Sampson Creek

Community Development District

December 18, 2025



Sampson Creek Community Development District

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

December 11, 2025

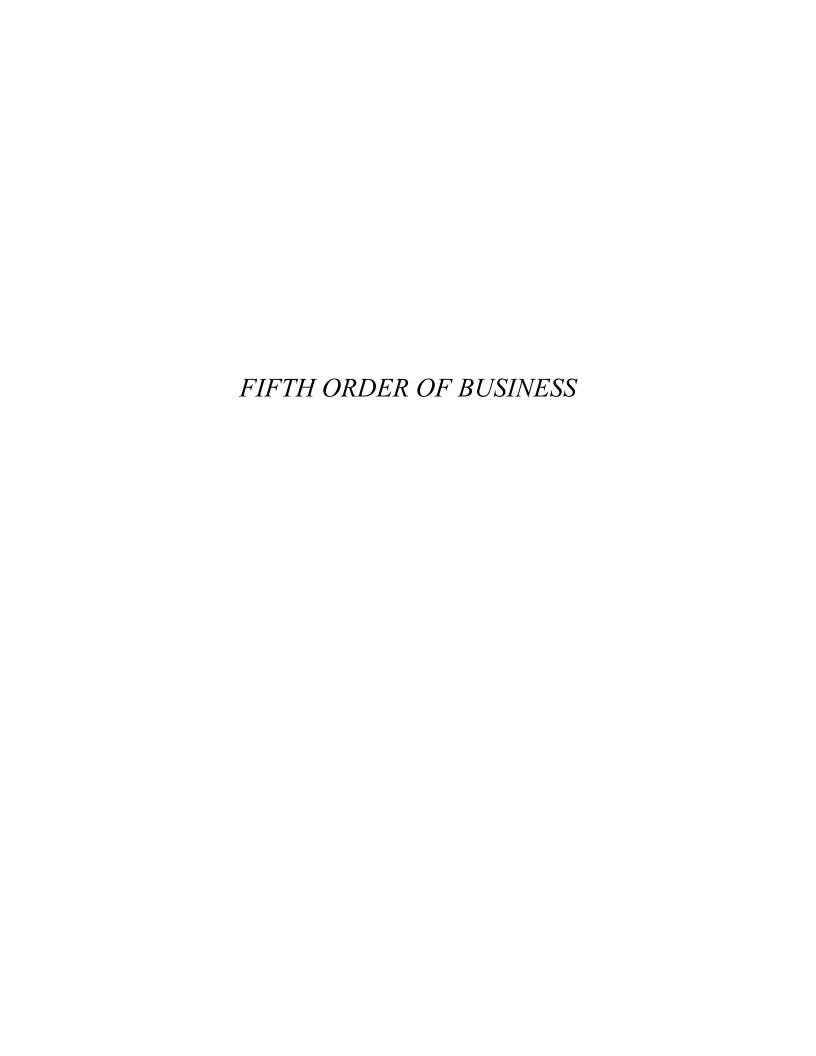
Board of Supervisors Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for Thursday, December 18, 2025, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (regarding agenda items listed below)
- IV. Amenities Booking Requests
- V. Discussion of Amenity Policy Updates
- VI. Staff Reports
 - A. Landscape Team Report
 - B. Attorney
 - C. Engineer
 - D. District Manager Reminder of Ethics Training Requirement
 - E. General Manager
 - 1. Amenities and Operations Report
 - 2 Lake Doctors

- 3. Soccer Field Report
- 4. Proposals for Resurfacing the Slide and Annual Maintenance
- 5. Estimates for Pool and Splash Pad Repairs
- 6. Proposals for Access Control Upgrade
- 7. Update on Roadways Project
- 8. Update on Tennis Court Demo and Basketball Court Asphalt
- VII. Discussion of Future Amenity Capital Improvements
 - A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade Proposal from Matthews for Construction Services
- VIII. Review of 2025 Budget Variances
 - IX. Contracts Review
 - X. Supervisors' Request
 - XI. Public Comments
- XII. Approval of Consent Agenda
 - A. Minutes of the November 20, 2025 Meeting
 - B. Financial Statements as of November 30, 2025
 - B. Check Register
- XIII. Proposals for Security Services*
- XIV. Next Scheduled Meeting January 15, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XV. 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 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:

- 1. The annual user fee for the non-exclusive right to use the Amenity Center by a non-resident is Three Thousand Five Hundred and Nine Dollars (\$3,509.00) 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 starting blocks 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
4 th 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.
- 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:

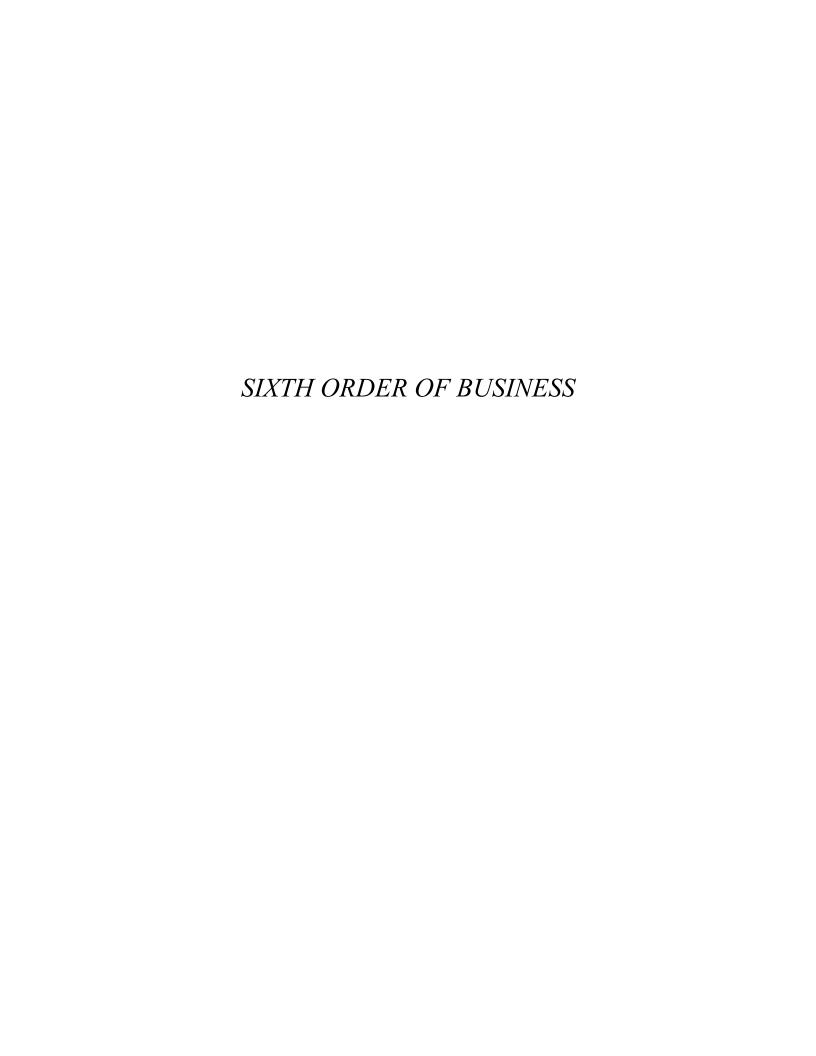
I, hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, (collectively, the "Indemnitees"), of and from any and all claims, demands, expenses, debts, contracts, causes of action, lawsuits,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



A.



Sampson Turf Management Plan 205 St. Johns Golf Dr

This less hot season and the early cold weather are setting us up for a good opportunity for turf management on site; this is essentially a reset for the turf. As the cold gets rid of the rest of the summer weeds for us, we will plan for prevention of winter weeds with a fall pre-emergent weed application in the Bermuda and St. Augustine turf, the first of the two contracted pre-emergent applications. This will be completed in the coming weeks before the holiday. The second pre-emergent application will be applied as we get close to spring, catching the weeds before germination is always the best line of defense. Once that is applied, there will always be breakthrough weeds, as they appear we utilize post-emergent weed control applications for control of this. We follow this with the spring fertilizer application; this corrects color back to our desirable range and increases general health. This is not a list of all the applications, this is just an update of our plan over the beginning months of our contact

The roadside area along St. Johns Golf drive has been walked and inspected by myself and your Ruppert representative, Oscar; this area is not a total loss or dead zone, but I **do not** recommend turf. With the amount of shade and lack of nutrients in the soil, it is small list of what could thrive in the area. Limbing up the trees to increase sun in the area would do more damage to the health of the trees than would be recommended due to the excess

amount of limbs that would have to be removed to allow enough sunlight. The right choice for this area is small, manageable beds of plant material that is shade tolerant, and we can put on a manageable horticulture program of nutrients and fungicide as needed. Our region (hardiness zone 9) has a handful of good options for areas like this: the common Camellia (Camellia japonica) is a really great choice, loves the shade and will offer seasonal color; Crotons love the shade, and are shades of yellow, red, and green all year long offering multi-season color; for filling spaces there are elephant ears (Caladium) or any number of ornamental grasses that will thrive in shaded areas well; for small space fillers there are certain ferns that will do well, however, I don't recommend because they can be invasive. This isn't a complete list, just providing ideas to make it clear there are options in this area.



