07/25 64668498 202511 320-54100 ORTLY PEST CONTROL 11/25	-46202	*	125.00	
QRILL PEST CONTROL 11/25	NADER'S PEST RAIDERS, INC.			125.00 009007
11/12/25 00497 10/31/25 773020 202510 320-54100 REPAIR LINES SOCCER FIEL	-46203	*	383.28	
REFAIR DINES SOCCER FIEL	RUPPERT LANDSCAPE LLC			383.28 009008
		-	-	-

AP300R *** CHECK DATES 10/0	3/2025 - 11/13/2025 *** SA	ACCOUNTS PAYABLE PREPAID/COMPUTE AMPSON CREEK - GENERAL FUND ANK A SAMPSON CREEK CDD	R CHECK REGISTER	RUN 11/13/25	PAGE 18
	.INVOICEEXPENSED TO TE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/12/25 00377 9/2	5/25 428635 202509 320-57200-9 REPLACING TWO WALLS 09/25		*	150.00	
9/3	0/25 428922 202509 320-57200-4 POOL MONITORS 09/25		*	1,409.41	
		VESTA PROPERTY SERVICES, INC			1,559.41 009009
		TOTAL FOR BA	ANK A	115,395.62	

*** CHECK DATES 10/03/2025 - 11/13/2025 *** SA	ACCOUNTS PAYABLE PREPAID/COMPUTER AMPSON CREEK - GENERAL FUND ANK Z SAMPSON CREEK-ACH	CHECK REGISTER	RUN 11/13/25	PAGE 19
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/31/25 00467 10/18/25 1492034 202510 320-57200-3 OFF DUTY OFFICER 10/17/25	4500	*	260.40	
	ROLLKALL TECHNOLOGIES LLC			260.40 008001
10/31/25 00467 10/20/25 1494326 202510 320-57200-3 OFF DUTY OFFICER 10/20/25	44500	*	260.40	
	ROLLKALL TECHNOLOGIES LLC			260.40 008002
	MOMAT HOD DA	NT72	F20 00	
	TOTAL FOR BA	NK Z	520.80	
	TOTAL FOR RE	GISTER	115,916.42	

AP300R *** CHECK NOS. 000270-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/25 PAGE 20 SAMPSON CREEK - CAPITAL RESERV BANK B SAMPSON CREEK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# :	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/23/25 00082	10/17/25 543 202510 600-53800- RESTORED POND BANK 10/25	60000 HEB SERVICES INC	*	12,250.00	12,250.00 000270
11/12/25 00104	10/31/25 B-2861 202510 600-53800-6 REPAIR SLOPE 10/25	PRECISION SIDEWALK SAFETY CORP	*	23,962.00	23,962.00 000271
11/12/25 00106	11/06/25 Q-007102 202511 600-53800-0 PO #00710221	TECHNOGYM USA CORP	*	2,902.40	2,902.40 000272
		TOTAL FOR BANI		39,114.40 39,114.40	

AAA Big Top Entertainment 1376 Akron Oaks Dr. Orange Park, FL 32065 904-307-2499 www.ClownMagicianJax.com



INVOICE

Date	Invoice #
10/1/25	042

Bill To

Stephanie Taylor General Manager, Sampson Creek CDD 219 Saint Johns Golf Drive Saint Augustine, Fl 32092 email - staylor@vestapropertyservices.com ph - 904-599-9093

Description		Qty	Rate	Amount
Santa and Mrs. Claus will be happy to meet, greet and take your guests on Dec 13 , from 11AM to 2 PM, Saturday, at the address.	·			\$1050.00
(Please send a check, 50% NLT November 17 to the above you)	address, thank			
(If paying by CC a 4% convenience fee with be added)				
Special Events 320-57200-49400				
EIN - 27-1325947 Thank you for using AAA Big Top Entertainment and for hiring a Vet!	Balance due	e:		\$1050.00





Sold To: 14846146 Sampson Creek CDD 475 West Town PI Ste 114 St. Augustine FL 32095 **Customer #:** 14846146 Invoice #: 9534918 **Invoice Date:** 9/30/2025 **Sales Order:** 8733509

Cust PO #:

Project Name: Sampson Creek - Thinning of oak tree canopy Project Description: Thinning of Oak tree specified canopies

Job Number	Description	Qty	UM	Unit Price	Amount
346100574	Sampson Creek CDD				
	12 Oak trees	1.000	EA	2538.00	2,538.00
	8 Oak trees	1.000	EA	1692.00	1,692.00
			10.00 00		
				1	
				,	
	Landscape Maintenance Contingency 320-54100-46202				
	320 3 1100 10202			<u>'</u>	
			3		
				Total Invoice Amount Taxable Amount	4,230.0
				Tax Amount Balance Due	4,230.0

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub
Customer Account #: 14846146 Invoice #: 9534918

Invoice Date: 9/30/2025

\$4,230.00 Amount Due:

Thank you for allowing us to serve you

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

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



Proposal for Extra Work at Sampson Creek CDD

Property Name

Sampson Creek CDD

Contact

Jason Davidson

Property Address

219 St Johns Golf Dr St Augustine, FL 32092

То

Sampson Creek CDD

Billing Address 475 West Town PI Ste 114

St. Augustine, FL 32095

Project Name

Sampson Creek - Thinning of oak tree canopy

Project Description

Thinning of Oak tree specified canopies

Scope of Work

QTY	UoM/Size	Material/Description	Total
12 Oak tree	os	(\lim\)	\$2,538.00
8 Oak trees	6		\$1,692.00

Images

Screenshot 2025-08-11 155816





Proposal for Extra Work at Sampson Creek CDD

Other

Screenshot 2025-09-30 150718



For internal use only

 SO#
 8733509

 JOB#
 346100574

 Service Line
 300

TERMS & CONDITIONS

- 1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications
- Work Force Contractor shall designate a qualified representative with expenence in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in
- License and Parmits Contractor shall maintain a Landscape Contractor's icense 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 perbes in prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on
- Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable
- Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance, Worker's Compensation Insurance and any other insurance required by law of Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1.000,000mit of liability.
- Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extrems weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency rebonal 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 perty. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of the Contract within suty (50) days
- Any illegal trespess, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the ole responsibility of the Custom
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate
- (ii) Access to Jobsite. Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions rie in tied thereto, during normal business hours and other reasonable penods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination. This Work Order may be terminated by the either party with or without cause. upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment. The Customer and the Contractor respectively bind themselves, their partners successions, 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 writter consent of the other provided, nowever, 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 commonly increased. corporate reorganization
- Disclaimer. This proposal was estimated and provid based upon a site wist and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal if or the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional coals or damages for additional work not described herein, or liable for any agazionati codati en damages for accisional work not escribed netren, of labre lor any incidentis/cocidente resulting from conditions, that were not escertariable by axed ground level visual inspection by ordinary means at the time said inspection was performed. Confractor cannot be held responsible for unknown or otherwise hild die ni defects. Any corrective work proposed herein cannot guarantee spect results Professional engineering, architectural, and/or landscape deexgn 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 III 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

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

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

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

Acceptance of this Confract By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set tooth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contractor is appropriately performed the performance of the contractor is activated to all costs of collection, including reasonable attorneys' fees and it shall be releved of any obligation to continue performance under this or any other Contract with Customer Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid historia. 15.5 taxs, after fills. balance 15 days after billing

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

Customer

Regional manager Signature Trite

Jason Davidson September 30, 2025 Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager Signature Trop

Daniel Bauman September 30, 2025

Printed Name Date

Job #: 346100574

SO #: 8733509 Proposed Price: \$4,230.00

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.



Your bill at a glance

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

Previous balance		\$393.00
Payments		\$0.00
Past due balance		\$393.00
Regular monthly charges	Page 3	\$387.85
One-time charges	Page 3	\$15.00
Taxes, fees and other charges	Page 3	\$5.15
New charges due Oct 19, 202	25	\$408.00
3 2		

Amount due

\$801.00

Your account is past due

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

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

Your bill explained

- Your one-time charges are \$15.00 due to Late Fee charge(s).
- · Any payments received or account activity after Sep 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 \$408.00 October 2025

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 28 20250928 NNNNNNNY 0000475 0002

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

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Account number

Past due balance

\$393.00

New charges due Oct 19, 2025

\$408.00

Total amount due

\$801.00

Amount enclosed

Make checks payable to Comcast Do not send cash

8495 74 140 1110618

Send payment to

COMCAST PO BOX 71211

CHARLOTTE NC 28272-1211

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

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

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



Faster speeds. More solutions, Bigger savings.

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

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



Need help? We're here for you



Visit us online

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



Call us anytime

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

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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



Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



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



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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	

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

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.

Account Number 8495 74 140 1110618 Billing Date Sep 28, 2025 Services From Oct 08, 2025 to Nov 07, 2025

Page 4 of 4

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

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



Upcoming Delivery Dates

October 2025 Friday 10 Friday 24

November 2025 Friday 7 Friday 21

December 2025 Friday 5 Friday 19





Bottled Water * Filtration * Coffee

Whether you're getting students back to school or want to prepare for the weather, hydration is a must. With Primo Brands delivery you can easily stock up with case packs for class and the unexpected. Add a case pack or two to your next delivery - be ready, just in case.

Customer Account#:980956523356477

SAMPSON CREEK CDD

Invoice Date:

10-01-25

	JOHNS GOLF DR GUSTINE, FL 32092	?	Invoice #: Purchase Order #:	2335	6477 1001
Date	Transaction #	Details	Qt y.	Each	Amount
		Previous Balance Payment Remaining Balance			345.64 0.00 345.64
)-08-25	T252516970003	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax	10 10 -16 -3 1	10.49 6.00 6.00 0.00 13.99	104.90 60.00 -96.00 0.00 13.99 0.00 82.89
	Rec'd By:				
		Supplies 320-57200-54600			
Did y	you know that in addit	tion to the top left corner of this bill, you can also find your d can also easily skip or add a delivery as		yaccount? On	line you





200 Eagles Landing Blvd Lakeland, FL 33810

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

Customer Account#: Due By: Late Fees May Apply After: **Total Amount Due:**

980956523356477 **Upon Receipt** 10-24-25 \$748.74

Check here and see reverse for address and phone corrections.

> 1...||...||...||...|.|...||.|.|.|. SAMPSON CREEK CDD Julie Tallaksen 5385 N NOB HILL RD SUNRISE, FL 33351

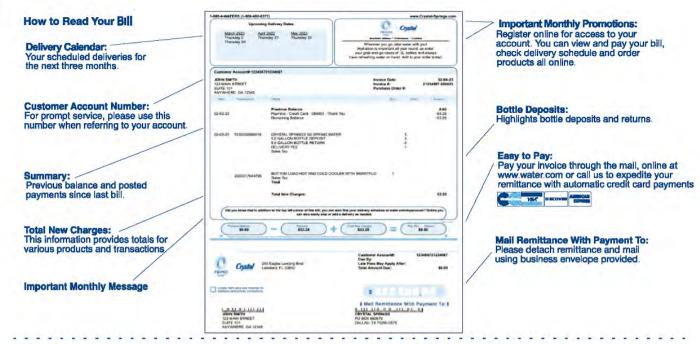


CRYSTAL SPRINGS PO BOX 660579 DALLAS, TX 75266-0579

Customer Account#:980956523356477

Invoice #:23356477 100125

Date			Qty.	Each	Amount
09-12-25	T252556970032	PRIMO 5G PURIFIED WATER PET BOTTLE	10	10.49	104.90
		5.0 GALLON BOTTLE RETURN	-8	6.00	-48.00
		5.0 GALLON PRIMO PET BOTTLE DEPOSIT	10	6.00	60.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
		Total			130.89
	T0500007000	ODVOTAL ODDINGS SO DUDISISD WATER		40.40	457.05
9-26-25	T252696970026	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT	15 15	10.49 6.00	157.35 90.00
		5.0 GALLON PRIMO PET BOTTLE RETURN	-15	6.00	-90.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax	'	10.55	0.00
		Total			171.34
		Total			171.04
	R2527222541350	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	10.99	10.99
		BOTTOM LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	6.99	6.99
		Sales Tax			0.00
		Total			17.98
		Total New Charges:			403.10
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Billing Rights Summary

In case of Errors or Questions About Your Bill:

If you think your bill is incorrect, or if you need more information about a transaction on your bill, write us as soon as possible on a separate sheet, at P.O. Box 660579, Dallas,TX 75266-0579. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. Your bill shall be deemed correct unless disputed within 60 days from receipt. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and complete account number.
- The dollar amount of the suspected error.
- Describe the error and explain why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the amount of your bill that is not in question. While we investigate your questions, we cannot report you as delinquent or take any action to collect the amount you question.

Electronic Funds Transfer Notice

If you pay by check, it will be converted into an "Electronic Funds Transfer" (EFT), a process in which your financial institution is electronically instructed to transfer funds from your account to ours in lieu of processing the check. By sending your completed check to us, you authorize us to use the account information therein to create an EFT for the amount indicated on the check. If the EFT cannot be processed for technical or other reasons, you authorize us to process an image replacement document, draft, or copy of your check.

OPT OUT NOTICE: If you do not wish to participate in this check conversion program, please write to us on a separate sheet at: P.O. Box 660579, Dallas, TX 75266-0579.

Insufficient Funds Notice

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of these terms

We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).

For futher information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

Please print only new address below and check the appropriate box on reverse side. Thank you.

Mailing address only Mailing and deliv	rery address 🗌	
Name		
Address		
City	State	Zip Code
()		
Phone Number	E-mail Address	
Customer Account Number		o Not Forget To:
	✓ D	etach this remittance and return with your paymen

@ 2019 DS Services of America, Inc. All rights reserved

Write the complete account number on your check.

Mail remittance and payment using the enclosed envelope.

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

September-25

	•	***V#16
	\$	7,027.33
1574 Drury Court #1	\$	301.37
Leo Maguire Parkway #Streetlights	\$	4,219.69
205 St. John's Golf Drive #Swimclub	\$	859.58
944 Leo Maguire Parkway #1	\$	27.77
205 St. John's Golf Drive	\$	98.75
2125 County Road 210 W	\$	54.46
9402 Leo Maguire Pkwy #2	\$	27.23
211 St. John's Golf Drive #LITES	\$	130.02
219 St. John's Golf Drive #Pool	\$	1,282.80
380 St. John's Golf Drive #IRR	\$	25.66
	219 St. John's Golf Drive #Pool 211 St. John's Golf Drive #LITES 9402 Leo Maguire Pkwy #2 2125 County Road 210 W 205 St. John's Golf Drive 944 Leo Maguire Parkway #1 205 St. John's Golf Drive #Swimclub Leo Maguire Parkway #Streetlights	219 St. John's Golf Drive #Pool 211 St. John's Golf Drive #LITES 9402 Leo Maguire Pkwy #2 2125 County Road 210 W 205 St. John's Golf Drive 944 Leo Maguire Parkway #1 205 St. John's Golf Drive #Swimclub Leo Maguire Parkway #Streetlights \$ \$ \$ \$ \$

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



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

CURRENT BILL

\$25.66 TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY

Scan to or visit FPL.com/ WaystoPay

BILL SUMMARY

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

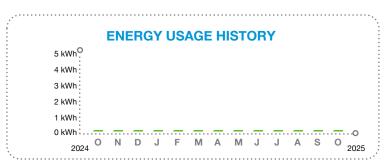
Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

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

Service Address:

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



KEEP IN MIND

Payment received after December 26, 2025 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

130408744670612665200000

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

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

GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 25.66 Payment received - Thank you -25.66 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$12.13 Non-fuel energy charge: \$0.096100 per kWh Fuel charge: \$0.027180 per kWh Electric service amount 25.00 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.66 Total amount you owe \$25.66

Customer Name:

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Nov 5, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	0	0	0
Service days	32	30	28
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

KEEP IN MIND

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

CURRENT BILL

\$1,282.80 TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY

Pay \$1,238.10 instead of \$1,282.80 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

BILL SUMMARY

Amount of your last bill 1,294.76 Payments received -1,294.760.00 Balance before new charges 1,282.80 Total new charges Total amount you owe \$1,282.80

(See page 2 for bill details.)

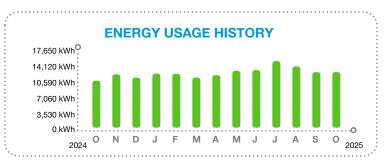
Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

Statement Date: Oct 7, 2025 **Account Number:** 16229-99512

Service Address:

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



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- Payment received after December 26, 2025 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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

123810 13041622999512 0828210000

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BILL DETAILS

Amount of y Payment red Balance bef	1,294.76 -1,294.76 \$0.00		
Base charge Non-fuel: Fuel:	1 GENERAL SERVICE 9: (\$0.033890 per kWh) (\$0.027180 per kWh)	DEMAND \$30.41 \$453.34 \$363.59 \$402.30	
Electric serv	vice amount	1,249.64	
Gross receip	ots tax (State tax) harges	32.07 32.07	
Regulatory f	ee (State fee)	1.09	
Total new cl	harges		\$1,282.80
Total amount you owe			\$1,282.80

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	58876		45499		13377
Demand KW	29.71				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	13377	13348	11303
Service days	32	30	28
kWh/day	418	444	403
Amount	\$1,282.80	\$1,294.76	\$956.76

KEEP IN MIND

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

CURRENT BILL

\$130.02 TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY

Pay \$124.70 instead of \$130.02 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

(See page 2 for bill details.)

RILL SLIMMARY

DILL SOMMAN	
Amount of your last bill	114.95
Payments received	-114.95
Balance before new charges	0.00
Total new charges	130.02
Total amount you owe	\$130.02

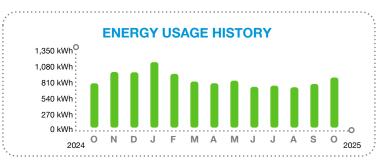
Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

Statement Date: Oct 7, 2025 Account Number: 19350-09421

Service Address:

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



KEEP IN MIND

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- Payment received after December 26, 2025 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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

12470 1304193500942162003100000

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19350-09421

\$130.02

Oct 28, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY

\$130.02

E001

Total amount you owe

BILL DETAILS Amount of your last bill 114.95 Payment received - Thank you -114.95 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) \$88.70 Fuel: (\$0.027180 per kWh) \$25.09 Electric service amount 126.66 Gross receipts tax (State tax) 3.25 Taxes and charges 3.25 Regulatory fee (State fee) 0.11 Total new charges \$130.02

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	61390		60467		923

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	923	804	816
Service days	32	30	28
kWh/day	28	26	29
Amount	\$130.02	\$114.95	\$106.85

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

CURRENT BILL

\$301.37 TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY

Pay \$278.53 instead of \$301.37 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

BILL SUMMARY

Amount of your last bill 259.11 Payments received -259.11 0.00 Balance before new charges Total new charges Total amount you owe \$301.37 (See page 2 for bill details.)