Monthly Landscape Report

December 2025

Sampson Creek CDD

Maintenance

Grasses cutbacks, Palmettos, and woodline cutbacks have begun and will be ongoing through January.

We are in leaf management mode, during visits we blow and collect any fallen leaves, pine needles, and pinecones as needed. Most of the leaves picked up this time of the year will be from pine, sycamore, magnolia, and elms trees. Common areas are where we get the most collection. Oak's will begin to fall towards January and February.

Mowing during this time of the year will be as needed, we are onsite weekly, one week we have a mower on site in the case something needs to be serviced, if not the team will continue with details. The following week we focus only on details.

Area 13 on Eagle Pointe Dr is a common area with a lot of shade and would be my recommended area as a test plot for Citrablue St Augustine. It says the turf does well with only 4-5 hours of sunlight.

Irrigation

Irrigation inspection was performed and located, about 20 rotors replaced due to wear and tear. A few breaks were located and have been repaired. One break was along Leo Maguire, the second in the eagle pointe entrance, and the third and fourth in the St Johns Golf Parkway.

A second clock was located that controlled everything inside and around the amenity center. Inspection was performed and minor adjustments made to the rotors.

I also noticed that every entrance from 210 to all three entrances in the community have irrigation heads with extensions to pop up higher and try to irrigate over the podocarpus that are around the curb of the islands. What's happening is, the irrigation heads are spraying into the podocarpus, water is just bouncing off and flowing into the street, the plantings in the center of the island are not getting irrigated and the roses from 210 to St

Johns Golf will continually struggle. I recommend we either convert the heads into risers or relocate them to the center of the islands. Irrigation manager will meet me on site sometime before the holiday to go over this and provide a proposal.

Turf Program

- Pest/Disease Monitoring: No signs of brown patch or insects
- **Turf Weeds:** Minimal winter weeds in Bermuda turf, round of treatment expected before the end of December
- Fertilization or Treatment: None applied

Annuals

• Mixed Petunias are showing signs of struggle, possible reason maybe too much watering for this time of the year, the zones have been adjusted and decreased to 15 mins, 3 times a week. Another possible reason would be that the soil needs to be refreshed. When the flower beds are a flat and not as soft as they are now, it does not allow the annuals roots to spread and take in the nutrients it needs. Fertilizer will be added this month to help the annuals until the next rotation. We typically do our soil change outs during the spring rotation in March. The new refresh soil will bring the nutrients needed for the next four rotations.

Enhancements

- Proposed:
 - ➤ In the works* Relocate irrigation heads in the islands
- Approved/Completed:
 - > Tree Replacement St John's Golf



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PROPERTY SERVICE REPORT

Name Sampson Creek CDD							
Field Manager Vincent Alloxander Crospo-Negron				Suite 114			
Area Manager Oscar Miranda Jr. Date 12/10/2025 CONTRACT MAINTENANCE							
CONTRACT MAINTENANCE Bod Edging	l — — — — — — — — — — — — — — — — — — —	Created By	Tyler J Snell				
Bed Edging	Area Manager Oscar Miranda Jr.	Date	12/10/2025				
Curb lino cleanup	CONTRACT MAINTENANCE						
Edging Curbs & Walkways General Turf / Bed Cleanup Weeding Snow Services COMMENTS CHEMICAL APPLICATION IPM Inspection TREATED (TYPE / AREA) WEATHER CONDITION WIND SPEED WIND DIRECTION ENHANCEMENT Description of Work: Special Instruction: T & M Ticket: Ruppert Landscape Inc. Jacksonville Maintenance							
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	Ruppert Landscape Inc.	Γ	Met with Customer				
2105 Harbor Lake Drive Fleming Island,FL 32003	Jacksonville Maintenance	_	_				
·	2105 Harbor Lake Drive Fleming Island,FL 32003						
Tel: 904-778-1030 - Fax: 301-482-0303 Client Signature:		CI	lient Signature:				



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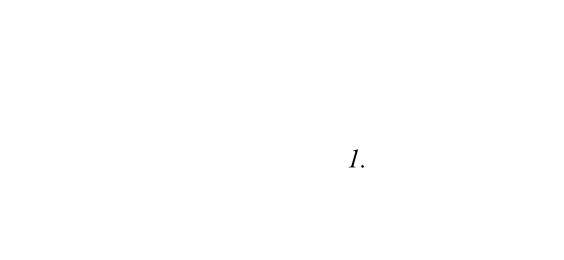




Dec 10, 2025 09:05:36 PM









Monthly General Manager's Report

CDD Meeting: 12-18-2025 Submitted by: Stephanie Taylor & Jason Davidson

POLICIES AND PROCEDURES/Board Action Required:

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. I do ask that the Board selects a Board member that I can work with for the final approval of the grammatical changes.

FIELD BULLETIN BOARD/Board Action Required:

I did find an outdoor message board that would be ideal for the field location. This bulletin board is commonly used at parks or camp trails. It has shatterproof plastic windows with a lock, and the frame and posts are weatherproof and graffiti resistant. With shipping, the cost is just below \$1,200.



PLAYGROUND RENOVATIONS AND ENHANCEMENTS/Board Action Required:

The playground renovations are nearing completion! The fencing was completed on December 3rd. There were some minor adjustments that were needed for two of the gates, but Hardwick completed those repairs on December 10th. Both spring riders have been installed, and Robert intends to have the netted swing installed within the upcoming business days. In the upcoming weeks, Robert will also pressure wash the smaller playground and buff the plastic slide components to better match the playground renovations. There are a couple interactive boards in the wooden playground that look outdated, especially now that the renovations have been completed. I can present options to update these boards the Board at the January CDD meeting if the Board is interested. We hope all the residents enjoy the playground rejuvenation!







I am still waiting on the invoice for the wooden slats. I will continue to coordinate with Southern Recreation for this project (NTE \$4,000). I appreciate your patience with this matter. 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.

SLIDE INSPECTION/Board Action Required:

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. They concluded that the wear and tear of the interior path of the water slide warrants resurfacing. The resurfacing would include sanding down the old surface, performing fiberglass and gel coat repairs, resealing all the joints, and then applying the wax. The total amount is \$25,050 for the resurfacing and repairs. In the reserve study, the slide resurfacing was scheduled for the 27-28 fiscal year at just shy of \$23,000. This resurfacing comes with a 1-year warranty. In addition to the resurfacing, Slide Renu offers a preventative maintenance plan for the water slide. Attached is a maintenance plan for an annual onsite visit to inspect the water slide. This would include yearly wax application and resealing of the seams at a price of \$5,470 per year. The preventative maintenance plan would help increase the longevity of the resurfacing.

POOL INSPECTION/Board Action Required:

Clayton from C-Buss met with me to review the pool pit equipment. He is putting together a few invoices for us. The first invoice submitted is the replacement of the filter grids. The grids play a vital role in removing dirt and debris from the pool. Once they become dirty or torn, they don't work as efficiently and can affect water chemicals and cause strain on the rest of the pool pit equipment. With the filter grids not being replaced in years, it would be beneficial to have them replaced. For all 120 filter grids for the pool, the proposal comes to \$5,400.

The more pressing matter that I would like to make the Board aware of is the state of the pool pumps. I have found no evidence that these (2) pool pumps have been replaced so I believe these are the original pumps installed during the construction of the pool. Cast iron pumps, the ones we have installed currently, are not used as often anymore as the rust from iron filters into the pool, causing discoloration. My concern is that if these pumps go out during our summer season, one of our biggest amenities will be out of order for an extended period of time while we wait for parts to come and the repairs to be completed. Most pools have moved to a type of plastic pool pump. Clayton is putting together an estimate to replace both pool pumps with plastic pool pumps. I will have these invoices by the end of this week to present to the Board at the upcoming meeting.



Front of the pool pump



Back of the pool pump

American Leak Detectors was out for an onsite visit and reviewed the pool's surface. They did detect five minor leaks throughout the pool's surface (three by the drainage grates, one by one of the lights, and one by the slide seam), but luckily all five were able to be fixed with an epoxy solution without needing any water drainage or major repairs! I have asked Clayton with C-Buss to have his team be on the lookout for any variance in the water dissipation rates. I will also review the monthly water billing to confirm that they are more consistent, starting with January's billing.

ACCESS CONTROL SYSTEM UPDATE/Board Action Required:

We unfortunately have had an issue arise 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.

Software	Webpage/Licen	Mobile	Compan	Number	Annual	Communities*
Name:	se:	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 (PDK)	be accessed on	email to a	Key	(2011)	(access	Island
	multiple	phone for			control)	Plantation
	computers	activation on				
		an app				
Keyscan	License: would	Yes- creates a	Dormak	10 years	2.87 billion	Durbin
Aurora	be dedicated to	mobile	aba/	since the	(access	Crossing,
	the front office	credential	Keyscan	merge	control/securit	Rivertown
	computer	(virtual card)		(Septemb	y system)	
		on an app		er 1,		
				2015)		
Alarm.com	Webpage: can	Yes- creates a	Alarm.c	16 years	939.8 million	Cross Creek
	be accessed on	mobile	om	(2009)	(access	North
	multiple	credential			control/securit	
	computers	(virtual card)			y system)	
		on an app				

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

Software Name:	Installation Fees:	Price Hold:	Recurring Fees:	Mobile
				Access Fees:
ProData Key	\$15,944.68	1-year price	\$90 Monthly subscription (cloud	N/A
		hold	based, security measures, admin,	
			etc.)	
Aurora	\$24,500.00	Price has been the same for multiple years, but can't guarantee it won't change	N/A	\$12 per mobile phone
Alarm.com	\$16,522.56	5-year contract with	\$464.99 per month \$260 per month for the mobile credentials	Included in the monthly fees

the current pricing	\$204.99 Monthly subscription (cloud based, security measures,	
	admin, etc.)	

After more discussion with the installer of Aurora, we do pay for the license to have it installed on the computer of our choice. From there, Dormakaba creates updates to the software that can be downloaded via their website.

ROADWAYS/Board Action Required:

The roadways project continues! Please note that this ongoing project will have to be a combination of vendors (an arborist, an asphalt company, and a curbing company) to work together to best preserve the tree and provide the necessary repairs to the roadways/curbing. I am organizing the visible root impaction on the roadways into severity levels so this can be worked on in phases. My suggestion is start with Drury Court for the first phase, potentially even divide that work into two sections depending on the price point.

I attempted a ride through after the rainfall this past weekend, but with the amount of plant debris in the curbing of the roadways, it was not an accurate depiction of the water pooling. Once there is less debris falling from the trees, I will work on that ride through!

CANOPIES/Board Action Required:

There are some low hanging tree canopies throughout the neighborhood on both the roadways and the sidewalks that will need to be addressed soon. The last time the tree canopies were serviced was 2023 (approximately \$38,000 for the majority of the neighborhood) and prior to that it was 2020. It is best to cut them in their dormant season so we would want to complete this project sometime in the months of November-February (ideally closer to January/February). With the size of the community and the price point, it might be best to complete in a phased approach. I am more than happy to start getting proposals if the Board would like.

AMENITY CENTER SIGN/Board Action Required:

Based on the current state of the amenity center sign, there are a few options to improve the signage. With one of the posts broken, it would be best to replace both as replacing one would make it look a little mismatched. The sign itself is in decent condition. We could opt for a larger more noticeable sign if the Board is interested; however if we are to make significant changes, we would want to look at changing the sign by the marquee board as well. Lastly, solar lights would be a great addition for this area to illuminate the sign at night. I would like to speak to Ruppert about adding some plant material there, but with it being between oak trees, I want to make sure that it would have a high likelihood of surviving in that area. I am more than happy to start looking for pricing for this project if the Board is interested in pursuing the improvements.

TENNIS/BASKETBALL COURTS/No Board Action Required:

I reached out to all three tennis court vendors to submit a more detailed invoice for the pricing as well as submitting an additional invoice for the work minus the demo and relaying of the asphalt. It will be easier to put a more comprehensive table once I have a more detailed invoice, so I appreciate your patience with this matter. I do want to note that the tennis courts vendors are a little hesitant to divide the project between two vendors as they cannot guarantee the work of the other vendor. I will find out if dividing the work will affect the original 1-year warranty.

Please note that all vendors who have completed the onsite visit (3 tennis court vendors and 1 asphalt vendor) agree that the tennis courts and basketball courts do need to be completely rebuilt. If approached in phases, it would be beneficial to start with the tennis courts as they are showing more signs of wear and tear compared to the basketball courts.

STREETLIGHT POLE/No Board Action Required:

Beacon Electric is working on creating the estimate for the streetlight pole repair. Once we have an estimate, it will be sent to both insurance companies, and we will schedule the work to be completed. I will keep the Board posted on this process.

STREET POSTS/POLES ASSESSMENT/No Board Action Required:

I will be scheduling a community ride through to review the street posts/poles throughout the neighborhood to see if they need any repairs/touch ups. This information will be presented to the Board at our January CDD meeting.

SUMMER SEASON PREP/No Board Action Required:

With the end of the year quickly approaching, it is time to start preparing for the summer season! With our December newsletter, we pushed out more information about summer camp and our recruitment for both lifeguards and camp counselors. Please note that summer camp registration does not start until January 5th, but we posted this information, so parents are ready for the registration date! It is hard to believe that it is already that time, but I am looking forward to an exciting summer here at Sampson Creek. Below are the webpages for the seasonal positions and the 2026 summer camp!

Summer Camp Page: https://sampsoncreekamenities.com/summercamp/
Now Hiring Page: https://sampsoncreekamenities.com/nowhiring/

GYM RENOVATIONS/No Board Action Required:

The plate rack and weight plates were delivered and installed on Tuesday, December 9th. The residents are very appreciative of this addition!

SIDEWALK REPAIRS/No Board Action Required:

Sidewalk repairs project will be presented to the Board at the January/February meeting for the next project

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



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SAMPSON CREEK CDD SJGCC

12/08/2025

Please see the summary of treatments completed and photos from November. Lakes, overall, look good. The guys' hard work is paying off and of course the nice weather we've been experiencing has helped too. November was a very dry month; I think we went 30 plus days before any significant rainfall. Expectantly so, some of the ponds are experiencing lower water levels.

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	Nov 17th	20,24,25,26	Shoreline Vegetation
			23,24A,24B,25A,26	Algae Treatment
2	Luis Gallant	Nov 17th	6,7,8,10,11,19	Shoreline Vegetation
			7, 9, 15	Underwater Weeds
			2,3,4,5	Algae Treatment
				Inspected
6	Garrett Potter	Nov 10th	13,17	Algae Treatments
			1,12,12a,14,14a	Inspected
	Second Visit			
4	Marc Thigpen	Nov 24th	20,21,23.24,24a,	Shoreline Vegetation
	<u> </u>		24b,25,25a,26	· ·
5	Luis Gallant	Nov 25th	4,6,8	Algae
			19	Shoreline Vegetation
			2,3,5,7,10,11	Inspected
3	Garrett Potter	Nov 17th	1,12,12a,13,14,16	Minimal Algae Treatments
	Notes			

^{*}Beneficial bacteria/probiotic applied







Pond 5



Pond 7





Pond 9





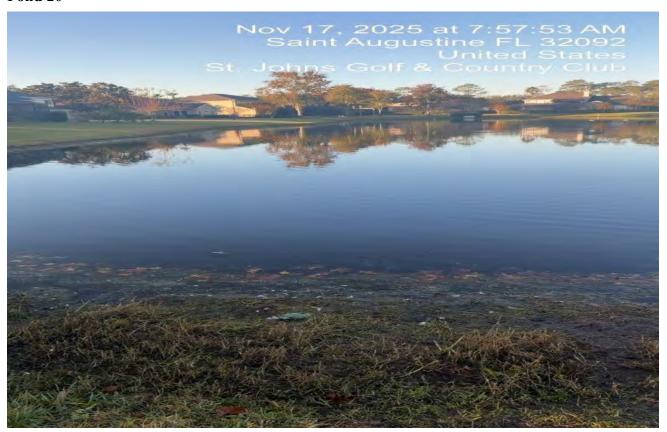
Pond 14



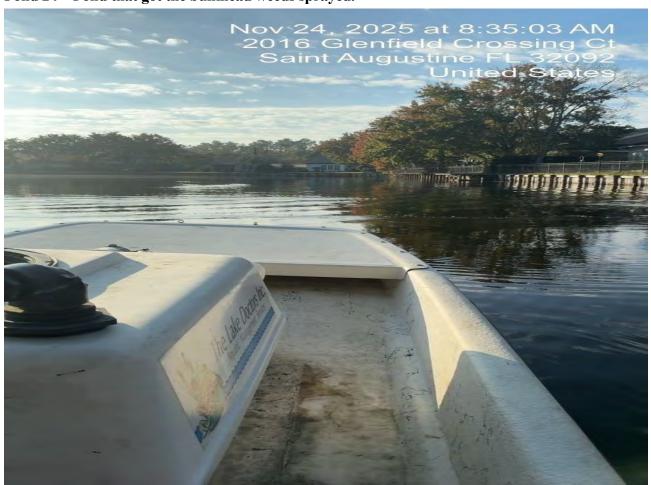


Pond 19





Pond 24 – Pond that got the bulkhead weeds sprayed.





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 soccer fields winter ryegrass germination was successful although we did not get any rain through the entire month of November. This can be attributed to a good irrigation schedule and the field being closed for two weeks after seeding. The field was mowed for the first time on Nov. 14th at a height of 0.525 inches. And it was fertilized for the first time with essential micronutrients along with slow and fast release Nitrogen fertilizers on Nov. 17th. The field was reseeded with winter ryegrass on Dec. 1st at a lighter rate of 200lbs/acre. This was done prior to the rain that we received in the first week of December. This will allow the winter ryegrass to thicken up over the next couple weeks. It will continue to be mowed two times a week and fertilized two times a month with similar foliar fertilizers mentioned above.

Over the next couple weeks, the rough around the field will receive its 2nd winter pre-emerge application to control winter weeds with the product Tower at 32oz/Acre. And the field itself will get a different pre-emerge called Barricade also at 32oz/Acre to control winter weeds but not interfere with the growth of the ryegrass.

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

4.