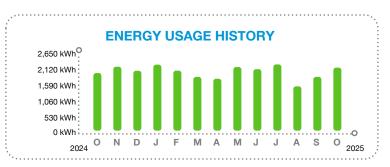
Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

Statement Date: Oct 7, 2025 **Account Number: 33381-88364**

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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

27853 1304333818836487310300000

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BILL DETAILS Amount of your last bill 259.11 Payment received - Thank you -259.11Balance 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) \$218.82 Fuel: (\$0.027180 per kWh) \$61.89 Electric service amount 293.58 Gross receipts tax (State tax) 7.53 Taxes and charges 7.53 Regulatory fee (State fee) 0.26 Total new charges \$301.37 Total amount you owe \$301.37

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	87267		84990		2277

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	2277	1943	2081
Service days	32	30	28
kWh/day	71	65	74
Amount	\$301.37	\$259.11	\$252.17

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

CURRENT BILL

\$27.23 TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	26.99
Payments received	-26.99
Balance before new charges	0.00
Total new charges	27.23
Total amount you owe	\$27.23
	(See page 2 for bill details.)

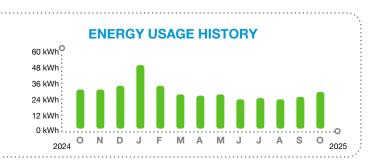
Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

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

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after December 26, 2025 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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130446974443568327200000

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46974-44356

\$27.23

Oct 28, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 26.99 Payment received - Thank you -26.99Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.95 Non-fuel: (\$0.096100 per kWh) \$2.89 Fuel: (\$0.027180 per kWh) \$0.82 Electric service amount 26.53 Gross receipts tax (State tax) 0.68 Taxes and charges 0.68 Regulatory fee (State fee) 0.02 \$27.23 Total new charges \$27.23 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16800		16770		30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	30	26	32
Service days	32	30	28
kWh/day	1	1	1
Amount	\$27.23	\$26.99	\$26.96

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

CURRENT BILL

\$54.46 TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	54.61
Payments received	-54.61
Balance before new charges	0.00
Total new charges	54.46
Total amount you owe	\$54.46
	(See page 2 for bill details.)

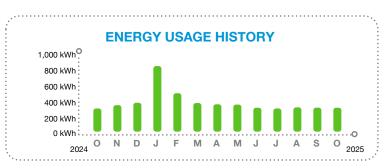
Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

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

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



KEEP IN MIND

Payment received after December 26, 2025 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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130455613330540644500000

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55613-33054

\$54.46

Oct 28, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 54.61 Payment received - Thank you -54.61 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$31.32 Fuel: (\$0.027180 per kWh) \$8.86 Electric service amount 53.05 Gross receipts tax (State tax) 1.36 Taxes and charges 1.36 Regulatory fee (State fee) 0.05 Total new charges \$54.46 Total amount you owe \$54.46

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	98704		98378		326

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	326	327	316
Service days	32	30	28
kWh/day	10	11	11
Amount	\$54.46	\$54.61	\$49.42

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

CURRENT BILL

\$98.75 TOTAL AMOUNT YOU OWE

Oct 29, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill Payments received	83.95 -83.95	
Balance before new charges	0.00	
Total new charges	98.75	
Total amount you owe	\$98.75	
	(See page 2 for bill details.)	

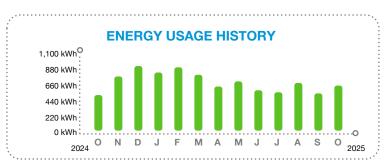
Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

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

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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BILL DETAILS Amount of your last bill 83.95 Payment received - Thank you -83.95 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) \$64.96 Fuel: (\$0.027180 per kWh) \$18.37 Electric service amount 96.20 Gross receipts tax (State tax) 2.47 Taxes and charges 2.47 Regulatory fee (State fee) 0.08 Total new charges \$98.75 Total amount you owe \$98.75

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	54257		53581		676

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	676	559	534
Service days	32	30	28
kWh/day	21	18	19
Amount	\$98.75	\$83.95	\$74.45

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

CURRENT BILL

\$27.77
TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY Scan to
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BILL SUMMARY

Total amount you owe	\$27.77
Total new charges	27.77
Balance before new charges	0.00
Payments received	-27.58
Amount of your last bill	27.58

(See page 2 for bill details.)

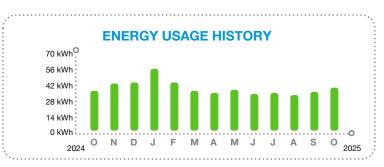


For: Sep 5, 2025 to Oct 7, 2025 (32 days)

Statement Date: Oct 7, 2025 Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

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Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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130461084351540777200000

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61084-35154

\$27.77

Oct 28, 2025

\$

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 27.58 Payment received - Thank you -27.58Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.14 Non-fuel: (\$0.096100 per kWh) \$3.94 Fuel: (\$0.027180 per kWh) \$1.11 Electric service amount 27.06 Gross receipts tax (State tax) 0.69 Taxes and charges 0.69 Regulatory fee (State fee) 0.02 \$27.77 Total new charges \$27.77 Total amount you owe

Customer Name:

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20402		20361		41

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	41	37	38
Service days	32	30	28
kWh/day	1	1	1
Amount	\$27.77	\$27.58	\$27.20

KEEP IN MIND

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

CURRENT BILL

\$859.58 TOTAL AMOUNT YOU OWE

Oct 28, 2025 NEW CHARGES DUE BY

Pay \$693.40 instead of \$859.58 by your due date to enroll in FPL Budget Billing®. FPL.com/BB

BILL SUMMARY

Amount of your last bill Payments received	925.53 -925.53
Balance before new charges	0.00
Total new charges	859.58
Total amount you owe	\$859.58
	(See page 2 for bill details.)

Electric Bill Statement

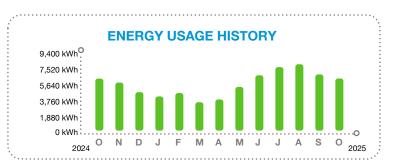
For: Sep 5, 2025 to Oct 7, 2025 (32 days)

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

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$693.40 by your due date instead of \$859.58. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after December 26, 2025 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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

69340 1304803690059818595800000

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

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

GENERAL MAIL FACILITY MIAMI FL 33188-0001

\$859.58



Total amount you owe

BILL DETAILS Amount of your last bill 925.53 Payment received - Thank you -925.53 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) \$642.71 Fuel: (\$0.027180 per kWh) \$181.78 Electric service amount 837.36 Gross receipts tax (State tax) 21.49 Taxes and charges 21.49 Regulatory fee (State fee) 0.73 Total new charges \$859.58

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	46174		39486		6688

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	6688	7209	6674
Service days	32	30	28
kWh/day	209	240	238
Amount	\$859.58	\$925.53	\$708.37

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.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

Download the app

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

Download now

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



Electric Bill Statement

For: Sep 5, 2025 to Oct 7, 2025 (32 days)

Statement Date: Oct 7, 2025 Account Number: 72556-88074

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

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

CURRENT BILL

\$4,219.69

TOTAL AMOUNT YOU OWE

Oct 28, 2025

NEW CHARGES DUE BY



Scan to or visit FPL.com/ WaystoPay

BILL SUMMARY

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

Balance before new charges

0.00 4,219.69

Total new charges

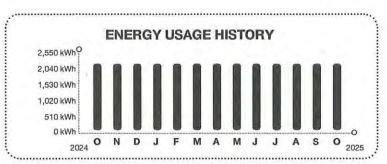
\$4,219.69

Total amount you owe

(See page 2 for bill details.)

..........

Enroll in FPL eBill® by Nov. 7 and receive a \$10 eGift card. FPL.com/Online



KEEP IN MIND

- Payment received after December 26, 2025 is considered LATE; a late payment charge of 0.720833% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)



Ways to Pay



27

1304725568807489691240000

0001 0004 048852 10

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

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

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



FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

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Visit FPL.com/PayBill for ways to pay.

72556-88074 ACCOUNT NUMBER

\$4,219.69 TOTAL AMOUNT YOU OWE Oct 28, 2025

NEW CHARGES DUE BY



0002 0004 048852



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

Customer Name:

SAMPSON CREEK CDD

Account Number:

\$4,219.69

72556-88074

** Your electric service amount includes the following charges:

Non-fuel energy charge:

Total amount you owe

\$0.059770 per kWh

Fuel charge:

\$0.026470 per kWh

METER SUMMARY

Next bill date Nov 5, 2025.

Usage Type Usage Total kWh used 2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2025	Sep 5, 2025	Oct 4, 2024
kWh Used	2302	2302	2302
Service days	32	30	28
kWh/day	72	77	82
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.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

Download the app

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

FPL.com/MobileApp

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

For: 09-05-2025 to 10-07-2025 (32 days) kWh/Day: 72 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
39	3500	F	154	0.400000 9.610000 1.470000	2,002	61.60 1,479.94 226.38
73	6000	F	12	0.800000 9.610000 1.470000	300	9.60 115.32 17.64
			166	9.740000		1,616.84
			11,449	0.049350		565.01
	39	39 3500	Watts Lumens Maint * 39 3500 F	73 6000 F 12	Watts Lumens Maint * Quantity Rate/Unit 39 3500 F 154 0.400000 9.610000 1.470000 73 6000 F 12 0.800000 9.610000 1.470000 166 9.740000	Watts Lumens Maint * Quantity Rate/Unit RWN Used 39 3500 F 154 0.400000 9.610000 1.470000 73 6000 F 12 0.800000 9.610000 1.470000 166 9.740000 11,449

* 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 72556-88074

Account Number:

For: 09-05-2025 to 10-07-2025 (32 days) kWh/Day: 72 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Amount	kWh Used	Rate/Unit	Quantity	Owner/ Maint *	Lumens	Watts	Component Code
71.20 4,021.13		Energy sub total	Nor				
4,092.33	2,302	Sub total					
0.90 0.16 1.13 47.70 -4.77 12.85 60.93 4,211.23 4.88 3.58		tion cost recovery trecovery charge trecovery charge recovery charge nsition rider credit recovery charge Fuel charge service amount pts tax (State tax) ory fee (State fee)	capacity paymen ovironmental cos Storm restoration Tran Storm protection Electric Gross recei	Ei			
4,219.69	2,302	Total					

Governmental Management Services, LLC

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

Invoice

Invoice #: 426

Invoice Date: 10/1/25 **Due Date:** 10/1/25

Case:

P.O. Number:

Bill To:

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

Description		Hours/Qty	Rate	Amount
Management Fees - October 2025	001.310.51300.34000		5,641.83	5,641.83
Information Technology - October 2025	001.310.51300.35100		97.42	97.42
Dissemination Agent Services - October 202	25 001 310 51300 31300		194.75	194.75
Copies	001.310.51300.42500		46.50	46.50
Telephone	001.310.51300.41000		52.50	52.50
		Total		фе 022 00

Total	\$6,033.00
Payments/Credits	\$0.00
Balance Due	\$6,033.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 427 Invoice Date: 9/15/25

Due Date: 9/15/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,843.00	5,843.00
004 240 54200 24400			
001.310.51300.31400 October 2025			
	Total		\$5,843.00

Total	\$5,843.00
Payments/Credits	\$0.00
Balance Due	\$5,843.00



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

Invoice				
Date	Number			
9/1/2025	JAK09250031			
Due Date	Cust #			
9/30/2025	126069			
Invoice Amount \$1,611.00	Amount Remitted			

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	Sismn No	PO Number	Franchisee	Due Date
JAK09250031	9/1/2025	126069	GREENWALT		DARRYL HALL ENTERPR LLC	ISES 9/30/2025
Quantity		Des	cription		Unit Price	Extended Price
1	MONTHLY Janitorial Ser 320-57200-4	rvices	ING AMOUNT FOR	RSEPTEMBER	\$1,611.00	\$1,611.00
					Amount of Sale	\$1,611.00
	F	Pay On-Line: http:	s://linktr.ee/janikin	gjax	Sales Tax	\$0.00
		Make All Ch	ecks Payable to: F JACKSONVILLE		Total	\$1,611.00

Matthews

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

Engineering - Architecture - Planning - Surveying

October 09, 2025

Invoice # 194010

Project 0000020835.0000 Sampson Creek CDD

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

- CDD Monthly Meeting
- Drury Court Pavement Resurface Picture Comparison
- Inspect 501 Stoneridge Sinkhole
- Inspect 420 St. Johns Golf and Review Contractor Restoration
- Pond 25A Connection Research
- **Amenity Center Coordination**

001.310.51300.31100

Please call Branden Marcinell if you have any questions or concerns regarding your project. For billing inquiries, please contact our Accounting Department.

Professional Services through September 30, 2025

Phase	0001	General Services				
			Hours	Rate	Amount	
QA/QC M	/lanager		5.25	150.00	787.50	
Profession	nal Engineer		.75	135.00	101.25	
Profession	nal Engineer		20.00	135.00	2,700.00	
Designer			3.25	75.00	243.75	
Administr	rative		1.00	50.00	50.00	
	Total La	bor				3,882.50
Phase	0999	Reimbursable Expenses				

Phase Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls 30.59 **Total Reimbursables** 30.59 30.59

> **Total Due:** 3,913.09

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	3,882.50	184,574.02	188,456.52
Expense	30.59	4,248.47	4,279.06
Unit	0.00	1,435.85	1,435.85
Totals	3.913.09	190.258.34	194.171.43

Card Holder:	Sampson Creek CDD		Mont	h:		Sep	tember 10 2025 - October 9 2025
Store/Vendor	Date of Receipt	Expensed to	Billa	ble Amount	Rec	ceipt Amount	Description
Constant Contact	9/9/2025	1.320.57200.41050	\$	99.00	\$	99.00	Web Email Subscription
Home Depot	9/10/2025	1.320.57200.54500	\$	124.41	\$	124.41	Repairs- Bathroom Sinks
Amazon	9/10/2025	1.320.57200.54600	\$	68.70	\$	68.70	Supplies-Paper Towels
TJ's Ice Cream (Brus	9/15/2025	1.320.57200.49400	\$	180.00	\$	180.00	Event Supplies- Ice Cream
Mr. Bartenderr	9/15/2025	1.320.57200.49400	\$	250.75	\$	250.75	Event Supplies - Music Bingo
Brass Cart Co	9/15/2025	1.320.57200.49400	\$	392.50	\$	392.50	Event Supplies - Candle Making
Amazon	9/16/2025	1.320.57200.54500	\$	86.21	\$	86.21	Repair & Maintenance - Gate Latch
Amazon	9/16/2025	1.320.57200.54500	\$	31.17	\$	31.17	Repair & Maintenance - Key Lock
Amazon	9/17/2025	1.320.57200.54600	\$	49.95	\$	49.95	Supplies - Gym Wipes
Amazon	9/17/2025	1.320.57200.54600	\$	709.00	\$	709.00	Supplies- Access Computer
Amazon	9/17/2025	1.320.57200.54600	\$	86.99	\$	86.99	Supplies - Computer Protection
Amazon	9/17/2025	1.320.57200.49400	\$	44.95	\$	44.95	Event Supplies - Music Bingo
Duck Donuts	9/18/2025	1.320.57200.49400	\$	90.75	\$	90.75	Event Supplies - Golden Mornings
Amazon	9/18/2025	1.320.57200.54600	S	55.30	\$	55.30	Supplies - Trash Bags
Amazon	9/19/2025	1.320.57200.49400	\$	119.60	\$	119.60	Event Supplies - Music Bingo
Amazon	9/19/2025	1.320.57200.54600	\$	15.00	\$	15.00	Supplies - Paper
Amazon	9/21/2025	1.320.57200.54600	\$	8.19	\$	8.19	Supplies - Pool Thermometer
Home Depot	9/22/2025	1.320.57200.54500	\$	65.33	\$	65.33	pairs & Maintenance- Maintenance Repair Supp
Publix	9/22/2025	1.320.57200.49400	\$	50.86	S	50.86	Event Supplies - Gym Re-opening
Amazon	9/23/2025	1.320.57200,49400	\$	27.99	S	27.99	Repairs & Maintenance - Front Gate
LHE Inc	9/24/2025	1.320.57200.54600	\$	279.87	\$	279.87	Supplies - Mirror
Walmart	9/25/2025	1.320.57200.49400	\$	313.55	S	313.55	Event Supplies - Music Bingo
Maximum Entertain	9/26/2025	1.320.57200.49400	\$	250.00	\$	250.00	Event Supplies - Music Bingo
Amazon	9/26/2025	1.320.57200.54500	\$	82.45	\$	82.45	Repairs & Maintenance - Maintenance Supplies
Publix	9/27/2025	1.320.57200.49400	\$	243.47	\$	243.47	Event Supplies - Music Bingo
Amazon	10/1/2025	1.320.57200.54500	\$	205.20	\$	205.20	Repairs & Maintenance - Tennis Rollers
Brass Cart Co	10/2/2025	1.320.57200.49400	\$	392.50	\$	392.50	Event Supplies - Candle Making
Amazon	10/4/2025	1.320.57200.54600	\$	41.99	\$	41.99	Supplies - Maintenance Supplies
Amazon	10/5/2025	1.320.57200.54600	\$	175.42	\$	175.42	Supplies - Office Materials
Amazon	10/5/2025	1.320.57200.54600	\$	7.49	\$	7.49	Supplies - Office Materials
Amazon	10/5/2025	1.320.57200.54500	\$	83.88	5	83.88	Repairs & Maintenance - Water Fountain
Amazon	10/5/2025	1.320.57200.54600	\$	12.89	\$	12.89	Supplies - Office Materials
Amazon	10/5/2025	1.320.57200.54600	\$	13.58	\$	13.58	Supplies - Office Décor
Amazon	10/5/2025	1.320.57200.54600	\$	139.98	\$	139.98	Supplies - Office Materials
Amazon	10/5/2025	1.320.57200.54500	\$	408.97	\$	408.97	Repairs & Maintenance - Holiday Lighting Prep
Amazon	10/7/2025	1.320.57200.54600	\$	233.84	\$	233.84	Supplies - Gym Wipes, Trash Bags, etc.
			S	5,441.73	S	5,441.73	

001.320.57200.54600 \$1898.19 001.320.57200.54500 \$1,087.62 001.320.57200.41050 \$99.00 001.320.57200.49400 \$2356.92



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: 10/10/2025 User Name: sampsoncreekamenities

Payments from 09/09/2025 to 10/08/2025

Date

Description

Charge Amount Credit Amount

AM

09-09-2025 03:47:09 Payment - Credit Card (MasterCard)

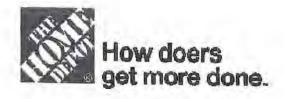
***********9319

\$99.00

Billing questions? Contact Support

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

Web Email Services 320- 57200- 41050



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

1324 00052 03336 SALE CASHIER SUSAN

09/10/25 11:54 AM

008925098522 D 6" 5PK <A>
DIABLO 6" 14/18TPI BI-M MED MTL 5PK
2015.97
092644935077 935AB4VLEVEL <A> 29.97N
KT 6.25 IN. 4-VIAL CONDUIT LEVEL
021709522105 IGAL DRN CLN <A>
ZEP 10 MINUTE DRAIN OPENER IGAL
2013.98
073257012775 9X12 6PK <A>
9'X12' .7MIL PLASTIC DROP CLOTH 6PK
2011.78
2011.78
23.56N
070798768574 INT/EXT QT <A>
10.98N
INT/EXT SPACKLING PASTE 1QT

SUBTOTAL 124.41
TAX + PIF 0.00

TAX EXEMPT TOTAL \$124.41

XXXXXXXXXXXXXX9319 MASTERCARD USD\$ 124.41

AUTH CODE 04122C/8521038 TA
Chip Read AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: MAINTENANCE 1324 09/10/25 11:54 AM

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
1 90 12/09/2025

Repairs & Maintenance
320-57200-54500



Final Details for Order #111-2715661-3210606

Order Placed: September 8, 2025

Amazon.com order number: 111-2715661-3210606

Order Total: \$68.70

Shipped	on Sept	tember	10,	2025
---------	---------	--------	-----	------

Price **Items Ordered** \$23.80

1 of: Pacific Blue Basic Recycled Multifold Paper Towels (23304), Brown, 250 Towels/Pack, 16 Packs/Case

Sold by: MAB LEGEND COLLECTIONS (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$23.80

Sampson Creek Amenity Center Office \$44.90 Shipping & Handling:

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

\$68.70 Total before tax: United States

Sales Tax: \$0.00

Shipping Speed:

Expedited Shipping Total for This Shipment: \$68.70

Payment information

Payment Method: Item(s) Subtotal: \$23.80 MasterCard | Last digits: 9319 Shipping & Handling: \$44.90

Billing address

Total before tax: \$68.70 Haley Hadd 5385 N NOB HILL RD Estimated Tax: \$0.00

SUNRISE, FL 33351-4761

United States Grand Total: \$68.70

MasterCard ending in 9319: September 10, 2025: \$68.70 **Credit Card transactions**

To view the status of your order, return to Order Summary.