Inspection Report Summary

SAMPSON CREEK – VESTA PROPERTY SERVICES

Slide Repu Service

INSPECTION DATE:

OCTOBER 23, 2025

INSPECTION #:

1161

INSPECTOR:

SlideRenu Service, LLC 12703 Spectrum Dr. San Antonio, TX 78249 (210) 779-1260

https://sliderenuservice.com/

• 12703 Spectrum Dr., San Antonio, TX - 78249 •

• Office: 210.779.1260 • Service General Manager: 210.993.7799 •
PROPOSAL #1161P.10.25.SAMPSON.CREEK.0

Page 1 of 17

Slide Repu Service

Stephanie Taylor General Manager Sampson Creek - Vesta Property Services 219 Saint Johns Golf Drive Saint Augustine, Florida 32092

staylor@vestapropertyservices.com

An inspection of the water park located at the facility, Sampson Creek, 219 St. Johns Golf Dr., St. Augustine, FL 32092, was performed on the 23rd day of October 2025 by SlideRenu Service LLC.

The enclosed report reflects our professional opinion based on a visual inspection of the accessible components of the water slides, structures, and aquatic features. This is not a technical or engineering evaluation.

As part of our review, we performed the following visual checks:

- Inspect slide for damage such as blistering, deflection, oxidation, or exposed fiberglass.
- Check for fiberglass or gel coat wear and exterior hardware rust, corrosion, or looseness.
- Inspect Towers and Staircase Metal Deficiencies
- Inspect Aquatic Splashpad

Please be aware that there are limitations to any visual inspection. Many structural elements of waterslides are not visible without disassembly or specialized testing. No destructive testing was performed to evaluate the thickness or structural integrity of the fiberglass. Most OEM manufacturers recommend a full structural inspection by a licensed engineer every five years.

Our team is not composed of licensed structural engineers, and this report is based solely on what could be visually observed during the inspection. As such, we cannot provide assessments on the integrity of stairways, slide supports, or other load-bearing structures.

This report is intended solely for your internal use. While we cannot eliminate all risks, our goal is to assist in identifying visible concerns and maintenance priorities based on our 18 years of experience in waterslide resurfacing and repair.

Regards,

Robert Olivarez

Owner/Operator SlideRenu Service, LLC Office: (210) 779-1260

Robert@sliderenuservice.com / http://www.sliderenuservice.com

Aquatic SplashPad

Aquatic SplashPad Summary: Splash pad is in generally well conditioned, it needs to be deep, clean, remove calcium and apply wax at least once a year. Light rusting found on some of the pieces may need to be recoated.







































Open Body Water Slide

Waterslide Summary: Throughout the entire water slide, all seals need to be resealed with new sealant. Many repairs need to be performed as numerous scratch hazard defects were found throughout the ride. There are a few fiberglass repairs that should be performed. Given the condition of the water slide and the amount of repairs that were found throughout the ride path, I recommend for the water slide to be resurfaced.

In addition, there was paint failure/peeling on the black grasp bar above the start tub, which may lead to riders getting paint chipping underneath their finger nails. Recommend to be sanded down and repainted.

Flume 1- Positive profiles found could cause very light scratching to riders. Chips on seam was found should be repaired.



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Flume 2 - Chipping on seams found should be repaired. Safety hazards

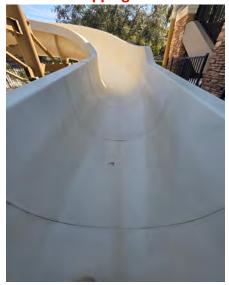








Flume 3 - Chipping on seem found safety hazard





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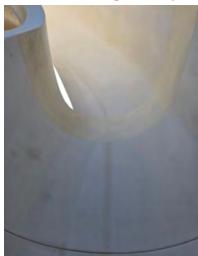
Page **7** of **17**

Flume 4 – fiberglass spider crack, needs fiberglass repair. Safety hazard





Flume 5 – High profiles on the ride path specifically on previous repairs that could cause scratching – safety hazard

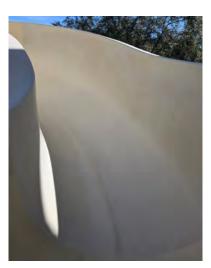




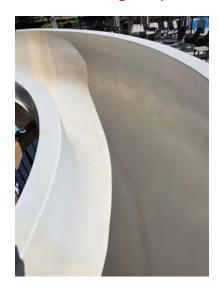
Flume 6 – Deep gouges and paint drops on the surface. Deep gauge is a safety hazard.







Flume 7 – Pitting and profiles on the previous repair – safety hazard.





Flume 8 – The present seam repair has a high profile on which could cause scratches to the rider – Safety hazard







Flume 11 - Chipping and positive profiles on a previous repair - safety hazard



Flume 12 – High profile on a previous repair. This could cause scratching to the rider – safety hazard.





Flume 13 – High profile on previous repair that could cause scratching to a rider – safety hazard. Resin chipping on the exterior of the should which will cause water intrusion, causing the fiberglass to weaken.









Flume 14 – Chipping seam





Flume 15 – Spider cracking and a stress crack in the fiberglass – cracking causes water intrusion which causes the fiberglass to weaken – safety hazard.





Flume 16 – Present spider crack and should be repaired. Gel coat burn spot was found and crack should be repaired – Safety hazard.









Flume 18 – High profiles on previous repair could cause scratching on riders – safety hazard.





Flume 19 - High profiles on previous repair could cause scratching on riders. There are also drops of resin that should be removed – safety hazard.





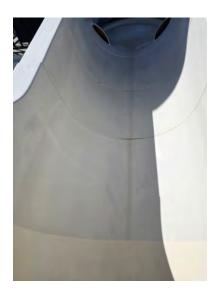


Flume 20 – High profiles on previous repair could cause scratching on riders – safety hazard.





Flume 21 – High profiles on previous repair could cause scratching on riders – safety hazard.





Flume 23 – Missing gel coat. Worn at the joint and the fiberglass is beginning to wick and moisture and weakening will progress.





Flume 24 Start tub - Fiberglass crack on the start tub. If left unrepaired, condition will worsen.









Sliderenu Service LLC

12703 Spectrum Dr. San Antonio, TX 78249 US 2102844550 admin@sliderenuservice.com https://sliderenuservice.com/

Estimate

ADDRESS

Vesta Property Services -Sampson Creek 245 Riverside Ave, Suite 300 Jacksonville, FL 32202 **United States**

ESTIMATE # 1251 **DATE** 11/10/2025 **EXPIRATION DATE 01/01/2026**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Resurface Interior Ride Path of Waterslide	SAMPSON CREEK OPEN BODY WATER SLIDE	24,000.00
		 Preparation with heavy sanding, degreasing, and power washing 	
		 Perform numerous fiberglass and gel coat repairs Gel Coat Application 	
		Remove all sealant on joints and flanges	
		Install industry sealant on all JointsWax	
		Perform final safety check for defects, debris, etc.Materials and Labor Included	
	Fiberglass Repairs	[START TUB] Fiberglass Reinforcement	0.00
		 Apply Fiberglass and resin Included in price for resurfacing interior of water slide 	
	Services	Pressure wash exterior	800.00
	Services	Paint horizontal black metal grasp bar above the start tub	250.00
		Prep and sand down areaTop coat application	

SUBTOTAL 25,050.00 PLEASE NOTE:

TAX 0.00 A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon **TOTAL** \$25,050.00

project completion, unless otherwise specified by customer's terms.

B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.

SlideRenu Service, LLC provides a 1-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

C. Credit card payments are subject to a convenience fee up to 3%.

D. CHECK PAYMENTS: Please remit payment to SlideRenu Service, LLC, 12703 Spectrum Dr., San Antonio, TX 78249

Please Contact Us at (210) 779-1260 or Admin@sliderenuservices.com if you have any questions or would like to move forward in placing your order.

Ivy - Customer Service Robert - Service General Manager

Estimates and invoices are based on the information provided at the time of issuance. Prices may change onsite if unforeseen issues arise. No changes will be made without client approval.

Accepted By Accepted Date



Sliderenu Service LLC

12703 Spectrum Dr. San Antonio, TX 78249 US 2102844550 admin@sliderenuservice.com https://sliderenuservice.com/

Estimate

ADDRESS

Vesta Property Services -Sampson Creek 245 Riverside Ave, Suite 300 Jacksonville, FL 32202 **United States**

ESTIMATE # 1252 **DATE** 11/10/2025 **EXPIRATION DATE 01/01/2026**

5.470.00

\$5,470.00

0.00

DATE ACTIVITY DESCRIPTION AMOUNT Preventative [OPEN BODY WATER SLIDE] 5,470.00 **Maintenance Services** ANNUAL MAINTENANCE SERVICE *Services will be scheduled depending on the current condition of the slide after any restoration has been performed* - Inspection: Inspect interior ride path, exterior surface and water slide tower, stairs, platforms, etc. - Interior: Polish and wax interior ride path using industrial products and methods. - Interior: Re-caulk leaking seams and seams missing caulk with industry standard caulk. *This price is only valid with restoration service*

SUBTOTAL

TAX

TOTAL

PLEASE NOTE:

A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon project completion, unless otherwise specified by customer's terms.

B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.