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Supplier 320-57200-54400



Thank you for your business

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

Date Mon 9/15/2025 11:23 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 <u>click here</u> Make sure to add receipts@ncrsilver.com to your address book for uninterrupted delivery.



Thank you for your business!

Transaction In 9/15/2025 11:2		User:	Drive-Thru
Ticket# 90	0760585	Sales:	Drive- Thru
Purchase Sur	nmary		
Miscellaneo	us		180.00
Qty 1.00	@ 180.00)	
Subtotal			180.00
Total			180.00
MC			180.00
XXXX9319	Manual	APPROVED 027470	
Sale	MID 49654	10576881	

Brusters - Jax 290

11701-60 San Jose Blvd Jacksonville, FL 32223 (904) 886-1995 www.brusters.com



Payment Successful

Your receipt and invoice were sent to jtallaksen@vestapropertyservices.com

Total paid

\$250.75

Payments

1 of 1

Transaction #ch_2S7eMh05bqqDViGX0i35bqjX

Transaction date

Sep 15, 2025

Client name

Julie

pd by cc a/15/25

Card type

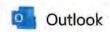
Mastercard-ending 9319

Your bank/card statement will show this payment as:

Mr.Barrtenderr

View Invoice

320- 57 a00 - 4940c



You made a deposit for an invoice! (#000067)

From Brass Cart & Co. <messenger@messaging.squareup.com>

Date Mon 9/15/2025 11:39 AM

Stephanie N. Taylor <staylor@vestapropertyservices.com>

Image

FY 25-26 Special Events

Brass Cart & Co.

Deposit paid

\$392.50

Paid with Mastercard 9319 on September 15, 2025 at 11:39 AM

Next Payment

\$392.50 due October 3, 2025

Mobile Candle Making Class - 10.11.25 Sampson Creek CDD Invoice #000067 September 15, 2025

Customer

Stephanie Taylor Sampson Creek CDD staylor@vestapropertyservices.com 219 St Johns Golf Drive St Augustine, FL 32092

Date of service

October 11, 2025



Final Details for Order #111-6350234-2257817

Order Placed: September 16, 2025

Amazon.com order number: 111-6350234-2257817

Order Total: \$86.21

Repairs ! Mainknanu 320-57200-54500

Shipped on September 16, 2025				
Items Ordered 1 of: Lockey USA LockeyUSA Sumo SGL-DS Double Sided Gravity Gate Latch, Black		Price \$74.22		
Sold by: ZenSupplyInc (seller profile) Condition: New		Ψ/4.22		
Shipping Address:	Item(s) Subtotal:	\$74.22		
Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053	Shipping & Handling:	\$11.99		
United States	Total before tax:	\$86.21		
	Sales Tax:	\$0.00		
Shipping Speed:				
Standard Shipping	Total for This Shipment:	\$86.21		

	Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal:	\$74.22
MasterCard Last digits. 9319	Shipping & Handling:	\$11.99
Billing address		-
Haley Hadd	Total before tax:	\$86.21
5385 N NOB HILL RD SUNRISE, FL 33351-4761	Estimated Tax:	\$0.00
United States		*****
	Grand Total:	\$86.21
Credit Card transactions	MasterCard ending in 9319: September 16, 2025:	\$86.21

To view the status of your order, return to Order Summary .



Final Details for Order #111-6314790-0217823

Order Placed: September 16, 2025

Amazon.com order number: 111-6314790-0217823

Order Total: \$31.17

Repairs & Maintenance

320-57200-54500

Shipped on September 16, 2025

Items Ordered Price

1 of: Master Lock Key Lock Box, Outdoor Lock Box for House Keys, Key Safe with Combination Lock, 5 Key Capacity, 5400EC,

lack

\$31.17

Sold by: Amazon (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$31.17

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
Shipping & Handling: \$0.00

SAINT AUGUSTINE, FL 32092-1053

United States

Total before tax: \$31.17

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$31.17

_

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$31.17

Shipping & Handling: \$0.00

Billing address

Haley Hadd 5385 N NOB HILL RD

SUNRISE, FL 33351-4761

United States

Total before tax: \$31.17

Estimated Tax: \$0.00

Grand Total: \$31.17

Credit Card transactions

MasterCard ending in 9319: September 16, 2025: \$31.17

To view the status of your order, return to Order Summary .



Final Details for Order #111-0636511-7197847

Order Placed: September 17, 2025

Amazon.com order number: 111-0636511-7197847

Order Total: \$49.95

Supplies

320-57200-54000

Shipped on September 17, 2025

Items Ordered Price

1 of: Zogics Wall Mounted Dispenser for Gym Wipes - No-Touch Sanitizing Wipes Dispenser, Mounts Easily to Wall for Quick

\$49.95

s to Disinfecting Wet Wipes (1 Unit)

Sold by: Zogics, LLC (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$49.95

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
Shipping & Handling: \$0.00

SAINT AUGUSTINE, FL 32092-1053

United States Total before tax: \$49.95

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery Total for This Shipment: \$49.95

Payment information

Payment Method: Item(s) Subtotal: \$49.95

MasterCard | Last digits: 9319 Shipping & Handling: \$0.00

Billing address

Haley Hadd

Total before tax: \$49.95
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Estimated Tax: \$0.00

United States

Grand Total: \$49.95

Credit Card transactions MasterCard ending in 9319: September 17, 2025: \$49.95

To view the status of your order, return to Order Summary.



Final Details for Order #111-4650509-8413854

Order Placed: September 17, 2025

Amazon.com order number: 111-4650509-8413854

Order Total: \$709.00

Supplies 320 - 57200 - 54600

Shipped on September 17, 2025

Items Ordered Price

1 of: Dell Desktop Computers, 3030 Tower Desktop PC, 14th Gen Intel Core i5-14400 (Beat i7-13620H), 32GB DDR5 RAM, 1TB

\$709.00

D, WiFi Adapter, DisplayPort, HDMI, Type-C, Keyboard and Mouse, Windows 11 Pro

Sold by: EliteComputer (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$709.00

Sampson Creek Amenity Center Office Shipping & Handling: \$0.00 219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States Total before tax: \$709.00

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping Total for This Shipment: \$709.00

Payment information

Payment Method:

Item(s) Subtotal: \$709.00 MasterCard | Last digits: 9319

Shipping & Handling: \$0.00

Billing address

Haley Hadd Total before tax: \$709.00

5385 N NOB HILL RD Estimated Tax: \$0.00 SUNRISE, FL 33351-4761

United States Grand Total: \$709.00

Credit Card transactions MasterCard ending in 9319: September 17, 2025: \$709.00

To view the status of your order, return to Order Summary .



Final Details for Order #111-7149246-8271442

Order Placed: September 17, 2025

Amazon.com order number: 111-7149246-8271442

Order Total: \$86.99

Supplies 320- 57200 54600

Shipped on September 17, 2025	
Items Ordered 1 of: ASURION 3 Year B2B Desktop Computer Protection Plan (\$700 - \$799.99)	Price \$86.99
Sold by: Asurion, LLC (seller profile) Condition: New	400.00
Shipping Address: Sampson Creek Amenity Center Office Item(s) Subtotal	: \$86.99
219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Shipping & Handling	: \$0.00
United States Total before tax	
Sales Tax Shipping Speed:	\$1727.5
Standard Shipping Total for This Shipment	: \$86.99

Payment information			
Payment Method:	Item(s) Subtotal:	\$86.99	
MasterCard Last digits: 9319	Shipping & Handling:	\$0.00	
Billing address			
Haley Hadd	Total before tax:	\$86.99	
5385 N NOB HILL RD SUNRISE, FL 33351-4761	Estimated Tax:	\$0.00	
United States	Grand Total:	\$86.99	
Credit Card transactions MasterCard ending in 9319: September 17, 2025: \$: \$86.99	

To view the status of your order, return to Order Summary .



Final Details for Order #111-5518352-4353030

Order Placed: September 17, 2025

Amazon.com order number: 111-5518352-4353030

Order Total: \$44.95

Event Supplies 320-57200-49400

\$49.95

Shipped on September 17, 2025

Items Ordered Price

1 of: Movie Night Gift Basket - 33-Piece Gift Box with Popcorn, Candy, Snacks & Bingo - Birthdays, Date Night, Family, Kid

s, Adults, Mom, Dad, Teens, Christmas, Mothers Day, Fathers Day, Raffle & Fundraiser

Sold by: XOXO Parents (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$49.95
Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR
SAINT AUGUSTINE, FL 32092-1053
Shipping & Handling: \$0.00
Your Coupon Savings: -\$5.00

SAINT AUGUSTINE, FL 32092-1053 United States

Total before tax: \$44.95

Shipping Speed: \$0.00

FREE Prime Delivery

Total for This Shipment: \$44.95

Payment Method:
MasterCard | Last digits: 9319

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

Item(s) Subtotal: \$49.95
Shipping & Handling: \$0.00

Fromotion applied: -\$5.00

Total before tax: \$44.95
Estimated Tax: \$0.00

Payment information

Grand Total: \$44.95

Credit Card transactions

MasterCard ending in 9319: September 17, 2025: \$44.95

To view the status of your order, return to Order Summary .

Duck Donuts

13820 Old St. Augustine Rd Unit #141 Jacksonville, FL 32258

Duplicate Receipt #1

9/18/2025

9:29:40 AM

Order Id: AACJFM7LACA7 stephanie - Take Out Phone: (765) 238-0923 Employee: Erica

Closed By Employee: Lee

stephanie

1 50 Donut Hole Dippers .Apple Cider	\$23.50 \$0.00
1 50 Donut Hole Dippers	\$23.50
.Cinnamon Sugar	\$0.00
2 Coffee Bucket (@17.75)	\$35.50
Sub Total	\$82.50
Order Total	\$82.50
MasterCard	\$82.50
TIP AMOUNT	\$8.25
AUTHORIZED AMOUNT	\$90.75
Card#: *********9319	3-35-31-5
Authorization: 03715C	

--> Reprint #1 <--

APPROVAL: 03715C

POS REF: 1 CCT REF: 1

AID: A0000000041010 TVR: 0000008000

TSI: E800

APP LABEL: MASTERCARD

BATCH #: 261001

ENTRY METHOD: Insert - ICC SIGNATURE VERIFIED: Yes

--> Order Closed <--

Thank you! Golden morn.

Special Events 320-57200-49400



Final Details for Order #111-6849034-3430653

Order Placed: September 18, 2025

Amazon.com order number: 111-6849034-3430653

Order Total: \$55.30

Supplies

320- 57200-54600

Shipped	on	September	18,	2025	
---------	----	-----------	-----	------	--

Items Ordered Price \$49.99

1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA

Sold by: Reli. (seller profile)

Business Price Condition: New

1 Of: Avery Durable Labels for Kids' Gear, 3-1/2" x 1-1/4", Assorted Border Colors, Water-Resistant Labels, 20

\$5.90

Total (41413) Sold by: Amazon.com

Condition: New

Shipping Address: Sampson Creek Amenity Center Office

Item(s) Subtotal: \$55.89 Shipping & Handling:

219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053

Your Coupon Savings:

\$0.00 -\$0.59

United States

Total before tax: \$55.30

Sales Tax:

\$0.00

Shipping Speed: FREE Prime Delivery

Total for This Shipment: \$55.30

Payment information

Payment Method: MasterCard | Last digits: 9319

Item(s) Subtotal: \$55.89

Billing address

Shipping & Handling: \$0.00 Promotion applied: -\$0.59

Haley Hadd 5385 N NOB HILL RD

SUNRISE, FL 33351-4761

Total before tax: \$55.30

United States

Estimated Tax: \$0.00

Grand Total: \$55.30

Credit Card transactions

MasterCard ending in 9319: September 18, 2025: \$55.30

To view the status of your order, return to Order Summary.



Final Details for Order #111-9923528-2872206

Special Events

320- 57200-49400

Order Placed: September 17, 2025

Amazon.com order number: 111-9923528-2872206

Order Total: \$119.60

Shipped on September 18, 2025

Items Ordered Price

1 of: Beard Kit for Men Grooming & Care: with 2 Pack Beard Oils and Balm - Wash & Conditioner for After Shave Lotions Sandalwood, Brush and Comb Sets with Scissors, Valentines Fathers Gifts for Dad/Men/Him

Sold by: Cleveland Julia (seller profile)

Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States

Shipping Speed:

Delivery in fewer trips to your address

Total before tax: \$20.69

Sales Tax: \$0.00

\$22.99

\$22.99

\$0.00

-\$2.30

\$35.99

Total for This Shipment: \$20.69

Item(s) Subtotal:

Shipping & Handling:

Your Coupon Savings:

Shipped on September 18, 2025

Items Ordered Price

1 of: 2 in 1 Electric S'mores Maker & Fondue Pot, Tabletop Indoor Smores kit with 4 Roasting Forks, 4 Detachable Tray

s & 1 Flameless Temperature-controlled Heater, Movie Night Supplies & Housewarming Gifts

Sold by: CHOCOSMORE (seller profile)

Condition: New

1 of: EXTALOW Spa Gifts for Women Mothers Day Gifts Jasmine Bath Gift Baskets Relaxing Self Care Gift for Mom Girtfriend \$21.95

r Wife Auntie Home Bath Care Package Thank You Gift Birthday Gift Friendship

Sold by: EXTALOW (seller profile)

Business Price

Condition: New

1 of: Tirrinia 2 Bottle Insulated Wine Tote Carrier - Leakproof, Padded Cooler Bag for Travel, BYOB, Tasting, Parties - Great

\$20.99

Gift for Wine Lovers, Striped

Sold by: CDG USA (seller profile)

Business Price Condition: New

1 Of: Bluetooth Speaker with HD Sound, Portable Wireless, IPX5 Waterproof, Up to 20H Playtime, TWS Pairing, BT5.3, for

\$19.98

Home/Pa

rty/Outdoor/Beach, Stocking Stuffers, White Elephant Gifts for Adults (Black)

Sold by: BolaButty Audio Direct (seller profile)

Condition: New



Final Details for Order #111-0469846-0287437

Order Placed: September 18, 2025

Amazon.com order number: 111-0469846-0287437

Order Total: \$15.00

Supplies 320-57200-54600

Shipped on Septe	ember 18, 2025	
Items Ordered 1 Of: Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Sold by: Amazon (seller profile)	3 Reams (1,500 Sheets), 92 Bright, White	Price \$15.00
Business Price Condition: New		
Shipping Address:	Item(s) Subtotal:	\$15.00
Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053	Shipping & Handling:	\$0.00
United States	Total before tax: Sales Tax:	\$15.00 \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment:	\$15.00
		-

Payment information			
Payment Method:	Item(s) Subtotal: \$15.0		
MasterCard Last digits: 9319	Shipping & Handling: \$0.0		
Billing address			
Haley Hadd	Total before tax: \$15.0		
5385 N NOB HILL RD	Estimated Tax: \$0.0		
SUNRISE, FL 33351-4761 United States			
Partie and a second	Grand Total: \$15.0		

To view the status of your order, return to Order Summary .

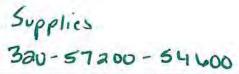


Final Details for Order #111-0024274-7905851

Order Placed: September 18, 2025

Amazon.com order number: 111-0024274-7905851

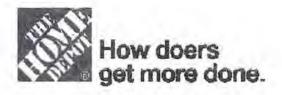
Order Total: \$8.19



Shipped on September 20, 2025			
Items Ordered	Price		
1 of: XY-WQ Floating Pool Thermometer, Large Size Easy Read for Water Temperature with String - Swimming Pools, Spas, Hot Tubs , Ponds (Turtle)	\$8.19		
Sold by: XY-WQ (seller profile) Condition: New			
Shipping Address: Item(s) Subtotal:	\$8.19		
Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053	\$0.00		
United States Total before tax:	\$8.19		
Sales Tax: Shipping Speed:	\$0.00		
FREE Prime Delivery Total for This Shipment:	\$8.19		

Pa	ayment information	
Payment Method:	Item(s) Subtotal:	\$8.19
MasterCard Last digits: 9319	Shipping & Handling:	\$0.00
Billing address		-
Haley Hadd	Total before tax:	\$8.19
5385 N NOB HILL RD	Estimated Tax:	\$0.00
SUNRISE, FL 33351-4761 United States		
O'INIOG O'COLOGO	Grand Total:	\$8.19
Credit Card transactions	MasterCard ending in 9319: September 20, 2025	5: \$8.19

To view the status of your order, return to Order Summary .



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

1324 00051 14798 09/22/25 11:56 AM SALE CASHIER SARAH MAE

636660104224 1/2X60GAPIPE <A> 19.41N 1/2"X60" GAL NIPPLE 682474966013 PAINT BUCKET <A> 7.98N 1GAL EMPTY METAL PAINT CAN W/LID 783250681426 REDWGNT100 <A> 16.98N 452 RED WINGNUT WIRE CNNCTR 100PK 068060654281 3M 1700 5PK <A> 10.98N 3M TEMFLEX ELECTRICAL TAPE 5PK 070048027413 GOO GONF 24 <A> 9.98N GOO GONE PRO POWER TRIGGER 240Z

SUBTOTAL 65.33 TAX + PIF 0.00

TAX EXEMPT

\$65.33

AUTH CODE DOGGOC/6510001

USD\$ 65.33

AUTH CODE 00929C/6512331 Chip Read AID A0000000041010

MASTERCARD

P.O.#/JOB NAME: MAINTENANCE 1324 09/22/25 11:56 AM



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 12/21/2025

1

Repairs & Maintenance 320-57200-54500

Publix.