C. Credit card payments are subject to a convenience fee up to 3%.

D. CHECK PAYMENTS: Please remit payment to SlideRenu Service, LLC, 12703 Spectrum Dr., San Antonio, TX 78249

Please Contact Us at (210) 779-1260 or

SlideRenu Service, LLC provides a 1-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

Admin@sliderenuservices.com if you have any questions or would like to move forward in placing your order.

Ivy - Customer Service Robert - Service General Manager

Estimates and invoices are based on the information provided at the time of issuance. Prices may change onsite if unforeseen issues arise. No changes will be made without client approval.

Accepted By

Accepted Date

ESTIMATE

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

Estimate details

Estimate no.: 1529

Estimate date: 12/04/2025

PO: SPLASH PAD

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	REPLACE BALL FLOAT VALVE	1	\$906.31	\$906.31
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	1	\$150.00	\$150.00
			Total		\$1,056.31

Accepted date Accepted by

6.

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



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

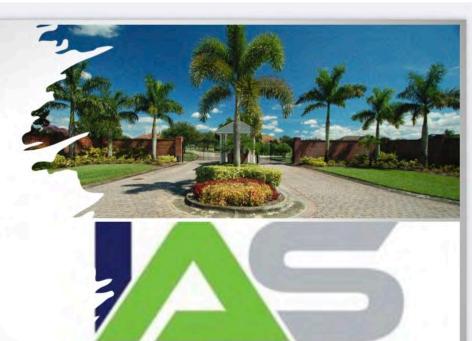


Our vision at Integrated Access Solutions is to become the most trusted and reliable provider of access control, home automation and security solutions in Northeast Florida. We aim to achieve this by continuously setting the standard for excellence in craftsmanship, service, quality, and customer satisfaction.

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



Fee Database

Import and repair existing database



Misc.

Additional- Connectors, and Miscellaneous Materials

Access Control Total: \$11,184.68

x1

x1

\$1,500.00

\$1,000.00

\$1,500.00

\$1,000.00

Subscriptions/Credentials

Items Sell Price Qty Total



PDK License \$15.00 x6

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



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.

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

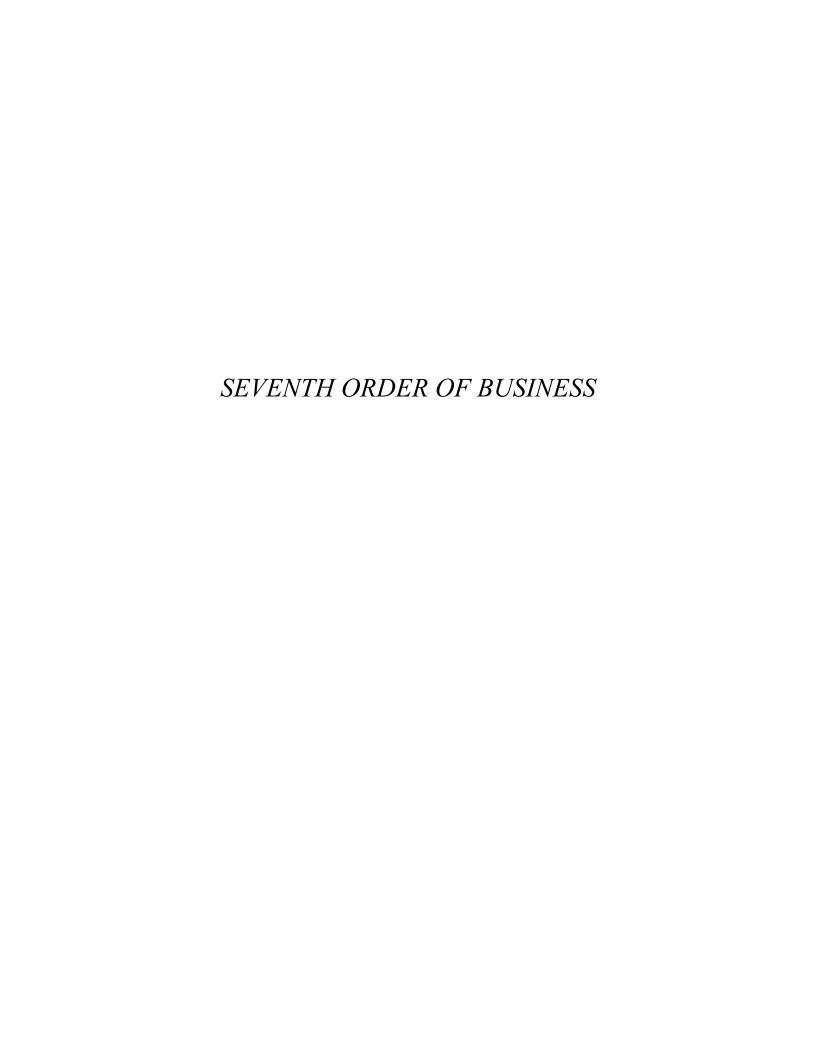
1560 Drury Court

1577 Drury Court

1581 Drury Court

1100 Stonehedge Trail Lane

1176 Stonehedge Trail Lane



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:

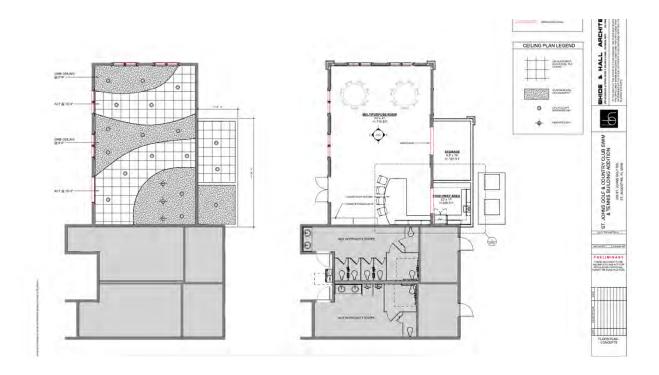
The current amenity meeting room was last upgraded years ago when the extension to the amenities building was constructed, which includes the current fitness spaces and equipment. What is now the amenity meeting room was upgraded somewhat from its previous role as the fitness center to its current state.

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:

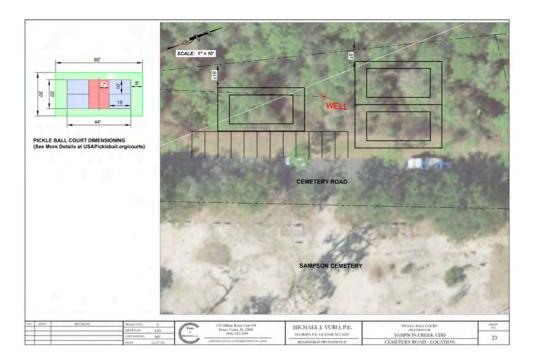
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along 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 Pr	ер		\$14,426.54
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
	* Cat Skid Steer		
2	Concrete Roll Off	Concrete Roll Off - Rental and Pull	
3	dump truck waste		
Hardscape			\$76,006.79
	1Hardscape Crew		
	Crew Truck (+ Install Trailer)		
	* Dingo		
3 each	Weed Fabric 4' x 250'		
120 Bags	Concrete - Bagged		
2	Diamond Blade		
	* Cat Skid Steer		
1	Pavers Block Polysand Caps Delivery		
48 tube	PL Landscape Adhesive - 28oz		

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

Concrete - Ramp \$13,333.33

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

TERMS

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

Landscape Renovation

SPECIAL CONDITIONS

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

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

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

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

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

WARRANTY OF CONTRACT

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

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

Construction Warranty:

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

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

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

After Care Tips

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

Softscape:

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

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

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

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

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

Sod and seed:

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

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

Hardscape:

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

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

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

Liahtina:

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

Mulching:

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

Fertilization:

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

growth and plant health.

Pruning:

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

Irrigation:

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

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

Email: james@livealohanow.com

ESTIMATE

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



Bill to

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

st augustine, fl 32092

Estimate details

Estimate no.: 14025

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

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

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

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

date

Note to customer

-Pool renovations, will require professional cleaning.

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

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

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

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

Accepted date

Accepted by

Urban Edge, Inc.

1879 Caravan Trail, Unit #304 Jacksonville, FL 32216 US (904) 515-8265 customerservice@urbanedgelawn.com www.urbanedgelawn.com



Estimate

ADDRESS

St Johns Golf & Country Club 205 St Johns Golf Drive St. Augustine, FL 32092

SHIP TO

St Johns Golf & Country Club 205 St Johns Golf Drive St. Augustine, FL 32092

ESTIMATE # 2821 **DATE** 02/14/2025 EXPIRATION DATE 03/14/2025

ACTIVITY	QTY	RATE	AMOUNT	
Landscape Design/ Installation: New Plant Installations				
Product Sales:Plant Material:Plant Material Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T	
Product Sales:Plant Material:Plant Material Sylvester Palm (14ft. Clear trunk)	3	4,955.00	14,865.00T	
Product Sales:Plant Material:Plant Material Plumbago (18" Height min.)	22	13.50	297.00T	
Product Sales:Plant Material:Plant Material Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T	
Product Sales:Plant Material:Plant Material Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T	
Product Sales:Plant Material:Plant Material Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T	
Product Sales:Plant Material:Plant Material Blue African Lily, 1 gal.	214	7.70	1,647.80T	
Product Sales:Plant Material:Plant Material Juniper 'Blue Pacific', 1 gal.	170	6.75	1,147.50T	
Product Sales:Plant Material:Plant Material Liriope, 1 gal.	29	6.50	188.50T	
Product Sales:Plant Material:Plant Material Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T	
Product Sales:Mulch:Mulch Mulch, per cu yd	15	72.50	1,087.50T	
Product Sales:Sod Sod, St. Augustine 'Floratam', per sq ft	3,600	0.65	2,340.00T	
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T	
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00	
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T	
Installation:Landscape Installation:Landscape Installation Landscape Installation- To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	16,800.00	16,800.00	
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00	

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

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

Grading, Site Prep & Removal - Machine Grading & Gemolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs) - 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 - 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 - 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/Orlaniage Supplies - Product Sales:Grading/Orlaniage Sup		
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Machine Grading & demolition removal time Material & trash mobilization removal off site and building materials on to construction site Dumpster containers for debris & haul off Erosion Control (required BMPs) 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, sealer & 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 Supplies	1 1,200.00	1,200.00
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Grading, Site Prep & Removal Machine Grading & demolition removal time Material & trash mobilization removal off site and building materials on to construction ite Dumpster containers for debris & haul off Erosion Control (required BMPs) Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp Product Sales:Hardscape Temron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand,	0 6.00	13,800.00
Grading, Site Prep & Removal Machine Grading & demolition removal time Material & trash mobilization removal off site and building materials on to construction site Dumpster containers for debris & haul off Erosion Control (required BMPs)	0 8.50	19,550.007
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the Work Bernollion. Elosion Control & Beblis Hemoval	1 10,250.00	10,250.00
ACTIVITY QT' Site Work/ Demolition: Erosion Control & Debris Removal	Y RATE	AMOUN

Accepted By Accepted Date



Chad Bishop

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

Company of the

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

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

ACTIVITY	QTY	RATE	AMOUNT	
Landscape Design/ Installation: New Plant Installations (Matthews Design Plans)				
Product Sales:Plant Material:Plant Material Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T	
Product Sales:Plant Material:Plant Material Sylvester Palm (14ft. Clear trunk)	3	5,350.00	16,050.00T	
Product Sales:Plant Material:Plant Material Plumbago (18" Height min.)	22	13.50	297.00T	
Product Sales:Plant Material:Plant Material Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T	
Product Sales:Plant Material:Plant Material Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T	
Product Sales:Plant Material:Plant Material Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T	
Product Sales:Plant Material:Plant Material Blue African Lily, 1 gal.	214	8.50	1,819.00T	
Product Sales:Plant Material:Plant Material Juniper 'Blue Pacific', 1 gal.	170	7.75	1,317.50T	
Product Sales:Plant Material:Plant Material Liriope, 1 gal.	29	6.75	195.75T	
Product Sales:Plant Material:Plant Material Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T	
Product Sales:Mulch:Mulch Mulch, per cu yd	15	72.50	1,087.50T	
Product Sales:Sod Sod, St. Augustine 'Floratam', per sq ft	3,600	0.65	2,340.00T	
Product Sales:Sod Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T	
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	6,850.00	6,850.00	
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T	
Installation:Landscape Installation:Landscape Installation Landscape Installation-To Include: Installation of new soils for all planting and sod areas. Import fresh composted nutrient rich soil for all new plant areas. Install new plantings and trees per design specifications and locations. Install mulch to a depth of 3" thick in all plant bed areas.	1	17,800.00	17,800.00	
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00	

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

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

Grading, Site Prep & Removal - Machine Grading & Gemolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs) - 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 - 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/Orbrainage Supplies - Product Sales:Grading/Orbrainage	\$169	164,67 5,02 \$169,702. 2
Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs) - Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp - Product Sales:Hardscape - Tremon 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 - Tremon Stonegate Block Sierra, per sq ft materials (retaining walls & steps) - Product Sales:Hardscape - Tremon Stonegate Block Sierra, per sq ft materials (retaining walls & steps) - Product Sales:Hardscape - Tremon Stonegate Block Sierra, per sq ft materials (retaining walls and steps per paras. Install fabric along all inside of walls. Capping of all walls at completion Product Sales:Hardscape Installation - Installation:Hardscape Installation - Product Sales:Hardscape Installation - Installation:Hardscape Installation of the walls. Capping of all walls at completion Product Sales:Hardscape Installation - Installation:Hardscape Installation: Policulate: 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 - New stainless fasteners - Concrete set posts - 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		
Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs) - 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 Block Sierra, per sq ft materials (retaining walls and steps per plans. Install Ardscape Installation - Hardscape Installation - Hards	0.00	0.00
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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	

le are grateful for the opportunity to service your ndscape needs! Feel free to contact us with any uestions you may have!		\$188	182,639.75 5,694.89 3,334.64
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	1	0.00	0.00
e Dumpster containers for debris & haul off Erosion Control (required BMPs)	,	0.00	0.00
stallation:Landscape Installation:Landscape Installation rading, Site Prep & Removal Machine Grading & demolition removal time Material & trash mobilization removal off site and building materials on to		10,250.00	10,230.00
ork is to be performed by others. te Work/ Demolition: Erosion Control & Debris Removal	1	10.250.00	10,250.00
stallations of specified handrails for ramp and stairs are not included in p		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	based on	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 fencing low. Installation for new is based on the cost allowance.	g if conditions	6,250.00	6,250.00
onstruction Items: Performed by our Licensed Tradesman		0.050.00	0.050.00
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 In lew additional zones to provide watering for new landscaping additions to		6,500.00	6,500.00
Istallation:Landscape Installation:Landscape Installation andscape Installation- To Include: Install new plant designs for all pation reas based on design plans. Install new sod on top terrace levels to repronstruction. Install fresh mulch in all bed areas. Final clean up and debr	air from	14,850.00	14,850.00
roduct Sales:Fertilizer/Soil Amendments ertilizer/Soil Amendments, per cu yd	25		2,125.00T
roduct Sales:Mulch:Mulch ulch, per cu yd	8		580.00T
nstallation:Sod Installation od Installation: Install new sod to repair damaged lawn areas around po te and along outside areas of fencing surrounding the sports field.		-,	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

Company of the

Hey Daniel!

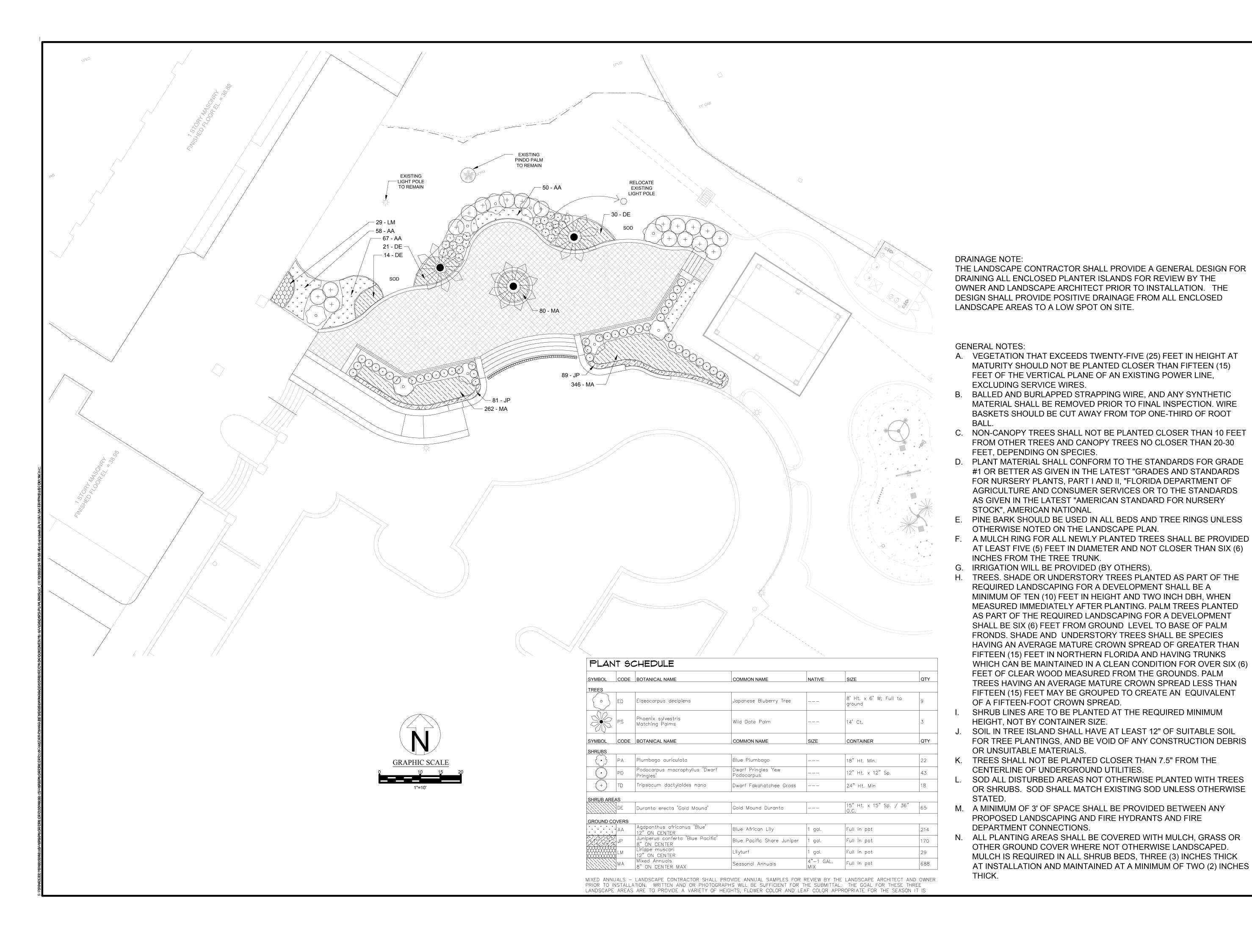
I apologize for the delays but I have attached the two proposals and the designs for your review. I have included my design and the updated pricing and also the plans and pricing for Matthews plans that I received from their Landscape Architect. Please let me know if you have any questions. The reason 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