Bartram Market 155 Bartram Market Dr Ste 100 Saint Johns, FL 32259 (904) 260-6565

Store	Manager:	Nathan	Johnson
-------	----------	--------	---------

Pwr Crnch Strwbry 5Ct	F	8.95
Pwr Crnch Strwbry 5Ct	F	8.95
Pur Crnch Trpl Choc 5Ct	F	8.95
Pwr Crnch Trpl Choc 5Ct	F	6.95
Pwr Crnch French Van 5Ct	F	8,95
Bananas	F	
\$0.65/1b x 2.53 1b		1.64
Bananas	F	
\$0.65/1b x 2.18 lb		1,42
Bananas	F	
\$0.65/1b x 2.92 lb		1.90
Bananas	F	
\$0.65/1b x 1.77 lb		1.15
Subtotal		50.86
Total Tax		0.00
Total		50.86
Credit		50.86
Change		0.00

MasterCard: *9319 \$50.86 Credit Card Purchase Auth/Trace: 08192C/040830 Ctls

Reference: 003865962439

A0000000041010 MASTERCARD

09/22/2025 03:56PM
Thank you for shop, ing at store 1684
Your cashier today was Ann T...
7981, 0104, 235

Club Publiz members save more.

Join today at clubpublix.com/newmember.

Terms & conditions apply.

Publix Super Markets, Inc.



1684 9MQ 047 981

Special Events 320- 31200- 49400



Final Details for Order #111-1674133-6283410

Order Placed: September 23, 2025

Amazon.com order number: 111-1674133-6283410

Order Total: \$27.99

Repairs & Maintenance 320- 57200- 54500

\$27.99

Shipped on September 23, 2025

Items Ordered Price

1 of: Moosyne Self Closing Gate Hinges Black, Tension Adjustable Heavy Duty Spring Gate Hinges for Metal Gate, Fence, Hold

to 154lbs, 2 Pack

Sold by: mosenfei (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$27.99

Sampson Creek Amenity Center Office Shipping & Handling: \$0.00

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053 United States Total before tax:

\$27.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery Total for This Shipment: \$27.99

Payment information

Payment Method: Item(s) Subtotal: \$27.99

MasterCard | Last digits: 9319 Shipping & Handling: \$0.00

Billing address

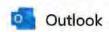
Haley Hadd Total before tax: \$27.99 5385 N NOB HILL RD

Estimated Tax: \$0.00 SUNRISE, FL 33351-4761

United States Grand Total: \$27.99

Credit Card transactions MasterCard ending in 9319: September 23, 2025: \$27.99

To view the status of your order, return to Order Summary.



Payment confirmation: Invoice #24028297-(LHE, Inc. - Lord Henry Enterprises, Inc.)

From QuickBooks Payments <quickbooks@notification.intuit.com>

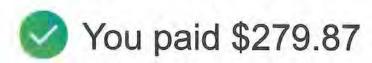
Date Wed 9/24/2025 3:52 PM

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



Supplies 320- 57200- 54600

Manage payment



to LHE, Inc. - Lord Henry Enterprises, Inc. on 09/24/2025

Payment details

Invoice no. 24028297

Invoice amount \$279.87

Total amount \$279.87

Status

Payment method MASTERCARD****9319

Authorization ID MV0021621439

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,

Give us feedback @ survey.walmart.com Thank you! ID #:7VQQCKBIJSZ

Walmart %

WM Supercenter 904-417-9688 Mgr. JOHN 845 DURBIN PAVILION DR SAINT JOHNS FL 32259 S1# 00928 OP# 004619 TE# 05 TR# 01151

ITEMS SOLD 28 TC# 6738 7820 7879 3228 2296 5

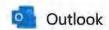


GV 40PK	078742279090	F	5.47 N
COKE	049000012780	F	13.98 N
SPRITE	049000028920	F	7.92 N
COKE	049000010630	F	13.98 N
WHITE CLAW	635985800060		17.48 T
WHITE CLAW	635985800060		17.48 T
NUTRL	018200204410		17.87 T
NUTRL	018200204410		17.87 T
WHITE CLAW	635985548900		17.48 T
WHITE CLAW	635985548900		17.48 T
BUD LIGHT	018200531680		23,56 T
BUD LIGHT	018200531680		23.56 T
BUD LIGHT	018200531680		23.56 T
PLATES	042000144440		14.48 N
CLR CUTLERY	078742159470		9.58 N
TOST SCOOPS	028400083140	F	5.94 N
TOST SCOOPS	028400083140	F	5.94 N
TOST SCOOPS	028400083140	F	5.94 N
TOST SCOOPS	028400083140	F	5.94 N
FG COOKIE	078742092340	F	3.47 N
FG COOKIE	078742092340	F	3.47 N
FG COOKIE	078742092340	F	3.47 N
FG COOKIE	078742092340	F	3.47 N
FG COOKIE		F	3.47 N
FG COOKIE		F	3.47 N
FG COOKIE		F	3.47 N
FG COOKIE	078742092340	F	3.47 N
GV 160Z CUP	194346252050		7.94 N

	SUBTOTAL	301.21
TAX1	6.5000 %	11.46
PIF	0,5000 %	0.88
	TOTAL	313.55

MCARD TEND 313.55 CHANGE DUE 0.00

MASTERCARD- 9319 T 1 APPR#01079C 313.55 TOTAL PURCHASE REF # 526900269454 AID A00000000041010 TERMINAL # 55859974 *No Signature Required Special Events 320-57200-49400



Your receipt from Maximum Entertainment

From PayAnywhere <do-not-reply@payanywhere.com>
Date Fri 9/26/2025 10:37 AM

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

Special Events 320-57200-49400

You don't often get email from do-not-reply@payanywhere.com. Learn why this is important

Having trouble viewing this receipt? Click here.

Maximum Entertainment

Invoice 312931356 Sold by Mack W. Created: 09/26/2025 at 10:33 am ET

Express Item	\$250.00
Sub-total	\$250.00
Tax	\$0.00
Tip	\$0.00
Total	\$250.00

1



Final Details for Order #111-0830656-8463461

Order Placed: September 25, 2025

Amazon.com order number: 111-0830656-8463461

Order Total: \$82.45

Repairs : Maintenance 320-57200-54500

Shipped on September 26, 2025		
Items Ordered 5 of: Husqvarna XP+ 2 Stroke Oil 2,6 oz. Bottle 6-Pack Sold by: SDR Supply (seller profile) Condition: New		Price \$16.49
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053	Item(s) Subtotal: Shipping & Handling:	\$82.45 \$0.00
United States	Total before tax: Sales Tax:	\$82.45 \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment:	\$82.45

Payment information		
Payment Method:	Item(s) Subtotal: \$82.4	
MasterCard Last digits: 9319	Shipping & Handling: \$0.0	
Billing address	-	
Haley Hadd	Total before tax: \$82.4	
5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Estimated Tax: \$0.0	
Officed States	Grand Total: \$82.4	
Credit Card transactions	MasterCard ending in 9319: September 26, 2025: \$82.	

To view the status of your order, return to Order Summary .

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Publix.

John's Creek Center 2845 County Road 210 W Saint Johns, FL 32259-2016 (904) 230-3939 Store Manager: Daniel Sax

Miltons Gf Sea Salt Crckr	F	4.35
16 Lb. Ice	FT	6.19
Baked Goods	F	29.99
Bread Bowl Platter M	FT	24.99
Bh Cr Naan Platter L	FT	39.99
Bh Cr Naan Platter L	FT	39.99
Bread Bowl Platter M	FT	24.99
Fresh Fruit Platter L	FT	39.99
Fresh Fruit Platter M	FI	32.99
Subtotal		243.47
Sales Tax 6.5% - T		0.00
Total Tax		0.00
Total		243.47
Credit	1	243.47
Change		0.00
Tax Exempt		13.59

MasterCard: *9319 \$243.47 Credit Card Purchase Auth/Trace: 05565C/058955 Chip Read

Reference: 005347051989

A0000000041010 MASTERCARD

09/27/2025 06:07PM
Thank you for shopping at store 1099
Your cashier today was Ashleigh F..
1903, 0105, 249

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Publix Super Markets, Inc.



1099 980 051 903

Music Bingo

Speual Events 320- 51200- 49400



Repairs & maintenance 320-57200-54500

\$51.30

Final Details for Order #111-7131659-3705804

Order Placed: October 1, 2025

Amazon.com order number: 111-7131659-3705804

Order Total: \$205.20

Shipped on October 1, 2025

Items Ordered Price

4 of: Replacement Seamless Sponge Roller by Rol Dri

Sold by: eSportsonline (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$205.20

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
Shipping & Handling: \$0.00

SAINT AUGUSTINE, FL 32092-1053
United States

Total before tax: \$205.2

nited States Total before tax: \$205.20
Sales Tax: \$0.00

Shipping Speed:
Standard Shipping
Total for This Shipment: \$205.20

Payment information

Payment Method: Item(s) Subtotal: \$205.20

MasterCard | Last digits: 9319
Shipping & Handling: \$0.00

Billing address
Haley Hadd
Total before tax: \$205.20

5385 N NOB HILL RD Estimated Tax: \$0.00

United States

Grand Total: \$205.20

Credit Card transactions MasterCard ending in 9319: October 1, 2025: \$205.20

To view the status of your order, return to Order Summary .

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Mobile Candle Making Class - 10.11.25 Sampson Creek CDD FY 25-

We are looking forward to a scent-sational time!

FY 25-26 Special Events 320-57200-49400

Customer

Stephanie Taylor Sampson Creek CDD staylor@vestapropertyservice

219 St Johns Golf Drive

St Augustine, FL 32092

Invoice Details

PDF created October 2, 2025 \$785.00

Service date October 11, 2025

Deposit

Due Sep 18, 2025 \$392.50 Balance

Due October 3, 2025

\$392.50

Items	Quantity	Price	Amount
Mobile Candle Making Class for up to (30) People	1	\$660.00	\$660.00
Certificate of Insurance	1	\$125.00	\$125.00
Subtotal			\$785.00

Total Paid	\$785.00
Deposit	\$392.50
Paid • Due on Sep 18, 2025	
Balance	\$392.50
Paid • Due on Oct 3, 2025	
Payments	
Oct 2, 2025 (Mastercard 9319)	\$392.50
Sep 15, 2025 (Mastercard 9319)	\$392.50





Final Details for Order #111-2304984-0256258

Order Placed: October 2, 2025

Amazon.com order number: 111-2304984-0256258

Order Total: \$41.99

Supplies 320-57200-54600

Shipped on October 4, 2025

Items Ordered Price \$41.99

1 of: Floor Jack 1.5 Ton (3300 lbs), Hydraulic Trolley Jack with Solid Storage Case, Hydraulic Jack for Car with Single Piston

Pump, Portable Car Floor Jack with Lifting Range 5-1/8" to 12"

Sold by: TECHNO CRAFT, L.L.C. (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$41.99

Sampson Creek Amenity Center Office Shipping & Handling: \$0.00 219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States Total before tax: \$41.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery Total for This Shipment: \$41.99

\$0.00

Shipping & Handling:

Payment information

Payment Method: Item(s) Subtotal: \$41.99 MasterCard | Last digits: 9319

Billing address

Haley Hadd Total before tax: \$41.99 5385 N NOB HILL RD Estimated Tax: \$0.00

SUNRISE, FL 33351-4761

United States Grand Total: \$41.99

Credit Card transactions MasterCard ending in 9319: October 4, 2025: \$41.99

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Final Details for Order #111-0114616-2245820

Order Placed: October 3, 2025

Amazon.com order number: 111-0114616-2245820

Order Total: \$175.42

Supplies

30- 57200 - 54600

\$28,49

Shipped on October 4, 2025

Items Ordered Price

1 of: Board2by Cork Board Bulletin Board 24 x 18, Black Aluminium Framed Corkboard, Office Board for Wall Cork, Large Wall

Mou

nted Notice Pin Board with 16 Push Pins for School, Home & Office

Sold by: NB Atlanta (seller profile)

Condition: New

Shipping Address: | Item(s) Subtotal: \$28.49

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
Shipping & Handling: \$0.00

SAINT AUGUSTINE, FL 32092-1053 Your Coupon Savings: -\$2.85

United States

Total before tax: \$25.64

Shipping Speed: Sales Tax: \$0.00
FREE Prime Delivery

Total for This Shipment: \$25.64

Shipped on October 5, 2025

Items Ordered Price

1 of: HP 962 Cyan, Magenta, Yellow Ink Cartridges for HP Printers | Works with Printer Series: OfficeJet 9010, 9020 | Eligible \$85.89

for Instant Ink | 3YP00AN

Sold by: Amazon (seller profile)
Business Price
Condition: New

1 of: HP 962XL Black High-yield Ink Cartridge for HP Printers | Works with Printer Series: OfficeJet 9010, Pro 9010, 9020 | El \$63.89

igible for Instant Ink | 3JA03AN

Sold by: Amazon.com Condition: New

Shipping Address: Item(s) Subtotal: \$149.78

Sampson Creek Amenity Center Office
219 SAINT JOHNS GOLF DR
Shipping & Handling: \$0.00

SAINT AUGUSTINE, FL 32092-1053

United States Total before tax: \$149.78

Sales Tax: \$0.00

Shipping Speed:
FREE Prime Delivery
Total for This Shipment: \$149.78

Payment Information



Final Details for Order #111-2154340-5439448

Order Placed: October 3, 2025

Amazon.com order number: 111-2154340-5439448

Order Total: \$7.49

Supplies 320-57200-54600

Shipped on October 5, 2025		
Items Ordered	Price	
1 Of: Ptaedex 2 Pack Acrylic Pen Pencil Holder, Black Makeup Brush Holder Cup Storage Office Desktop Desk Table Stationery Org anizer	\$7.49	
Sold by: Ptaedex (seller profile) Condition: New		
Shipping Address: Item(s) Subtotal	\$7.49	
Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Shipping & Handling	\$0.00	
United States Total before tax	\$7.49	
Sales Tax	\$0.00	
Shipping Speed:		
FREE Prime Delivery Total for This Shipment:	\$7.49	

Payment information		
Payment Method:	Item(s) Subtotal:	\$7.49
MasterCard Last digits: 9319	Shipping & Handling:	\$0.00
Billing address		
Haley Hadd	Total before tax:	\$7.49
5385 N NOB HILL RD	Estimated Tax:	\$0.00
SUNRISE, FL 33351-4761 United States		
Officed States	Grand Total:	\$7.49
Credit Card transactions	MasterCard ending in 9319: October 5, 2025	5: \$7.49

To view the status of your order, return to Order Summary .

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Final Details for Order #111-4540855-7548206

Order Placed: October 4, 2025

Amazon.com order number: 111-4540855-7548206

Order Total: \$83.88

Repairs & Maintenance 320-57200-54500

Shipped on October 5, 2025			
Items Ordered 1 of: Elkay WaterSentry 51300C Lead + Microplastics NSF/ANSI Certified Filter (Bottle Fillers)		Price \$83.88	
Sold by: Plumber's Paradise (seller profile) Business Price Condition: New			
Shipping Address:	Item(s) Subtotal:	\$83.88	
Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR	Shipping & Handling:	\$0.00	
SAINT AUGUSTINE, FL 32092-1053 United States	Total before tax:	\$83.88	
	Sales Tax:	\$0.00	
Shipping Speed: FREE Prime Delivery	400000000000000000000000000000000000000	_	
PREE Printe Delivery	Total for This Shipment:	\$83.88	
		The second second	

	Payment information
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: \$83.88 Shipping & Handling: \$0.00
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$83.88 Estimated Tax: \$0.00
	Grand Total: \$83.88
Credit Card transactions	MasterCard ending in 9319: October 5, 2025: \$83.88

To view the status of your order, return to Order Summary .

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Final Details for Order #111-8179040-8389034

Order Placed: October 4, 2025

Amazon.com order number: 111-8179040-8389034

Order Total: \$12.89

Supplies 320- 57200 - 54600

Shipped on October 5, 2025

Items Ordered Price

1 of: KANMABPC Wireless Bluetooth Mouse - Rechargeable, Silent, Dual Mode (Bluetooth 5.2 & USB) with LED Lights - Portable for Laptop, Desktop, & Tablet(Green)

\$7.98

Sold by: KANMABPC (seller profile)

Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States

Total before tax:

Item(s) Subtotal:

Shipping & Handling:

\$7.98

\$7.98

\$0.00

Sales Tax:

\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$7.98

Shipped on October 5, 2025

Items Ordered

Price \$4.91

1 of: Cute Black Cat Mouse Pad, Kawaii Anime Cat Mouse Pads for Wireless Mouse Desk Accessories, 10"X8" Travel Mousepa

d with Non-Slip Rubber Base, Stitched Edge Mouse Pads for Desk, Computers, Laptop, Office

Sold by: XSXXSC-Shop (seller profile)

Condition: New

Shipping Address:

Item(s) Subtotal:

\$4.91 \$0.00

Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

Shipping & Handling:

United States

Total before tax:

\$4.91 \$0.00

Shipping Speed:

FREE Prime Delivery

Sales Tax:

Total for This Shipment:

\$4.91

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$12.89

Shipping & Handling:

\$0.00

Billing address

Haley Hadd

5385 N NOB HILL RD SUNRISE, FL 33351-4761

United States

Total before tax: \$12.89 Estimated Tax: \$0.00



Final Details for Order #111-8418297-6593008

Order Placed: October 3, 2025

Amazon.com order number: 111-8418297-6593008

Order Total: \$13.58

Supplies 320-57200-54600

Shipped on October 5, 2025		
Items Ordered	Price	
1 of: 115PCS Halloween Window Clings, 9 Sheets Halloween Decorations, Cute Witch Tree Zombie Ghost Patterns PVC Window Sticker	\$4.99	
s for Treat or Trick Party Favors Decal Supplies Decor Accessories		
Sold by: TraplaceUS (seller profile) Condition: New		
1 of: 3 Pcs Wooden Ghost Decorations, Halloween Ghost Table Sign with Black Cat Pumpkin Bat Witch Hat Broom, Wooden Ghosts Tie	\$8.59	
red Tray for Halloween Party Home Shelf Display		
Sold by: KINYFY (seller profile)		
Business Price		
Condition: New		
Shipping Address: Item(s) Subtotal:	\$13.58	
Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR Shipping & Handling:	\$0.00	
SAINT AUGUSTINE, FL 32092-1053	1 2 2	
United States Total before tax:	\$13.58	
Sales Tax:	\$0.00	
Shipping Speed:	φυ.υυ	
FREE Prime Delivery	***	
Total for This Shipment:	\$13.58	

Payment information			
Payment Method:	Item(s) Subtotal: \$13.5		
MasterCard Last digits: 9319	Shipping & Handling: \$0.0		
Billing address	_		
Haley Hadd	Total before tax: \$13.5		
5385 N NOB HILL RD SUNRISE, FL 33351-4761	Estimated Tax: \$0.0		
United States			
	Grand Total: \$13.5		
Credit Card transactions	MasterCard ending in 9319: October 5, 2025: \$13.5		

To view the status of your order, return to Order Summary .

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Final Details for Order #111-4037751-2895428

Order Placed: October 3, 2025

Amazon.com order number: 111-4037751-2895428

Order Total: \$139.98

Supplies 320-57200-54600

Shipped on October 4, 2025

Items Ordered Price

1 of: Lahome Modern Abstract Round Rug - 4Ft Grey Small Bathroom Rug Indoor 4x4 Circle Rugs Washable Kitchen Mat, Non

\$39.99

\$39.99

\$0.00

Slip Con

temporary Bedroom Carpet for Living Dining Room Office Nursery

Sold by: GZlife (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

Total before tax: \$39.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$39.99

Item(s) Subtotal:

Shipping & Handling:

Shipped on October 5, 2025

Items Ordered

Price

1 of: Sweetcrispy Waiting Room Office Guest Chairs Set of 2, PU Leather Big and Tall No Wheels Executive Office Chair with Pad

ded Arms for Reception Conference Room Lobby

\$99.99

Sold by: Amazon.com

Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States

Shipping Speed:

Item(s) Subtotal: \$99.99 \$0.00

Shipping & Handling:

Total before tax:

\$99.99

Sales Tax:

\$0.00

FREE Prime Delivery Total for This Shipment:

\$99.99

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$139.98

Shipping & Handling:

\$0.00

Billing address Haley Hadd

5385 N NOB HILL RD

Total before tax: \$139.98

Estimated Tax: \$0.00



Final Details for Order #111-8430739-1129023

Order Placed: October 3, 2025

Amazon.com order number: 111-8430739-1129023

Order Total: \$408.97

Repairs & Maintenance 320-57200-54500

\$40.60

Shipped on October 5, 2025

Items Ordered Price 10 of: iMBAPrice IMBA-GPD19B-1 19.5" Low-Profile Outdoor Landscape Lighting Garden Post Enclosure for GFCI Devices with In

tegrated Cover for Electrical Socket Outlet Power, Black

Sold by: AmaMax (USA) Since 1993 I iMBAPrice® Authorized Distributor (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$406.00

Sampson Creek Amenity Center Office Shipping & Handling: \$5.00 219 SAINT JOHNS GOLF DR -\$2.03

Your Coupon Savings: SAINT AUGUSTINE, FL 32092-1053 **United States**

Total before tax: \$408.97

Shipping Speed: Sales Tax: \$0.00 Standard Shipping

Total for This Shipment: \$408.97

Payment information

Payment Method: Item(s) Subtotal: \$406.00

MasterCard | Last digits: 9319 Shipping & Handling: \$5.00

Promotion applied: -\$2.03 Billing address

Haley Hadd

5385 N NOB HILL RD Total before tax: \$408.97 SUNRISE, FL 33351-4761

Estimated Tax: \$0.00 United States

Grand Total: \$408.97

Credit Card transactions MasterCard ending in 9319: October 5, 2025: \$408.97

To view the status of your order, return to Order Summary .

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Final Details for Order #111-5735509-0901022

Order Placed: October 7, 2025

Amazon.com order number: 111-5735509-0901022

Order Total: \$233.84

Supplies

320- 57200 - 54000

Shipped on October 7, 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)

Business Price Condition: New

Shipping Address:

Item(s) Subtotal: \$49.99

Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR

Shipping & Handling: \$0.00

SAINT AUGUSTINE, FL 32092-1053

Total before tax:

\$49.99

United States

Sales Tax:

\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$49.99

Shipped on October 7, 2025

Items Ordered

Price

1 of: Zogics Wellness Center Cleaning Wipes - Gym Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated

\$145.95

,600 Count, 4 Rolls of 1150)

Sold by: Zogics, LLC (seller profile)

Business Price Condition: New

Shipping Address:

Item(s) Subtotal: \$145.95

Sampson Creek Amenity Center Office

Shipping & Handling:

\$0.00

219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053

United States

Total before tax: \$145.95

Sales Tax: \$0.00

Shipping Speed:

Total for This Shipment: \$145.95

FREE Prime Delivery

Shipped on October 7, 2025

1 of: Pacific Blue Basic Recycled Multifold Paper Towels (23304), Brown, 250 Towels/Pack, 16 Packs/Case

Price

\$37.90

Sold by: Amazon (seller profile)

Business Price

Items Ordered

Condition: New

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.



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YOUR	ווים	at	$\alpha \alpha$	α	CO
Your	ω_{111}	uı	4		-

For 219 SAINT JOHNS GOLF DR, HOME OFC 2, SAINT AUGUSTINE, FL, 32092-1053

Taxes, fees and other charges New charges	Page 3	\$7.67 \$705.12
Regular monthly charges	Page 3	\$697.45
Balance forward		\$0.00
Payment - thank you	Oct 03	-\$704.60
Previous balance		\$704.60

Amount due Oct 25, 2025

\$705.12

Need help?

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

Your bill explained

- · Any payments received or account activity after Oct 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 October 2025

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 NO RP 04 20251004 NNNNNNNY 0000474 0003

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

մեհիլիվիլինը)Մկիկիրինորինիինիներինիրիցիների

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Oct 25, 2025

\$705.12

Make checks payable to Comcast Do not send cash

Send payment to

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

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DAG
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1000
505-1
DOM

Regular monthly charges	\$	697.45
Comcast Business		\$681.45
Bundled services		\$314.95
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00	
Bundle Discount	-\$144.00	
Equipment Fee Voice and WiFi Pro Expanded Coverage.	\$29.95	
TV services		\$316.50
TV Standard Business Video.	\$74.95	
Public View Service Business Video.	\$25.00	
Service Discount	-\$25.00	
CableCARD Service To Additional TV.	\$43.50	
Service Discount	-\$43,50	
Digital Adapter	Included	
Equipment Fee TV Box.	\$200.00	
Regional Sports Fee	\$4.45	
Broadcast TV Fee	\$37.10	
Voice services		\$50.00
Vaice Credit Qty 2 @ -\$19.95 each	-\$39.90	
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90	
Service fees		\$16.00
Disease, Listing Management	\$8.00	
Directory Listing Management	\$0.00	

Voice Network Investment	\$8.00	
Taxes, fees and other charges		\$7.67
Other charges		\$7.67
Federal Universal Service Fund	\$3.61	
Regulatory Cost Recovery	\$4.06	

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Fee

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

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

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





Remittance Section

 Invoice Number:
 592585926

 Due Date:
 11/24/2025

 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

2100005925859260002212297

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:
 592585926

 Account Number:
 4411036

 Site Number:
 14732817

 Invoice Date:
 10/10/2025

 Period of Performance:
 10/24/2025 - 11/23/2025

 Due This Period:
 \$2,212.29

Important Messages

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 Total Amount Due					\$0.00 \$2,212.29

(Please see the following pages for details.)



Γ	ACCO	UNT NAME	ACCOUNT #	INV DATE	
	Sampson (Creek Cdd/Gms	764139	09/30/25	
	INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTA		
	0007353045	Sep 1- Sep 30, 2025	\$70.00		
	PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*		
	\$0.00	\$0.00	\$70.00		

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: OCTOBER 31, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to https://gcil.my.site.com/financialservicesportal/s/.

Date	Description	Amount
9/1/25	Balance Forward	\$190.32
9/23/25	PAYMENT - THANK YOU	-\$190.32
	PAYMENT - THANK YOU Advertising:	

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/9/25	11646891	SAG St Augustine Record	NOTICE OF MEETING		\$70.00

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 \$70.00
Service Fee 3.99% \$2.79
*Cash/Check/ACH Discount -\$2.79
*Payment Amount by Cash/Check/ACH \$70.00
Payment Amount by Credit Card \$72.79

ACCOU	ACCOUNT NAME ACCOUNT N		NUMBER	INVOICE	NUMBER	AMOUNT PAID
Sampson Cr	eek Cdd/Gms	764	139	00073	353045	
CURRENT	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00
MITTANCE ADD	RESS (Include Accounts	# & Invoice# on check)	TO PA	TOTAL CREDIT CARD AMT DUE		
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244			\$72.79			
			or E-mailed invoic		ayments please go	

Invoice # 101100025

Remittance To: Darryl Hall 168 Prince Phillip Drive St. Augustine, FL. 32092

Bill To; Stephanie Taylor -Sampson Creek C.D.D. 2199 St. Johns Golf Dr. St. Augustine, FL. 32092

Description Terms Amount 10/9/25 All outside windows cleaned. Due upon receipt \$325.00

10/11/25 Strip & wax men's and women's restrooms

\$725.00

Total Due \$1,050.00

Thank you,

Darryl Hall

General Cleaning

320-57200 - 45300



Remit To:
JANI-KING OF
JACKSONVILLE
75700 ST. AUGUSTINE
ROAD
JACKSONVILLE, FL 32207
(904) 346-3000

Invoice					
Date	Number				
10/1/2025	JAK10250031				
Due Date	Cust #				
10/31/2025	126069				
Invoice Amount \$1,611.00	Amount Remitted				

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	Sismn No	PO Number	Franchisee		Due Date
JAK10250031	10/1/2025	126069	GREENWALT		DARRYL HALL ENTERPR LLC	ISES	10/31/2025
Quantity		Desc	ription	·	Unit Price	Ext	ended Price
1		Janitorial Services	LING AMOUNT FC	OR OCTOBER	\$1,611.00		\$1,611.00
	`	320-57200-45300			Amount of Sale		\$1,611.00
	P	Pay On-Line: https	:://linktr.ee/janikin	qiax	Sales Tax		\$0.00
		Make All Che	ecks Payable to: JACKSONVILLE		Total		\$1,611.00



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Account Information

Invoice Number: Invoice Date: Branch:

Account Number: Due Date:

76778331 10/12/2025

72 6415195 11/11/2025

Account Activity

Description		Qty	Unit An	ent Extended Amt	Tax Amt	Total Amt
ST. JOHNS GOLF SWIM CLUB 219 ST. JOHNS GOLF DR. SAINT AUGUSTINE, FL 32092						
Service From: 10/22/2025 To: 01/21/2026 MONITORING - INTRUSION Service From: 10/22/2025 To: 01/21/2026		3.00	29.6	8 89.04	0.00	89.04
SERVICE AGMT INTRUSION SYS		3.00	7.6		0.00	22.92
Site Subtotal				111.96	0.00	111.96
Security/Locks 320-57200-45400						
Extended Total Ta	ax Total	In	voice Total	Prior Bala	ince	Total Due

Extended Total	Tax Total	Invoice Total	Prior Balance	Total Due
\$111.96	\$0.00	\$111.96	\$0.00	\$111.96

Important Messages

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

www.vectorsecurity.com/sales-scam

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

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

5SJVK8HF



9456 Philips Highway, Suite 1 Jacksonville, FL 32256

Address Service Requested

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

SAMPSON CREEK CCD **Customer Name:** Invoice Number: 76778331 Invoice Date: 10/12/2025 **Account Number:** 6415195 **Due Date:** 11/11/2025 **Amount Due:** \$111.96

Amount Enclosed:

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

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

հիդիկգմբԱբյլհիդիլիիկոհիդիԱբիհյլոսԱփ<u>ի</u>ի

 $[\]square$ Check box and fill out reverse side to correct billing address.

How to Reach Customer Care

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

• By phone: 1-904-265-7890

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

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





KNOCK, KNOCK.

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

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

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

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

For more information:

vectorsecurity.com/sales-scam

vec-147614

Has your billing ad	ldress or phone number cl	hanged?
Please provide your new billing	g address and/or telephone number and re	eturn this portion with your payment. Your records will be updated upon receipt.
Contact Name:		_ Old Phone Number: ()
New Address:		New Phone Number: ()
		Effective Date:
City:	State: Zip:	Email Address:
Effective Date:		Signature:
		-

Vector Security is a registered trademark of Vector Security, Inc. Licenses: AK 14-063, 904141; AL AESBL 817, 44814, A-0329, A-0805; AR CMPY.1495, 0179570423; AZ ROC218982, 18365-0; CA ACO6152, 914676; DC 65003740, ECS903143; DE FAL-0196, FAL-0253, 85-47, CSRSL-0043, 1989004898; FL EF20000395, EF20001159; GA LVA206059; HI CT-27082; IA AS-0107, C118764; IL 127-001300; LA F317, F2144, 54974; MA 1492 C, SS-001909; MD 21PLU-SS2089; MI 3601300475; MS 23481-SC; NC 25467-SP-LV, 1592-CSA, 528676-CSA; ND 37153; NJ Burglar Alarm Business Lic. 34BA00023500, NJ Fire Alarm Business Lic. 34FA00021100, NJ Locksmith Business Lic. 34LS00070600, NJ FBL Business Lic. 34AL00000400, 13VH00292300, 606936, 854 So. White Horse Pike Suite 1, Hammonton, NJ 08037; NM 411855, 17-0133; NV 0066031, F437; NY 12000234360; OH 53-50-1081; OK AC559; OR 194571; PA 004997; RI 4794, 2903, 30394, AFC-9185; SC BAC.5590, FAC.3419; TN 444, 1341, 1551, 1552; TX B11645, ACR-1768, APS-2023744; UT 4759383-6501; VA DCJS #11-2048, 2705020459A; VT T1-2348; WA VECTOSI957PE; WV WV043469; WY LV-A-18634. In Alabama, complaints may be forwarded to the license board at the following address and telephone number: Alabama Electronic Security Board of Licensure, 7956 Vaughn Road, Suite 392, Montgomery, AL 36116, (334) 264-9388. In Arkansas, licensing is regulated by the Arkansas Board of Private Investigators and Private Security Agencies, #1 State Police Plaza Drive, Little Rock, AR 72209, (501) 618-8600. In California, alarm company operators are licensed and regulated by the Bureau of Security and Investigative Services, Department of Consumer Affairs, Sacramento, CA 95834. In New York, licensed by the N.Y.S. Department of State. In North Carolina, licensing is regulated by the North Carolina Alarm Systems Licensing Board, 4901 Glenwood Ave, Suite 200, Raleigh, NC 27612, (919) 788-5320. In Texas, licensing is regulated by the Texas Department of Public Safety, Private Security Bureau, P.O. Box 4087, Austin, TX 78773, (512) 424-7710. License information additionally

HEB Services, Inc.

P.O. Box 8430 Fleming Island, FL 32006

Invoice

Date	Invoice #
10/17/2025	543

Bill To	
Sampson Creek CDD c/o Vesta Property Services 219 St. Johns Golf Drive St. Augustine, FL 32092	

P.O. No.	Terms	Project	
		418-420 St. Johns Golf Dr	

Quantity	Description	Rate	Amount
	Restored pond bank at outfall located between 418 & 420 St. Johns Golf Drive 034.600.53800.60000	12,250.00	12,250.00
	Capital Reserves 320-53800-60000		
		Total	\$12,250.0

INVOICE

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



Bill to

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

Pool Maintenance 320-57200-45200

Invoice details

Invoice no.: 4666 Terms: Net 30

Invoice date: 10/25/2025 Due date: 11/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: NOVEMBER	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	28	\$7.95	\$222.60
3.	LIQUID BLEACH	PER GAL	250	\$4.75	\$1,187.50
4.	SULFURIC ACID	PER GAL	15	\$8.70	\$130.50
			Total	\$	3,390.60

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

INVOICE

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



\$3,776.14

Bill to

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

Pool Maintenance 320-57200-45200

Total

Invoice details

Invoice no.: 4444 Terms: Net 30

Invoice date: 09/25/2025 Due date: 10/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: OCTOBER	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	2	\$7.95	\$15.90
3.	LIQUID BLEACH	PER GAL	370	\$4.75	\$1,757.50
4.	SULFURIC ACID	PER GAL	15	\$8.70	\$130.50
5.	MURIATIC ACID	PER GAL	2	\$11.12	\$22.24

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

INVOICE

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



Bill to

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

Pool Maintenance 320-57200-45200

Invoice details

Invoice no.: 4252 Terms: Net 30

Invoice date: 08/25/2025 Due date: 09/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: SEPTEMBER	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	31	\$7.95	\$246.45
3.	LIQUID BLEACH	PER GAL	300	\$4.75	\$1,425.00
4.	CODE BROWN	CODE BROWN SERVICE CALL 08/23/25	1	\$225.00	\$225.00
	THANK YOU FOR YOUR BUSINESS! PLE	EVSE WVKE CHECKS	Total		\$3,746.45
	PAYABLE TO C BUSS ENTERPRISES AN		Overdue		09/24/2025

TRAIL, ST. AUGUSTINE, FL 32095

Overdue	09/24/2025

Fitness Machine Technicians 7251 Salisbury Road Suite 4 Jacksonville, FL 32256 www.fitnessmachinetechnicians (904) 478-0072

FITNESS MACHINE TECHNICIANS

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

Invoice #	I40413292
Invoice Date	10/24/2025
Amount Due	\$295.00

lte	m	Description	Quantity	Unit Price	Price
Commercial Maintenance		Preventive Maintenance - Fitness Center	1	\$295.00	\$295.00

Subtotal	\$295.00
Tax	\$0.00
Total	\$295.00
Amount Paid	\$0.00
Amount Due	\$295.00

Terms

Due upon receipt. Finance charges may accrue.

Repairs and Maintenance 320-57200-54500

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date invoiced: 10/01/2025				Invoice No: 92522
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025:
				\$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Sampson Creek Community Development District

Mr. Wesley Haber Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301



2. Telephone:	850-692-7300 Ext: 001.	310.51300.54000
3. Fax:	850-692-7319	
4. Email:	Wesley.Haber@KutakRock.com	
5. Status:	Independent	
6. Governing Body:	Elected	
7. Website Address:	www.StJohnsGCC.org	
8. County(les):	St. Johns	
9. Special Purpose(s):	Community Development	
10. Boundary Map on File:	01/09/2001	
11. Creation Document on File:	12/13/2000	
12. Date Established:	08/01/2000	
13. Creation Method:	Rule of the Governor and Cabinet	
14. Local Governing Authority:	St. Johns County	
15. Creation Document(s):	Rule 42DD-1.001 - 1.003, Florida Administrative Code;	County Resolution 2000-117
16. Statutory Authority:	Chapter 190, Florida Statutes	
17. Authority to Issue Bonds:	Yes	
18. Revenue Sour c e(s):	Assessments	
	oy certify that the profile above (changes noted if necessary) Levely Output Date 10-22-	
Registered Agent's Signature:	Date	
b. Or, Certify Eligibility for the Zero in the best of my knowledge and belief, B complete, and made in good faith. I und 1 This special district is not a compublic Accountant; and, 2 This special district is in compliant Department of Financial Services (DFS)	al fee by following the instructions at www.FloridaJobs.org/S Fee: By initialing both of the following items, I, the above sig OTH of the following statements and those on any submission derstand that any information I give may be verified. ponent unit of a general purpose local government as determined with its Fiscal Year 2023 - 2024 Annual Financial Reports) and that AFR reflects \$3,000 or less in annual revenues or and has included an income statement with this document was	ned registered agent, do hereby certify that to ons to the Department are true, correct, nined by the special district and its Certified t (AFR) filing requirement with the Florida r, is a special district not required to file a
Department Use Only: Approved:	Denied: Reason:	
·	t for your records. alDistricts@Commerce.fl.gov or mail it to FloridaCommerce,	Bureau of Budget Management, 107 East



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

Online: jea.com

Account #: 1487324200

Bill Date: 10/15/25

SAMPSON CREEK COMMUNITY

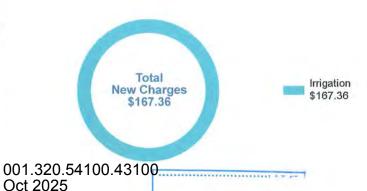
Cycle: 15 **Amount Due** \$31.59

Please pay by 11/06/25 to avoid 1.5% late payment charge.