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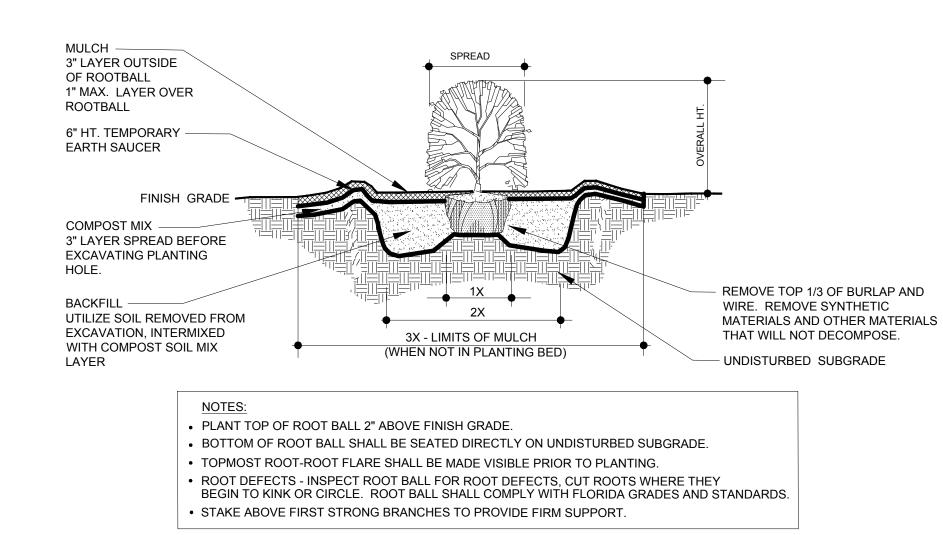
CREEK ST.

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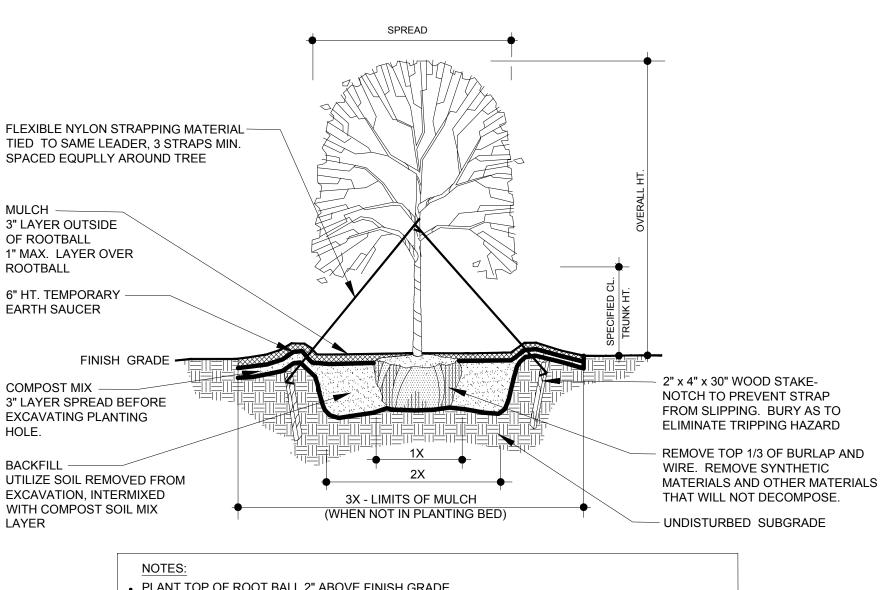
- 1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.
- 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

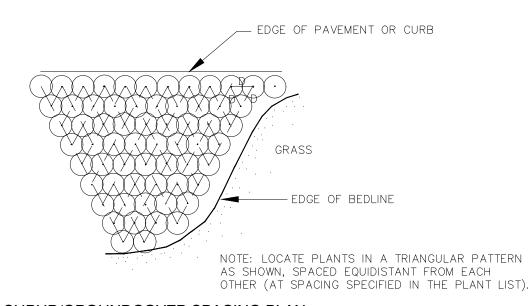
3 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)

PLANTING SOIL MIXED PER

SPECIFICATIONS

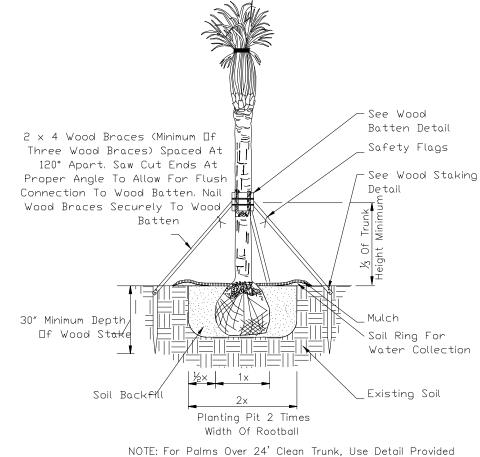
UNDISTURBED SUBSOIL PROVIDE MINIMUM PIT CLEARANCE OF 6" AROUND ROOT BALL AND

SHRUB AND GROUND COVER PLANTING DETAIL

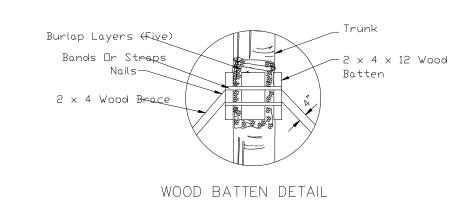


NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN

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

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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
dlaughlin@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 <u>two rounds</u> 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".

- 1. 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:

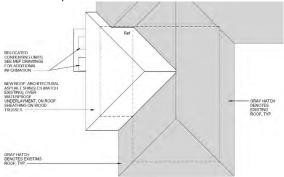
- 1. Attend onsite preconstruction meetings with chosen contractor and CDD member.
- 2. Review contractor's shop drawings as needed.
- 3. Respond to contractor's questions regarding the construction documents.
- 4. Provide engineering certifications of final acceptance to the filing agencies. The certifications 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				
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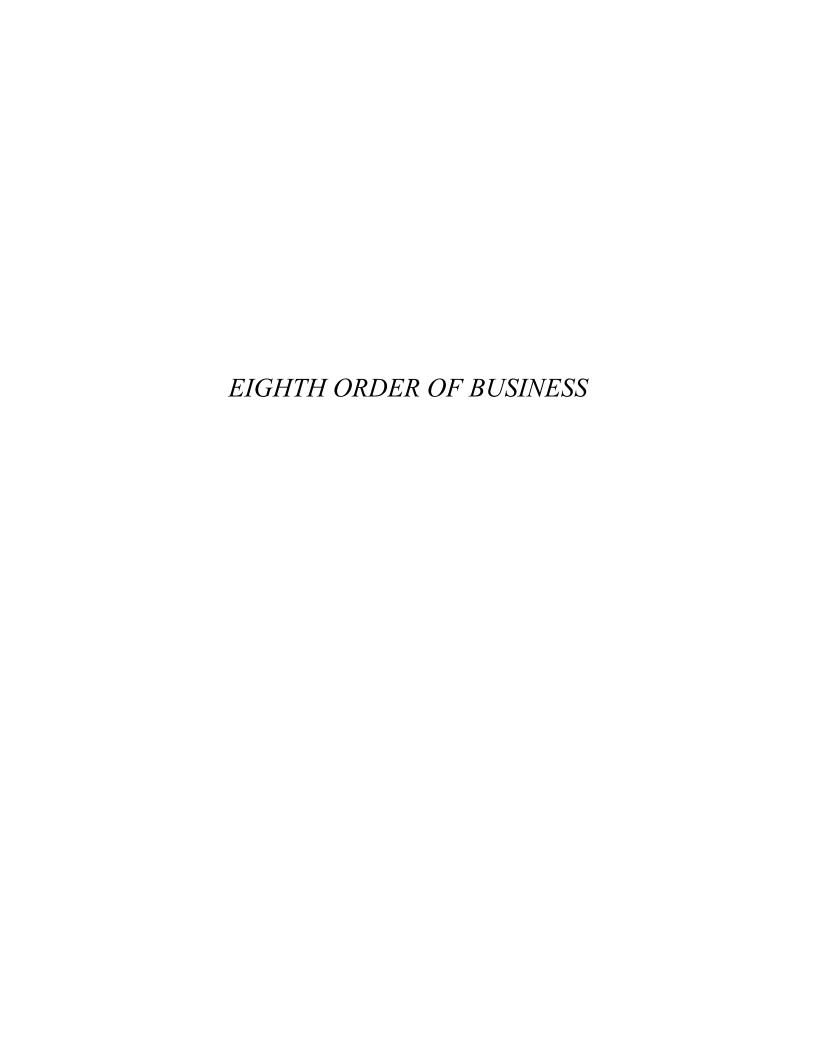
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Sampson Creek