Phone: (904) 665-6000

Business Customers: (904) 665-6250

TOTAL SUMMARY OF CHARGES			
Irrigation	\$	167.36	
Total New Charges	\$	167.36	
(A complete breakdown of charges can be found on the	following	pages.)	
Previous Balance	\$	285.61	
Payment(s) Received		-421.38	
Balance Before New Charges		-135.77	
New Charges	\$	167.36	
A late payment charge will be assessed for unpaid balance.	\$	31.59	



OCL 5 4 5052

MECEINED

MESSAGES



Please pay \$31.59 by 11/06/25 to avoid 1.5% late payment charge and service disconnections.



Stay connected this storm season. Verify the correct mobile phone number and email address are up to date on your commercial JEA online account.

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

Additional information on reverse side. *





Check here for telephone/mail address correction and fill in on reverse side. to my monthly bill: \$ _for Neighbor to Neighbor and/or \$_

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

Acct #: 1487324200 Bill Date: 10/15/25 Please pay by 11/06/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$31.59

013932 000000084 ակիները Արքինելի իրականի համերականի հայաս





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



Visit jea.com to:



Pay Your Bill



Manage Your Alerts





Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill





STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account #	1487324200	Tel:				
Address:						
City:			State:	Zip Code:		
E-mail:						





Account #: 1487324200

Bill Date: 10/15/25

Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 1013 MEADOW VIEW LAAPT IR01

Service Period: 09/11/25 - 10/13/25

Service Point: Irrigation 1 - Commercial

Reading Date: 10/13/25

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
514069205	32	263	Regular	3/4	13000 GAL

Basic Monthly Charge	\$ 18.23
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	27.94
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	32.15

Total Current Irrigation Charges 78.32

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 09/11/25 - 10/13/25 Reading Date: 10/13/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
72802699	32	2564	Regular	3/4	

	26 614
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	42.87
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	27.94
Basic Monthly Charge	\$ 18.23

Total Current Irrigation Charges 89.04





	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	25,000	28,000	28,000	875





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

Online: jea.com

- JA

SAMPSON CREEK COMMUNITY

Account #: 8274324200

Cycle: 15

Bill Date: 10/17/25

Amount Due \$1,384.16

Please pay by 11/10/25 to avoid 1.5% late payment charge.

Phone: (904) 665-6000

0	Business	Customers:	(904)	665-6250
	Dusinicas	oustorners.	(001)	000 0200

Water	\$	604.46
Sewer		112.03
Irrigation		667.67
Total New Charges	\$	1,384.16
(A complete breakdown of charges can be found on the	following	pages.)
Previous Balance	\$	2,643.96
Payment(s) Received		-2,643.96
Balance Before New Charges		0.00
New Charges	\$	1,384.16
A late payment charge will be assessed for unpaid balance.	\$	1,384.16



001.320.54100.43100

Oct 2025



MESSAGES





Stay connected this storm season. Verify the correct mobile phone number and email address are up to date on your commercial JEA online account.

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

PE 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.

SCAN TO PAY ONLINE

Acct #: 8274324200 Bill Date: 10/17/25

Please pay by 11/10/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$1,384.16

018603 000000138 դիկրիկիկիկիլիլիլիիիկիկիլիորիկիկութիկի

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





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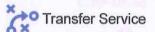
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Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill





STATEMENT INFORMATION

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

ADDRESS CORRECTION

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







Account #: 8274324200

Bill Date: 10/17/25

Cycle: 15

Service Address	Service Type	Charges	Service Point	Sei	rvice Peri	od Bill	Rate	3,0,0,	
1054 EAGLE POINT DR Detail Charges:Basic Monthly Charge	L.	\$18.23 18.23	Irrigation 1 - Commercial	09/11/25 - 10/13/25 Commercial Irrigation Service					
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			74457419	32	497	Regular	0 GAL		
1148 STONEHEDGE TRAIL LN APT 1	1	\$114.37	Irrigation 1 - Commercial	09/11/25 - 10/13/25 Commercial Irrigation Service					
Detail Charges:Basic Monthly Charge		27.48 27.94 58.95	Commercial	3011100					
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 Tier 2 Consumption (> 7 Kgal @ \$4.69 k			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514012958	32	260	Regular	18000 GAL		
1401 CRESTED HERON CT Detail Charges:Basic Monthly Charge	1	\$175.04 50.63	Irrigation 1 - Commercial	09/16/25 - 10/17/25 Commercial Irrigation Service					
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 Tier 2 Consumption (> 7 Kgal @ \$4.69 k		27.94 96.47	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	31	9497	Regular	25000 GAL		
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	518.23 18.23	Commercial - Water/Sewer	09/	12/25 - 10/1	3/25 Com Serv	mercial Water ice		
20.000			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
			514050548	31	0	Regular	0 GAL	Charges For This Address	\$583.1
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	5564.94 78.40	Swimming Pool - Water	09/	18/25 - 10/1	17/25 Com Serv	mercial Water ice	\$636.60	\$53,43
Water Consumption Charge		486.54	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			94648188	29	3727	Regular	159000 GAL		
219 SAINT JOHNS GOLF DR	S	\$53.43	Commercial - Water/Sewer	09/12/25 - 10/13/25			mercial Sewer		
Detail Charges:Basic Monthly Charge		53.43	vvaler/sewer	SELVICE			100		
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	31	0	Regular	0 GAL		

Service Address	Service Type	Charges	Service Point	Se	rvice Per	iod Bill	Rate	Page 4 o
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	W	521.29 18.23	Commercial - Water/Sewer	09/11/25 - 10/13/25				
Water Consumption Charge		3.06	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New Wa
219 SAINT JOHNS GOLF DR APT 1 Detail Charges:Basic Monthly Charge	S	\$ \$58.60 53.43	86955411 Commercial - Water/Sewer	32				Charges For This Address \$79.89
Sewer Usage Charge		5.17	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
380 SAINT JOHNS GOLF DR		24302	86955411	32	145	Regular	1000 GAL	
Detail Charges:Basic Monthly Charge	Car.	18.23 15.96	Irrigation 1 - Commercial	09/	11/25 - 10/1	3/25 Com Serv	mercial Irrigation ice	
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 l	(gal)		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
			514034028	32	37	Regular	4000 GAL	
825 HAMPTON CROSSING WAY Detail Charges:Basic Monthly Charge	1	\$38.63 18.23 20.40	Irrigation 1 - Residential	09/				
Tier 1 Consumption (1-7 KGal @ \$4.02)			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
			83711246	32	398	Regular	5000 GAL	
884 EAGLE POINT DR APT 1 Detail Charges:Basic Monthly Charge	1	27.48 11.97	Irrigation 1 - 09/11/25 - 10/13/25 Commercial Irrigation Service					
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg	gal)		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
			83715860	32	378	Regular	3000 GAL	
885 EAGLE POINT DR Detail Charges:Basic Monthly Charge	1	18.23 27.94 48.23	Irrigation 1 - 09/11/25 - 10/13/25 Commercial Irrigation Service					
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg Tier 2 Consumption (> 7 Kgal @ \$4.69 kg	7		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
			81849996	32	509	Regular	16000 GAL	
982 EAGLE POINT DR Detail Charges:Basic Monthly Charge	1	\$153.36 18.23 27.94 107.19	Irrigation 1 - Commercial	09/11/25 - 10/13/25 Commercial Irrigation Service				
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg Tier 2 Consumption (> 7 Kgal @ \$4.69 kg	*		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
			82580203	32	1330	Regular	27000 GAL	



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

> Bill To: SC012 Sampson Creek CDD 219 St. Johns Golf Drive St. Augustine, FL 32092

INVOICE

Invoice Date	Invoice #
9/8/2025	146848

Customer PO#

Remit Payments To:
P.O. Box 551629
Jacksonville, FL 32255

Site of Service/Delivery:

St Johns Golf & Country Club 219 St. Johns Golf Drive

St. Augustine, FL 32092

JSC Job#	Terms	Date Shipped	Ship Via
X073828	Due Upon Receipt	09/08/2025	

Quantity	Item / Description	Unit Price	Amount
1.00	Quoted Job \$1308.00 Power supply for tennis courts	1,308.00	1,308.00
	Approved Deneiro and Denlessments Amenity		
	Approved Repairs and Replacements-Amenity 1-320-57200-54502		
	Submitted to AP on 10.28.2025 by Jason Davidson		
	Jason Davidson		
	Jason Vaviason		

Sub-Total	1,308.00
Tax	0.00
Total Invoice Amount	1,308.00
Total IIIVoice Amount	1,308.00

Conditions of Sale



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

> **Bill To:** SC012 Sampson Creek CDD 219 St. Johns Golf Drive St. Augustine, FL 32092

INVOICE

Invoice Date	Invoice #
9/15/2025	146974

Customer PO#

Remit Payments To:
P.O. Box 551629
Jacksonville, FL 32255

Site of Service/Delivery:

St Johns Golf & Country Club 219 St. Johns Golf Drive

St. Augustine, FL 32092

JSC Job#	Terms	Date Shipped	Ship Via
X073986	Due Upon Receipt	09/15/2025	

Quantity	Item / Description	Unit Price	Amount
1.00	Quoted Job \$4815 camera	4,815.00	4,815.00
	Approved Repairs and Replacements-Amenity 1-320-57200-54502		
	Submitted to AP on 10.28.2025		
	by Jason Davidson		
	Jason Davidson		
	<u>'</u>	J	

Sub-Total	4,815.00
Tax	0.00
Total Invoice Amount	4,815.00

Conditions of Sale

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

October 24, 2025

Check Remit To: Kutak Rock LLP

PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

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

Reference: Invoice No. 3642444 Client Matter No. 17923-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3642444

17923-1

Re: General

For Professional Legal Services Rendered

07/01/25	W. Haber	0.70	136.50	Review and revise release of easement and related documents;
07/02/25	A. Cox	1.30	136.50	confer with Laughlin regarding same Research company Troon and Prepare Field Management
07/02/25	W. Haber	0.40	78.00	Agreement Confer with Laughlin regarding agenda for July meeting; begin
07/06/25	W. Haber	0.40	78.00	preparation of agreement with Troon Review and finalize agreement with
07/06/25	W. Haber	0.30	58.50	Troon Review correspondence regarding hole 7 repair and billing for same
07/09/25	A. Cox	0.70	73.50	Correspond with district regarding budget hearing date, prepare budget hearing notices and confer with
07/10/25	A. Cox	1.20	126.00	Haber regarding same Prepare budget hearing notices and confer with district manager
07/10/25	K. Jusevitch	0.20	21.00	regarding same Review budget hearing notice and confer with Cox regarding same

KUTAK ROCK LLP

Sampson Creek CDD October 24, 2025 Client Matter No. 17923-1 Invoice No. 3642444 Page 2

07	/14/25	K. Jusevitch	0.20	21.00	Confer with Cox regarding budget hearing documents
07	/17/25	A. Cox	0.40	42.00	Forward the following documents 1st Notice for 2026 Budget Hearing, 2nd Notice of FY 2026 Budget Hearing and Mailed Notice for FY Budget & O&M Assessment Increase Hearing to district manager
07	/17/25	W. Haber	2.50	487.50	Review and finalize budget and assessment notices; prepare for and participate in Board meeting
07	/22/25	W. Haber	0.20	39.00	Confer with Laughlin regarding revisions to landscape maintenance RFP
07	/23/25	W. Haber	0.60	117.00	Prepare letter to be sent with payment to Armstrong; confer with Laughlin and Yuro regarding same
07	/28/25	A. Cox	0.40	42.00	Prepare resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
07	/28/25	W. Haber	0.20	39.00	Review correspondence regarding status of audit; confer with Laughlin regarding same
TO	OTAL HOU	JRS	9.70		
TO	OTAL FOR	SERVICES RENI	DERED		\$1,495.50
TO	OTAL CUR	RENT AMOUNT	DUE		<u>\$1,495.50</u>

001.310.51300.31500



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

Invoice

Invoice # Date 429108 10/22/2025

Terms

Net 30

Due Date

11/21/2025

Memo

Maintenance Services

Bill To

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

Description	Quantity	Rate	Amount
Replace tiles at the monument entering St. Johns Golf and Country Club	1	150.00	150.00

Total 150.00

001.320.57200.54500

COMPLETE



	CUSTO	MER INVOIC	E NO. 237
Sampson Creek CDD			
219 Saint Johns Golf Drive	Order No:	92525	
Saint Augustine, FL 32092	Valid For:	30 Days 09/23/20)25
Description:			
Thank you for the opportunity to collaborate with you on this project.			
AMG will provide all labor and material for the successful completion of this proj monument entering St. Johns Golf and Country Club. The tiles will initially be glue		• =	
Any further work or improvement to this area will be a new proposal.			
There is a 30-day warranty on workmanship.			
All pricing is final, and any additional labor or materials will be billed separately.			
Bill to:			
Amenity Management Services			
245 Riverside Avenue #300			
Jacksonville, Fl. 32202			
Thank you for your business!			
		Total	\$150.00
Approval:	Da	te:	



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

Invoice

Invoice # Date 429107 10/22/2025

Terms

Net 30

Due Date

11/21/2025

Memo

Maintenance Services

Bill To

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

Description	Quantity	Rate	Amount
Pressure washing entire monument area located in the corner of 210 and Leo Maguire.	1	475.00	475.00

Total 475.00

001.320.57200.54500



CUSTOMER DESCRIPTION NO. 237

COMPLETE			
Sampson Creek CDD			
219 Saint Johns Golf Drive	Order No:	92525	
Saint Augustine, FL 32092	Valid For:	30 Days 09/25/2	025
Description:			
Thank you for the opportunity to collaborate with you on this project.			
AMG will provide all labor and material for the successful completion of this purpose monument located at the corner of CR 210 and Leo Maguire Prwy. This will include			shing the entire
Any further work or improvement to this area will be a new proposal.			
There is a 30-day warranty on workmanship.			
All pricing is final, and any additional labor or materials will be billed separately	у.		
Bill to:			
Amenity Management Services			
245 Riverside Avenue #300			
Jacksonville, Fl. 32202			
Thank you for your business!			
		Total	\$475.00
Approval:	Dat	e:	-



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

Invoice

Invoice # Date 429128 11/01/2025

Terms

Net 30

Due Date

12/01/2025

Memo

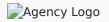
Bill To

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

Description	Quantity	Rate	Amount
Monthly fees	1	16,090.91	16,090.91
Golf cart	1	200.00	200.00

Total 16,290.91

001.320.54100.34000 Nov 2025



Invoice

10/18/2025

INVOICE NUMBER

1492034

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
	0.57200.34	500	St Johns Golf		0.00 A 8.00 A 0.00 E 0.00 V 0.00 M	4.00	\$60.00	\$240.00
\$260.40 Separa	te Check			TOTAL OFFICE	RS PAY			\$240.00
				TOTAL JURISDICTION	N FEES			\$8.00
					Admin			\$8.00
				SERVI	CE FEE			\$12.40
					TAX			\$0.00
				тоти	AL DUE		\$	260.40

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

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264



Invoice

10/20/2025

INVOICE NUMBER

1494326

BILLED FROM BILLED TO

OFF DUTY St Johns County Sheriff's Office St. Augustine, FL 32084 SHARYN HENNING 5385 North Nob Hill Road Sunrise, FL 33351

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
5752080			St Johns Golf		0.00 A	4.00	\$60.00	\$240.00
					8.00 A			
					0.00 E			
					0.00 V			
					0.00 M			
	0.57200.34	1500						
\$260.40 *Separa	ate Check'	•		TOTAL OFFICE	RS PAY			\$240.00
•				TOTAL JURISDICTION	N FEES			\$8.00
					Admin			\$8.00
				SERVI	CE FEE			\$12.40
					TAX			\$0.00
				тота	AL DUE		\$	260.40

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

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264



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 # 9344892140 Invoice Date 10/31/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Material #	Description	Qua	ntity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	2	EA	\$154.00	\$308.00	
				Invoice Sub-total	\$308.00	
				Tax Invoice Total	\$0.00 \$308.00	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Supplies 320-57200-54600

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.



Your bill at a gland For 219 SAINT JOHNS GOLF DR, H FL, 32092-1053		NT AUGUSTINE,
Previous balance		\$801.00
Payments - thank you	Page 3	-\$801.00
Balance forward		\$0.00
Regular monthly charges	Page 3	\$387.85
Taxes, fees and other charges	Page 3	\$5.52
New charges		\$393.37
Amount due Nov 18, 2	2025	\$393.37

Your bill explained

- · Any payments received or account activity after Oct 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

001.320.57200.41000 Nov 2025

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 96330310 NO RP 28 20251028 NNNNNNNY 0000486 0002

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

վորդիների իրանակիր հանդիր հանդիկի հերկի

Account number

Payment due

Please pay

Amount enclosed

8495 74 140 1110618

Nov 18, 2025

\$393.37

Make checks payable to Comcast Do not send cash

Send payment to

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

դոյլիդիդորոՍՍիդհեհորհում||իլիդիլիկ|||ՄՍ|



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- · 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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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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Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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





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

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

Taxes, fees and other charges		\$5.52
Other charges		\$5.52
Federal Universal Service Fund	\$2.58	
Regulatory Cost Recovery	\$2.94	

What's included? Internet: Fast, reliable internet on our Gig-speed network TV: Keep your employees informed and customers entertained 13 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.



UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$82.95 per month. To learn more about Comcast Business fees, please visit https://business.comcast.com/understand-your-bill or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we continue to invest in our technology to ensure we maintain a high-quality network for our Internet customers. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. Your Static IP service will increase to \$34.95 per month. To learn more about Comcast Business fees, please visit https://business.comcast.com/understand-your-bill or call us at 800-391-3000.

EQUIPMENT FEE CHANGE NOTICE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit https://business.comcast.com/understand-your-bill or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your WiFi Pro service will increase to \$10.00 per month for each access point. To learn more about Comcast Business fees, please visit https://business.comcast.com/understand-your-bill or call us at 800-391-3000.

UPDATE TO YOUR DIRECTORY LISTING MANAGEMENT FEE: At Comcast Business, we're committed to enhancing our services and technology. As a result, we periodically review our pricing structure to meet the evolving needs of our customers. Effective November 18, 2025, the charge for your Business Voice Directory Listing Management fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit https://business.comcast.com/understand-your-bill or call us at 800-391-3000,

UPDATE TO YOUR VOICE NETWORK INVESTMENT FEE: At Comcast Business, we continue to invest in our network and technology to ensure we maintain a high-quality network for our Voice customers. As a result, you'll see new pricing reflected on your upcoming billing statement. Effective November 18, 2025, the charge for your Business Voice Network Investment fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit https://business.comcast.com/understand-your-bill or call us at 800-391-3000.

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.



Updates about your Comcast Business services and pricing

COMCAST

Effective November 18th, 2025

We're proud to serve over 2.5 million businesses that depend on our solutions and expert support to keep them running. As part of our ongoing commitment to delivering the best possible customer experience and to ensure we continue to meet the evolving needs of our customers, we periodically review our pricing structure to reflect enhancements to our programming, technology, and service. As a result, you will notice updates to your monthly service charges and fees for the services listed below.

Pricing updates based on your subscribed services will occur on November 18th, 2025. Prices do not include applicable taxes and other fees.

Comcast Business Video

Service	Current Monthly Service Charge	New Monthly Service Charge Effective November 18th, 2025
Basic	\$65.95	\$75.95
Select	\$72.95	\$82.95
Variety	\$89.95	\$99.95
Standard	\$114.95	\$124.95
Preferred	\$139.95	\$149.95

Comcast Business Video

Service Fee	Current Monthly Fee	New Monthly Fee Effective December 18th, 2025
Broadcast TV Fee (BTV)	Charges vary by location	Charges vary by location
Regional Sports Network Fee (RSN)	Charges vary by location	Charges vary by location

To learn more about Comcast Business service charges and fees, please visit business.comcast.com/understand-your-bill or call us at (800) 391-3000 if you have any questions.

Thank you for being a Comcast Business customer.

Sincerely,

Comcast Business

©2025 Comcast. PA0273



Upcoming Delivery Dates

November 2025 Friday 7

December 2025

Details

Friday 5 Friday 21 Friday 19





Each

Bottled Water * Filtration * Coffee

Did you know? We've added the Saratoga Collection to our delivery service! The Saratoga Collection is a refreshing NEW line of flavored sparkling spring water designed to add extraordinary taste to any occasion. Add a case pack to your next delivery and stay refreshed!

Customer Account#:980956523356477

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

Transaction #

Date

Invoice Date: Invoice #:

10-29-25 23356477 102925

Amount

Purchase Order #:

Qt y.

10-20-25	Previous Balance Payment - Thank You Remaining Balance			748.74 -748.74 0.00
10-10-25 T252836970032	CUP PLASTIC FLAT 7 OZ CLEAR 50 CT PRIMO 5G PURIFIED WATER PET BOTTLE 5.0 GALLON BOTTLE RETURN 5.0 GALLON PRIMO PET BOTTLE RETURN 5.0 GALLON PRIMO PET BOTTLE DEPOSIT DELIVERY FEE Sales Tax	2 20 -17 -3 20 1	4.49 10.49 6.00 6.00 6.00 13.99	8.98 209.80 -102.00 -18.00 120.00 13.99 0.00 232.77

Rec'd By:

Supplies 320-57200-54600

Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at water.com/myaccount? Online you can also easily skip or add a delivery as needed.







200 Eagles Landing Blvd Lakeland, FL 33810

Customer Account#: Due By: Late Fees May Apply After: **Total Amount Due:**

980956523356477 **Upon Receipt** 11-21-25 \$440.05

Check here and see reverse for address and phone corrections.

> 1...||...||...||...|.|...||.|.|.|. **SAMPSON CREEK CDD** Julie Tallaksen 5385 N NOB HILL RD SUNRISE, FL 33351

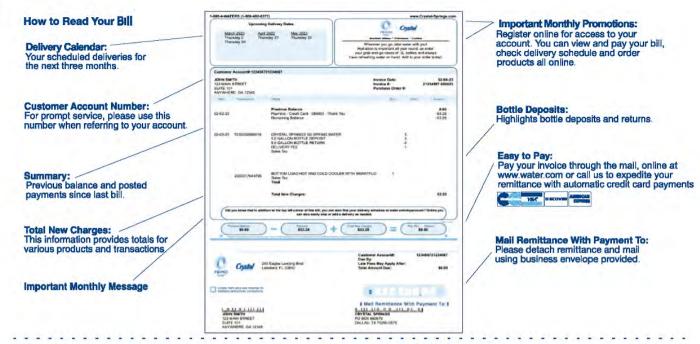


Haalalaalallaalladhaalalaallalaalla **CRYSTAL SPRINGS** PO BOX 660579 DALLAS, TX 75266-0579

Customer Account#:980956523356477

Invoice #:23356477 102925

Date	Détails		Qty.	Each	Amount
10-24-25	T252976970013	CRYSTAL SPRINGS 5G PURIFIED WATER	15	10.49	157.35
		CUP PLASTIC FLAT 7 OZ CLEAR 50 CT	4	4.49	17.96
		5.0 GALLON BOTTLE DEPOSIT	15	6.00	90.00
		5.0 GALLON PRIMO PET BOTTLE RETURN	-15	6.00	-90.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
		Total			189.30
	_				
	R2530022541350	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO BOTTOM LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1 1	10.99 6.99	10.99 6.99
		Sales Tax	'	0.99	0.00
		Total			17.98
					11.50
		Total New Charges:			440.05
		** Product, rental, and delivery prices are subject to change and			
		may vary over time. Please refer to our terms and conditions for			
		details or access your regular invoice through the app or web. Thank you for being a valued customer.**			
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Billing Rights Summary

In case of Errors or Questions About Your Bill:

If you think your bill is incorrect, or if you need more information about a transaction on your bill, write us as soon as possible on a separate sheet, at P.O. Box 660579, Dallas,TX 75266-0579. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. Your bill shall be deemed correct unless disputed within 60 days from receipt. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and complete account number.
- The dollar amount of the suspected error.
- Describe the error and explain why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the amount of your bill that is not in question. While we investigate your questions, we cannot report you as delinquent or take any action to collect the amount you question.

Electronic Funds Transfer Notice

If you pay by check, it will be converted into an "Electronic Funds Transfer" (EFT), a process in which your financial institution is electronically instructed to transfer funds from your account to ours in lieu of processing the check. By sending your completed check to us, you authorize us to use the account information therein to create an EFT for the amount indicated on the check. If the EFT cannot be processed for technical or other reasons, you authorize us to process an image replacement document, draft, or copy of your check.

OPT OUT NOTICE: If you do not wish to participate in this check conversion program, please write to us on a separate sheet at: P.O. Box 660579, Dallas, TX 75266-0579.

Insufficient Funds Notice

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of these terms

We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).

For futher information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

Please print only new address below and check the appropriate box on reverse side. Thank you.

Mailing address only Mailing and deliv	rery address 🗌	
Name		
Address		
City	State	Zip Code
()		
Phone Number	E-mail Address	
Customer Account Number		o Not Forget To:
	✓ D	etach this remittance and return with your paymen

@ 2019 DS Services of America, Inc. All rights reserved

Write the complete account number on your check.

Mail remittance and payment using the enclosed envelope.



ACCOUN	ACCOUNT #	INV DATE	
Sampson Or	764139	10/31/25	
INVOICE #	CURRENT INVOI	CE TOTAL	
0007405419	77405419 Oct 1- Oct 31, 2025 \$71.36		
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$71.36	

BILLING ACCOUNT NAME AND ADDRESS

Sampson Oreek Cdd/Gms 475 WTown Place, Ste 114 Saint Augustine, FL 32092 PAYMENT DUE DATE: NOVEMBER 30, 2025

Legal Entity: Cannett 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 daims for a gredit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the daim will be waived. Any gredit towards future advertising must be used within 30 days of issuance or the gredit 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
10/1/25	Balance Forward	\$70.00
10/28/25	PAYMENT-THANKYOU	-\$70.00
Package Ad	vertising:	

Start-End Date Order Number Product Description PO Number Package Cost
10/7/25 11694617 SAGSt Augustine Record Notice of Meeting \$71.36

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 Service Fee 3.99% *Cash/Check/ACH Discount *Payment Amount by Cash/Check/ACH Payment Amount by Credit Card

	PLEASE DE	TACH AND RE	ETURN THIS F	PORTION WITI	H YOUR PAY	MENT
ACCOUN	IT NAME	ACCOUNT	ACCOUNT NUMBER INVOICE NU		NUMBER	AMOUNT PAID
Sampson Ore	eek Cold/Gms	7 64	1139	00074	105419	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$71.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71.36
REMITTANCE AD	DRESS (Include Account#	& Invoice# on check)	TO PA	TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
				1-877-736-7608		\$74.21
Gannett Florida LocaliQ PO Box 631244 Cincinnati, CH 45263-1244			• .	for E-mailed invo		payments please go rvicesportal/s/



Remit To:

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

Invoice					
Date	Number				
11/01/2025	JAK11250030				
Due Date	Cust #				
11/30/2025	126069				
Invoice Amount \$ 1,611.00	Amount Remitted				

Sold To:

For:

SAMPSON CREEK C.D.D.

Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

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

32207

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services

(904) 346-3000

Jani The king of Clean

Sold To:

For:

SAMPSON CREEK C.D.D.

Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

Invoice N	o Date		Cust No	Sismn No	PO Number	Franchisee			Due Date
JAK1125003	30 11/01/2	25	126069	GREENWALT		DARRYI	_ HALL ENTERPRISES	LLC	11/30/2025
Quantity	·		[Description			Unit Price	Ext	ended Price
1	Ja	nitoria	al Services		JNT FOR NOVE	MBER	1611.00		1611.00
							Amount of Sale		\$ 1,611.00
	Pay On-Line: https://linktr.ee/janikingjax Sales Tax			\$ 0.00					
				e All Checks Payable KING OF JACKSONV			Total		\$ 1,611.00

Greg Johnson V#488

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



INVOICE 0081 12/13/2025

BILL TO

Sampson Creek CDD

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

Special Events 320-57200-49400

Contact: Julie Tallaksen - Event Coordinator

PERFORMANCE DATE	DESCRIPTION	TOTAL
12/13/2025	Live music performance for Christmas Party at Sampson Creek, in St Johns Golf and Country Club	\$250.00



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

ADDRESSEE

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

SAMPSON CREEK CDD SJGCC VESTA PROPERTY SERVICES 219 St Johns Golf Dr St. Augustine, FL 32092 PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
707136	10/30/2025	\$2,000.00

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

000000001492000100000031997400000020000096

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

Sampson Creek CDD SJGCC Invoice Due Date 11/29/2025 219 St Johns Golf Dr St. Augustine, FL 32092 Invoice 2089931 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/30/2025	Purchased TGC		\$2000.00	\$0.00	\$2000.00

stocking of grass carp completed... Stocked as follows... ponds 1-30 fish, 4-20 fish, 7-24 fish, 8-31 fish, 9-7 fish, 12-3 fish, 12a-2 fish, 13-3 fish, 14-5 fish, 14a-5 fish, 15-10 fish, and 16-5 fish, 17-4 fish, 21-25 fish, 24a-15 fish and 25a-10 fish.

Thank you

Lake Maintenance 320-54100-46300

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits

\$0.00

Adjustment

\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$2000.00

This Invoice Total:

\$2000.00

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

Customer #: 707136

Corporate Address

4651 Salisbury Rd, Suite 155

Jacksonville, FL 32256

Customer Portal Links

Portal Registration #:

staylor@vestaproperty services.com, jdavids on @vestaproperty services.com

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

AF01BA4E

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



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

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

ACCOUNT NUMBER	DATE	BALANCE
707136	11/1/2025	\$2,360.00

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

ADDRESSEE

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

SAMPSON CREEK CDD SJGCC VESTA PROPERTY SERVICES 219 St Johns Golf Dr St. Augustine, FL 32092

000000001492000100000032076000000023600078

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

219 St Johns Golf Dr St. Augustine, FL 32092 Sampson Creek CDD SJGCC 320760B **Invoice PO** # Invoice Due Date 12/1/2025

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2025	Water Management - Zone 1, Water Management -		\$393.35	\$0.00	\$393.35
	Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
		\$393.33	\$0.00	\$393.33	
Please remit payment for this month's invoice.			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33

Lake Maintenance 320-54100-46300

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits

Adjustment \$0.00

AMOUNT DUE

\$0.00

This Invoice Total: Total Account Balance including this invoice: \$4360.00 \$2360.00

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

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

Jacksonville, FL 32256

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

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

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



INVOICE

Date	Invoice#		
Oct 31,2025	774362		

Please Remit Payment to: Ruppert Landscape LLC P.O. Box 780912 Philadelphia, PA 19178-0912

Stephanie Taylor
Sampson Creek CDD

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

Suite 114 St. Augustine, FL 32092

Property Name	Terms	Due Date	Order Number	
Sampson Creek CDD (261195)	Net 30 Days	Nov 30,2025	4548534	

Description	Price	Total
Initial Irrigation Audit	\$4,121.00	\$4,121.00
Irrigation Repair 320-54100-46203		

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

 Subtotal:
 \$4,121.00

 Sales Tax:
 \$0.00

 Amount Due:
 \$4,121.00



INVOICE

Date	Invoice#		
Oct 31,2025	770820		

Please Remit Payment to: Ruppert Landscape LLC P.O. Box 780912 Philadelphia, PA 19178-0912

Stephanie Taylor
Sampson Creek CDD

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

Suite 114 St. Augustine, FL 32092

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Nov 30,2025	

Description	Price	Total
Landscape Management For October As Per Contract, Due Nov 30, 2025	\$13,526.09	\$13,526.09
Landscape Maintenance		
320-54100-46200		

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal: \$13,526.09

Sales Tax: \$0.00

Amount Due: \$13,526.09

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.: 19-1656 Invoice date: 11/05/2025 Due date: 11/05/2025 001.320.57200.34501

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	October Week 1	32	\$32.00	\$1,024.00
2.		Sampson Creek Officer	October Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	October Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	October Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Officer	October Week 5	32	\$32.00	\$1,024.00
6.		Sampson Creek Patrol Vehicle	October Direct Billed	1	\$500.00	\$500.00
7.		Sampson Creek Patrol Vehicle Fuel	Monthly Direct Billed	1	\$45.00	\$45.00

Note to customer

Thanks for choosing us as your security provider. We greatly appreciate the opportunity.

FEIN #46-3475536

Total \$6,433.00

Security Services 320-57200-34501



Remittance Section

 Invoice Number:
 593053909

 Due Date:
 12/24/2025

 Due This Period:
 \$2,212.29

Amount Enclosed:

\$____

Sampson Creek Community Development District ATTN: SHARYN HENNING 5385 N NOB HILL RD SUNRISE, FL 33351-4761 Please make check payable to

DE LAGE LANDEN PUBLIC FINANCE LLC PO BOX 825736 PHILADELPHIA, PA 19182-5736

2100005930539090002212297

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:
 593053909

 Account Number:
 4411036

 Site Number:
 14732817

 Invoice Date:
 11/09/2025

 Period of Performance:
 11/24/2025 - 12/23/2025

 Due This Period:
 \$2,212.29

Important Messages

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 Total Amount Due					\$0.00 \$2,212.29

(Please see the following pages for details.)

Fitness Equipment Leasing 320-57200-44000

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

October-25

		*	**V#16
Total		\$	6,637.35
33381-88364	1574 Drury Court #1	\$	273.91
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
80369-00598	205 St. John's Golf Drive #Swimclub	\$	570.79
61084-35154	944 Leo Maguire Parkway #1	\$	27.73
59216-52565	205 St. John's Golf Drive	\$	93.19
55613-33054	2125 County Road 210 W	\$	57.63
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.16
19350-09421	211 St. John's Golf Drive #LITES	\$	127.50
16229-99512	219 St. John's Golf Drive #Pool	\$	1,214.09
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

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



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

CURRENT BILL

\$25.66 TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY

Amount of your last bill



BILL SUMMARY

	(See page 2 for hill details)
Total amount you owe	\$25.66
Total new charges	25.66
Balance before new charges	0.00
Payments received	-25.66
, and are or your last bin	20.00

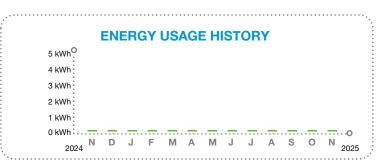
Electric Bill Statement

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

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

Service Address:

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



KEEP IN MIND

Payment received after January 27, 2026 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

25.66

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



Ways to Pay



27

130408744670612665200000

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

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

GENERAL MAIL FACILITY MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

08744-67061

\$25.66

Nov 26, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



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 Dec 4, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	0	0	0
Service days	29	32	32
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

KEEP IN MIND

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

Download the app

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

Download now

Bigger LED rebates

Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

Claim rebates

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



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

CURRENT BILL

\$1,214.09TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 1,282.80 Payments received -1,282.80 0.00 Balance before new charges 1,214.09 Total new charges Total amount you owe \$1,214.09 (See page 2 for bill details.)

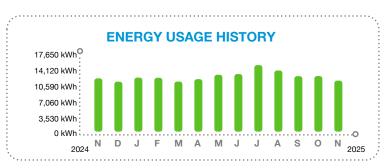
Electric Bill Statement

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

Statement Date: Nov 5, 2025 **Account Number:** 16229-99512

Service Address:

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



KEEP IN MIND

Payment received after January 27, 2026 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

1304162299951209041210000

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

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

GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS

Customer Name:

SAMPSON CREEK CDD

Amount of your last bill	1,282.80
Payment received - Thank you	-1,282.80
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE	DEMAND
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$416.20
Fuel: (\$0.027180 per kWh)	\$333.80
Demand: (\$13.41 per KW)	\$402.30
Electric service amount	1,182.71
Gross receipts tax (State tax)	30.35
Taxes and charges	30.35

Regulatory fee (State fee) 1.03 Total new charges \$1.214.09

Total amount you owe

\$1,214.09

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	71157		58876		12281
Demand KW	30.34				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	12281	13377	12825
Service days	29	32	32
kWh/day	423	418	400
Amount	\$1,214.09	\$1,282.80	\$1,033.87

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.

Download the app

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

Download now

Bigger LED rebates

Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

Claim rebates

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



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

CURRENT BILL

\$127.50 TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY

Pay \$124.43 instead of \$127.50 by your due date to enroll in FPL Budget Billing®. FPL.com/BB



DILL COMM	I/ALLI	
Amount of your last bill	130.02	
Payments received	-130.02	
Balance before new charges	0.00	
Total new charges	127.50	
Total amount you owe	\$127.50	
(See page 2 for bill details.)		

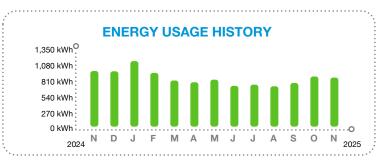
Electric Bill Statement

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

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

Service Address:

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



KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$124.43 by your due date instead of \$127.50. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
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Customer Service: 1-800-375-2434 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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

12443 1304193500942150572100000

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BILL DETAILS Amount of your last bill 130.02 Payment received - Thank you -130.02 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$86.79 Fuel: (\$0.027180 per kWh) \$24.54 Electric service amount 124.20 Gross receipts tax (State tax) 3.19 Taxes and charges 3.19 Regulatory fee (State fee) 0.11 Total new charges \$127.50 Total amount you owe \$127.50

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	62293		61390		903

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	903	923	1024
Service days	29	32	32
kWh/day	31	28	32
Amount	\$127.50	\$130.02	\$130.76

KEEP IN MIND

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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.



CURRENT BILL

\$273.91 TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 301.37 Payments received -301.37 0.00 Balance before new charges 273.91 Total new charges Total amount you owe \$273.91 (See page 2 for bill details.)

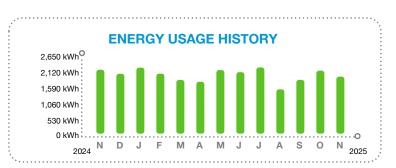
Electric Bill Statement

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

Statement Date: Nov 5, 2025 **Account Number: 33381-88364**

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after January 27, 2026 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



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130433381883640193720000

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Total amount you owe

BILL DETAILS Amount of your last bill 301.37 Payment received - Thank you -301.37 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) \$197.97 Fuel: (\$0.027180 per kWh) \$55.99 Electric service amount 266.83 Gross receipts tax (State tax) 6.85 Taxes and charges 6.85 Regulatory fee (State fee) 0.23 Total new charges \$273.91

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	89327		87267		2060

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	2060	2277	2310
Service days	29	32	32
kWh/day	71	71	72
Amount	\$273.91	\$301.37	\$278.50

KEEP IN MIND

\$273.91

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CURRENT BILL

\$27.16 TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.23
Payments received Balance before new charges	-27.23
balance before new charges	0.00
Total new charges	27.16
Total amount you owe	\$27.16
	(See page 2 for hill details)

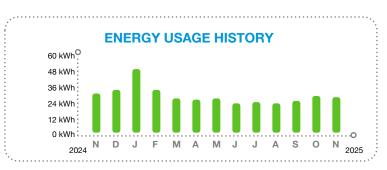
Electric Bill Statement

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

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

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after January 27, 2026 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

130446974443564617200000

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BILL DETAILS Amount of your last bill 27.23 Payment received - Thank you -27.23Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$10.02 Non-fuel: (\$0.096100 per kWh) \$2.78 Fuel: (\$0.027180 per kWh) \$0.79 Electric service amount 26.46 Gross receipts tax (State tax) 0.68 Taxes and charges 0.68 Regulatory fee (State fee) 0.02 \$27.16 Total new charges \$27.16 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	16829		16800		29

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	29	30	32
Service days	29	32	32
kWh/day	1	1	1
Amount	\$27.16	\$27.23	\$26.96

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CURRENT BILL

\$57.63 TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	54.46
Payments received	-54.46
Balance before new charges	0.00
Total new charges	57.63
Total amount you owe	\$57.63
	(See page 2 for bill details.)

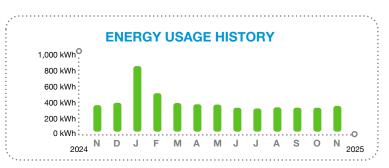
Electric Bill Statement

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

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

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



KEEP IN MIND

Payment received after January 27, 2026 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

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BILL DETAILS Amount of your last bill 54.46 Payment received - Thank you -54.46 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$33.73 Fuel: (\$0.027180 per kWh) \$9.54 Electric service amount 56.14 Gross receipts tax (State tax) 1.44 Taxes and charges 1.44 Regulatory fee (State fee) 0.05 Total new charges \$57.63 Total amount you owe \$57.63

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	99055		98704		351

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	351	326	361
Service days	29	32	32
kWh/day	12	10	11
Amount	\$57.63	\$54.46	\$54.59

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CURRENT BILL

\$93.19 TOTAL AMOUNT YOU OWE

Dec 1, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	98.75
Payments received	-98.75
Balance before new charges	0.00
Total new charges	93.19
Total amount you owe	\$93.19
	(See page 2 for bill details.)

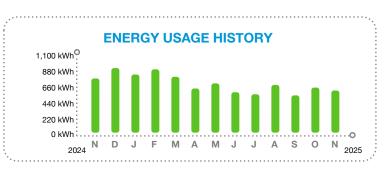
Electric Bill Statement

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

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

Service Address:

205 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092



KEEP IN MIND

Payment received after January 28, 2026 is considered LATE; a late payment charge of 0.720833% will apply.

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

130459216525657913900000

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59216-52565

\$93.19

Dec 1, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 98.75 Payment received - Thank you -98.75 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) \$60.73 Fuel: (\$0.027180 per kWh) \$17.18 Electric service amount 90.78 Gross receipts tax (State tax) 2.33 Taxes and charges 2.33 Regulatory fee (State fee) 0.08 Total new charges \$93.19 Total amount you owe \$93.19

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	54889		54257		632

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	632	676	813
Service days	29	32	32
kWh/day	21	21	25
Amount	\$93.19	\$98.75	\$106.51

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CURRENT BILL

TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.77
Payments received	-27.77
Balance before new charges	0.00
Total new charges	27.73
Total amount you owe	\$27.73

(See page 2 for bill details.)

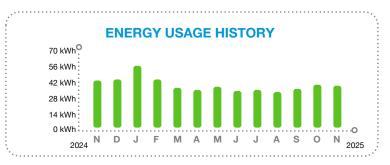


For: Oct 7, 2025 to Nov 5, 2025 (29 days)

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

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

13046108435154 377200000

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BILL DETAILS Amount of your last bill 27.77 Payment received - Thank you -27.77Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.22 Non-fuel: (\$0.096100 per kWh) \$3.84 Fuel: (\$0.027180 per kWh) \$1.09 Electric service amount 27.02 Gross receipts tax (State tax) 0.69 Taxes and charges 0.69 Regulatory fee (State fee) 0.02 \$27.73 Total new charges \$27.73 Total amount you owe

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20442		20402		40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	40	41	45
Service days	29	32	32
kWh/day	1	1	1
Amount	\$27.73	\$27.77	\$27.49

KEEP IN MIND

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CURRENT BILL

\$570.79 TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 859.58 Payments received -859.58 0.00 Balance before new charges 570.79 Total new charges Total amount you owe \$570.79 (See page 2 for bill details.)

Electric Bill Statement

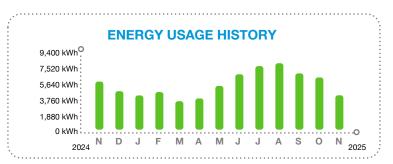
For: Oct 7, 2025 to Nov 5, 2025 (29 days)

Statement Date: Nov 5, 2025 **Account Number: 80369-00598**

Service Address:

205 SAINT JOHNS GOLF DR # SWIMCLUB

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

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

Report Power Outages: Hearing/Speech Impaired:

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



Ways to Pay



27

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BILL DETAILS Amount of your last bill 859.58 Payment received - Thank you -859.58 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) \$423.41 Fuel: (\$0.027180 per kWh) \$119.76 Electric service amount 556.04 Gross receipts tax (State tax) 14.27 Taxes and charges 14.27 Regulatory fee (State fee) 0.48 Total new charges \$570.79 Total amount you owe \$570.79

Customer Name:

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Dec 4, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50580		46174		4406

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	4406	6688	6164
Service days	29	32	32
kWh/day	151	209	192
Amount	\$570.79	\$859.58	\$678.04

KEEP IN MIND

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Electric Bill Statement

FPL.com Page 1

For: Oct 7, 2025 to Nov 5, 2025 (29 days)

Statement Date: Nov 5, 2025 **Account Number: 72556-88074**

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

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E001

CURRENT BILL

\$4,219.69 TOTAL AMOUNT YOU OWE

Nov 26, 2025 NEW CHARGES DUE BY



....... **BILL SUMMARY**

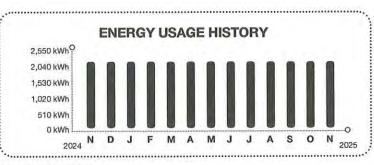
Amount of your last bill 4,219.69 Payments received -4,219.69 0.00 Balance before new charges

4,219.69 Total new charges

Total amount you owe \$4,219.69

(See page 2 for bill details.)

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KEEP IN MIND

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- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)



Ways to Pay



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0001 0004 023261

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FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

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72556-88074 ACCOUNT NUMBER

\$4,219.69 TOTAL AMOUNT YOU OWE

Nov 26, 2025

NEW CHARGES DUE BY

AMOUNT ENCLOSED



Customer Name: SAMPSON CREEK CDD Account Number: 72556-88074 FPL.com Page 2

0002 0004 023261

E001

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

** Your electric service amount includes the following charges:

Non-fuel energy charge:

Fuel charge:

\$0.059770 per kWh \$0.026470 per kWh **METER SUMMARY**

Next bill date Dec 4, 2025.

Usage Type Usage
Total kWh used 2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 5, 2025	Oct 7, 2025	Nov 5, 2024
kWh Used	2302	2302	2302
Service days	29	32	32
kWh/day	79	72	72
Amount	\$4,219.69	\$4,219.69	\$4,152.72

KEEP IN MIND

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FPL.com/BizLighting

Account Number: 72556-88074

For: 10-07-2025 to 11-05-2025 (29 days) kWh/Day: 79 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

For: 10-07-2025 to 11-05-2025 (29 days) kWh/Day: 79 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Amount	kWh Used	Quantity Rate/Unit	umens	Watts	Component Code
71.20 4,021.13		Energy sub total Non-energy sub total			
4,092.33	2,302	Sub total			
0.90 0.16 1.13 47.70 -4.77 12.85 60.93 4,211.23 4.88 3.58		Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee)			
4,219.69	2,302	Total			

Governmental Management Services, LLC

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

Invoice

Invoice #: 428

Invoice Date: 11/1/25

Due Date: 11/1/25

Case:

P.O. Number:

Bill To:

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

	Hours/Qty	Rate	Amount
001.310.51300.340	00	5,641.83	5,641.83
001.310.51300.351	00	97.42	97.42
025 001.310.51300.313	00	194.75	194.75
001.310.51300.425	00		3.00
001.310.51300.410	00	66.03	66.03
	001.310.51300.3510 025 001.310.51300.3130 001.310.51300.4250	001.310.51300.34000 001.310.51300.35100 025 001.310.51300.31300 001.310.51300.42500 001.310.51300.41000	001.310.51300.34000 5,641.83 001.310.51300.35100 97.42 025 001.310.51300.31300 194.75 001.310.51300.42500 3.00

Total	\$6,003.03
Payments/Credits	\$0.00
Balance Due	\$6,003.03



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

Engineering - Architecture - Planning - Surveying

November 10, 2025

Invoice # 194146

Project 0000020835.0000 Sampson Creek CDD

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

- **CDD Monthly Meeting**
- Drury Court Pavement Resurface Picture Comparison
- Inspect 501 Stoneridge Sinkhole for Completion
- Inspect 420 St. Johns Golf and Review Contractor Restoration for Completion
- **Amenity Center Coordination**
- Requisitions 175-178 and 181-183

Please call Branden Marcinell if you have any questions or concerns regarding your project. For billing inquiries, please contact our Accounting Department.

Professional Services through October 31, 2025

Phase	0001	General Services				
			Hours	Rate	Amount	
QA/QC M	/lanager		9.00	150.00	1,350.00	
Profession	nal Engineer		.75	135.00	101.25	
Profession	nal Engineer		15.75	135.00	2,126.25	
Sr. CAD			21.00	90.00	1,890.00	
Administi	rative		4.50	50.00	225.00	
	Total La	bor				5,692.50
Phase	0999	Reimbursable Expenses				
Reimbursabl	e Expenses					
Mileage/F	Parking/Tolls				243.25	
3	•	eimbursables			243.25	243.25
8.5 x 11 l	B/W		20.0 C	opies @ 0.27	5.40	
	Total Re	eproductions		•	5.40	5.40
				Tota	I Due:	5,941.15

Billed to Date

nou to buto				
	Current Due	Prior Billed	Billed to Date	001.310.51300.31100
Labor	5,692.50	188,456.52	194,149.02	
Expense	243.25	4,279.06	4,522.31	
Unit	5.40	1,435.85	1,441.25	
Totals	5,941.15	194,171.43	200,112.58	



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

Service Slip/Invoice

INVOICE: 64668498

DATE: 11/07/2025

ORDER: 64668498

Bill To:

[704649]

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

[704649] 904-599-9093

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

Work Date	Time	Target Pest	Technicia	n		Time In
11/07/2025	12:22 PM		TCIESIA	94G	Tyler Ciesielski	
Purcha	se Order	Terms	Last Service	Map Code		Time Out
			11/07/2025	SJG	Lic:JE501658	

Service	Description Description		Price
CPC-QTRLY	Pest Control Service		\$125.00
Quarterly Pest Control- Playground & Golf Cart Storage Please treat the playground, playground amenities and the east facing golf cart storage wall. Lockbox code 1357 Treated areas as needed.		SUBTOTAL TAX AMT. PAID TOTAL	\$125.00 \$0.00 \$0.00 \$125.00
Do not touch treated area	•		
No children in areas durir	ng treatment.	AMOUNT DUE	\$125.00

Landscape Maintenance 320-54100-46202

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



INVOICE

Date	Invoice#		
Oct 31,2025	773020		

Please Remit Payment to: Ruppert Landscape LLC P.O. Box 780912 Philadelphia, PA 19178-0912

Stephanie Taylor Sampson Creek CDD

475 West Town Place

Suite 114 St. Augustine, FL 32092 Agreement with: Sampson Creek CDD

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Nov 30,2025	4558561

Description	Price	Total
repair lateral line soccer field 1.5" less than 3 feet of pipe 1.5 feet in depth	\$383.28	\$383.28
Irrigation Repair 320-54100-46203		

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

 Subtotal:
 \$383.28

 Sales Tax:
 \$0.00

 Amount Due:
 \$383.28



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

Invoice

Invoice # Date 428635 09/25/2025

Terms

Net 30

Due Date

10/25/2025

Memo

Maintenance Services

Bill To

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

Description	Quantity	Rate	Amount
Replacing two wall tiles at the monument	1	150.00	150.00

Total 150.00

001.320.57200.54500

COMPLETE



CUSTOMER INVOICE NO. 237

Order No: 92525

Valid For: 30 Days 09/23/2025

Date: _____

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and material for the successful completion of this project. This proposal includes replacing two wall tiles at the monument entering St. Johns Golf and Country Club. The tiles will initially be glued to the same area where they have fallen.

Any further work or improvement to this area will be a new proposal.

There is a 30-day warranty on workmanship.

Approval: _____

All pricing is final, and any additional labor or materials will be billed separately.

Bill to:		
Amenity Management Services		
245 Riverside Avenue #300		
Jacksonville, Fl. 32202		
Thank you for your business!		
	Total	\$150.00



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

Invoice

Invoice # Date 428922 09/30/2025

Terms

Net 30

Due Date

10/30/2025

Memo

Lifeguards

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	61.04	23.09	1,409.41

Total 1,409.41

001.320.57200.45100

Lifeguard Service Hours					
Period	Budgeted	Used	PTD +/-	YTD +/-	Detail
					Staffed per the March 2025
2/26-3/25	180	192.27	12.27	12.27	Calendar.
3/26-4/25	144	142.29	1.71	10.56	Staffed Per the April 2025 Calendar.
4/26-5/25		177.83	2.17	8.39	Staffed Per the May 2025 Calendar.
5/26-6/25	564	551.88	12.12	3.73	Staffed Per the June 2025 Calendar.
6/26-7/25	630	615.63	14.37	18.1	Staffed Per the July 2025 Calendar.
7/26-8/25	408	400.97	7.03	25.13	Staffed Per the August 2025 Calendar.
8/26-9/02	63	61.04	1.96	27.09	Staffe Per the September 2025 Calendar.
FINAL	2169	2141.91		27.09	We were a total of 27.09 hours under the FY Budget for 2025.

Lifeguards	Hours
Alexander, Tyler	6.9
Arena, Anthony	19.67
Plaien, Noah	28.25
Ringer, Brooke	6.22
Total	61.04



Invoice

Date	Invoice #
10/31/2025	b-2861

mail payment to:

Precision Sidewalk Safety Corp. 1202 SW 17th St Suite #201-122 Ocala, Florida 34471

Federal ID#: 20-5234927 Phone: 352-804-2464

Sampson Creek CDD Jim Masters		
219 St Johns Golf Drive	P.O. No.	Terms
St Augustine, FL 32092	signed authorization	due on receipt

Description	Amount
For customer specified repairs using a 1:12 repair slope, identify, measure, mark, remove, and clean up 68 trip hazards per included project summary.	23,962.00
Precision Sidewalk Safety estimates <>>> YOU SAVED \$12,638 - or \$6.91 /square foot >>>> vs. replacement determined by the 1,830 square feet of concrete that did NOT have to be replaced multiplied by your estimated cost of concrete replacement, minus this invoice amount.	
034.600.53800.60000	
Capital Reserves 320-53800-60000	
Total	\$23,962.00



Technogym USA Corp. 70 Hudson St., Suite 610 Jersey City, NJ 07302 Phone:(800)804-0952 Fax:(206)512-1696 GST/HST# 87783 9423 RT0001

Customer Number AC-348412 Invoice Due Date Upon Receipt

INVOICE

Customer

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

Address 219 ST. JOHNS GOLF DRIVE

SAINT AUGUSTINE POC CONTACT MARKETING

407-765-2844 Phone

State FL

Date Quote Number Sales Order:

11/6/25 Q-00710221 N/A

2	0% down payment with sig	gned	proposal, 80% three wee	ks p	orio
	Payment due:			Γ	
With proposal signing	20%	\$	\$580.48	1	Г
3 weeks prior to shipment	80%	\$	\$2,321.92	1	
at install Net 30 from	0%	\$	\$0.00	1	
install	0%	\$	\$0.00	1	

ior to shipment	
Other Terms Explanation:	
N/A	
	ı

If any questions please co	ontact: ANDREA VILLAMEDIANA
800-804-0952 Extension:	N/A
Email:	AVILLAMEDIANA@TECHNOGYM.COM

All amounts are in US dollars	
Net Total (tax/D&I excluded)	\$2,302.12
Delivery and Installation	\$600.28
Sales Tax %	0.000%
Sales Tax Total	\$0.00
1st Payment	\$2,902.40
2nd Payment	\$0.00
Total remaining	\$0.00
	\$2,902.40

Please reference your check or wire with your order number: 00710221

Payment Details Check Technogym USA Corp PO BOX 23802 New York, NY 10087-4602

Thank you for choosing Technogym as your health and wellness provider

034.600.53800.60000

Capital Reserves 320-53800-60000