Community Development District

Budget Amendment

FY 2025 General Fund

Category	Current Budget	Proposed Increase/ (Decrease)	Amended Budget
Revenues			
Maintenance Assessments	\$1,158,783	\$24,090	\$1,182,874
Interest Income	\$5,000	\$18,705	\$23,705
Youth Programs Income	\$0	\$3,828	\$3,828
Clubhouse Income	\$1,000	\$2,910	\$3,910
Carryforward Surplus	\$125,091	(\$45,066)	\$80,025
Carrylor ward Surplus	\$125,091	(\$45,000)	\$60,025
Total Revenues	\$1,289,874	\$4,467	\$1,294,342
Expenditures			
Administrative			
Supervisor Fees	\$12,000	(\$1,800)	\$10,200
FICA Expense	\$918	(\$138)	\$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	(\$8)	\$1,342
Other Current Charges	\$1,000	(\$15)	\$985
Office Supplies	\$100	\$158	\$258
Dues, Licenses & Subscriptions	\$175_	\$0	\$175
Total Administrative	\$155,277	\$21,004	\$176,280

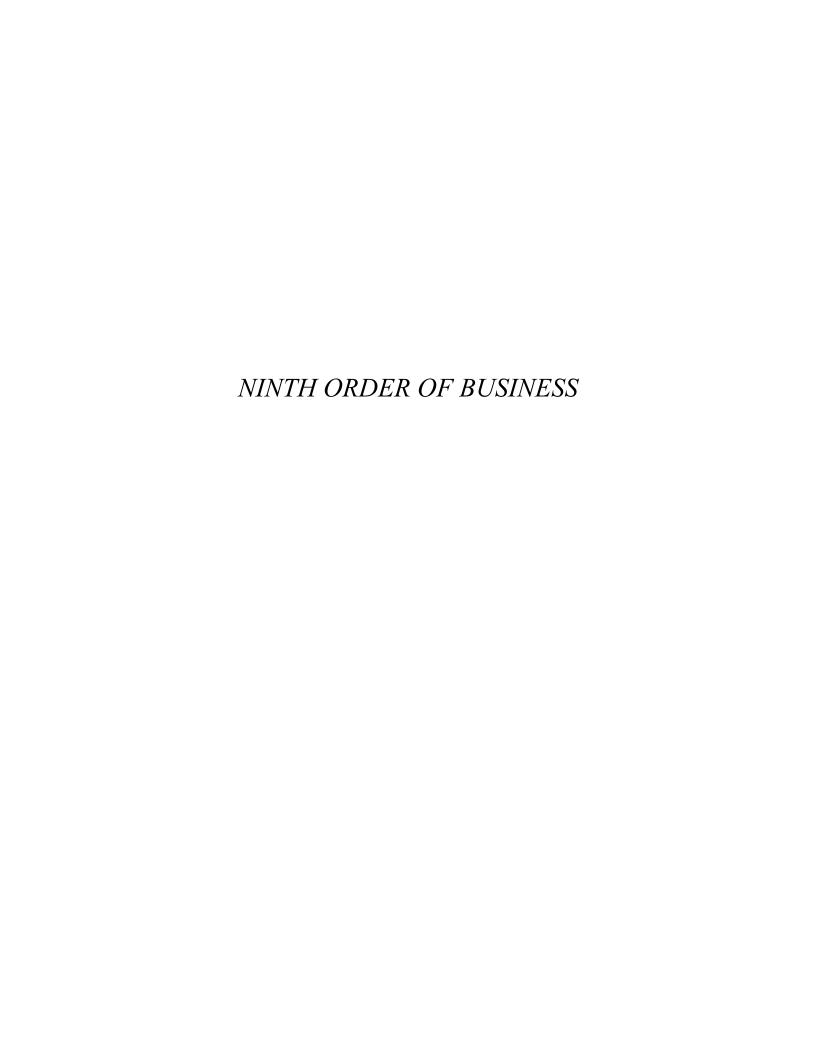
Sampson Creek

Community Development District

Budget Amendment

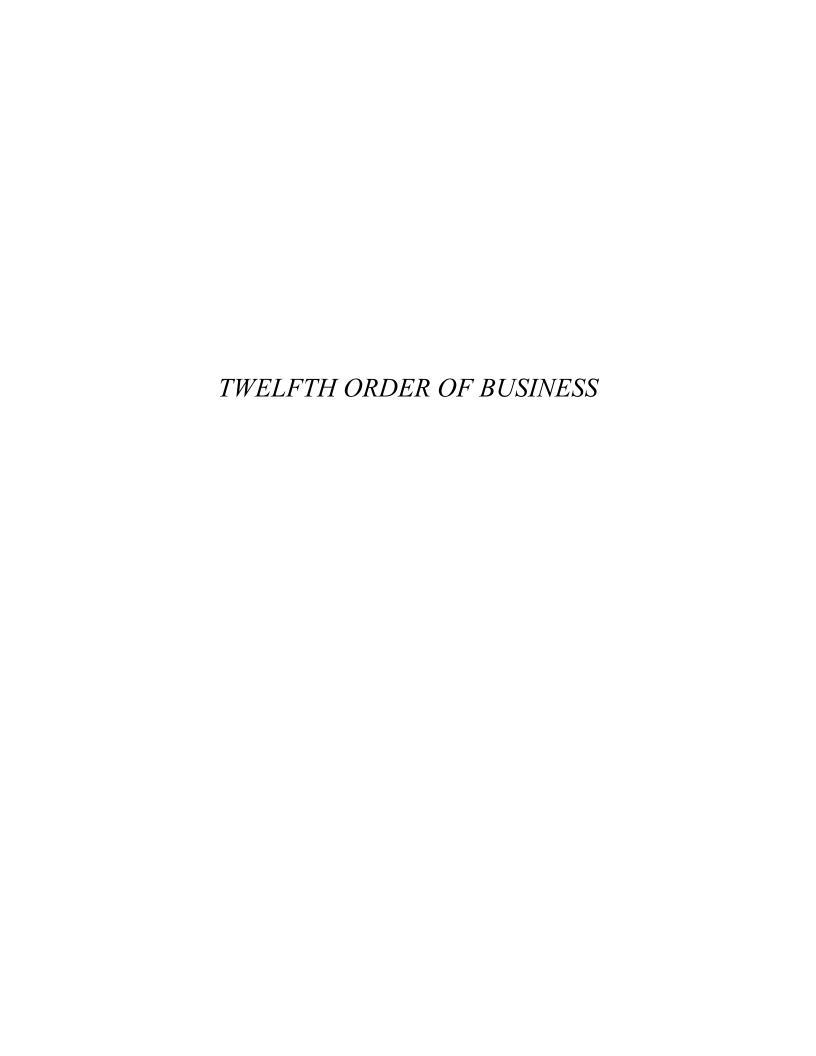
FY 2025 General Fund

	Current	Proposed Increase/	Amended
Category	Budget	(Decrease)	Budget
Field			
Field 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	\$52,000	\$104	\$52,104
Lake Maintenance	\$30,000	(\$1,180)	\$28,820
Security	\$79,888	(\$2,689)	\$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	\$6,000
*			\$20,332
Janitorial Maintenance Electric	\$22,500	(\$2,168)	
	\$80,000	\$1,177	\$81,177
Water	\$18,500	(\$852)	\$17,648
Refuse Service	\$500	(\$500)	\$0 *575
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	(\$5,045)	\$952,781
Other Sources and Uses			
Interfund Transfer In-Excess DS Revenues	¢22.220	¢11.402	¢24720
	\$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)
Net change in fund balance	\$0	\$0	\$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, **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.

Present and constituting a quorum were:

Graham Leary Vice Chairman
Mike Davis Assistant Secretary
Lori Weitzel Assistant Secretary
Kyle Geary Assistant Secretary

Also present were:

Matt Biagetti GMS

Wes Haber (via phone) Kutak Rock, LLP

Branden Marcinell Matthews

Stephanie Taylor

Jason Davidson

Vesta Property Services

Vesta Property Services

Vesta Property Services

Ruppert Landscape

Andrew Pelfrey

Pelfrey Tree Service

Residents

The following is a summary of the actions taken at the November 20, 2025 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS Roll Call

Mr. Biagetti called the meeting to order at 6:00 p.m. All Supervisors were present with the exception of Mr. Yuro.

SECOND ORDER OF BUSINESS Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment (regarding agenda items

listed below)

Mr. Biagetti opened the public comment period. The following residents addressed the Board:

- Mr. Rich Barrett of 932 Brookhaven Drive indicated that a number of residents from Brookhaven Drive were concerned about the cemetery location for pickleball, as it would cause more traffic and noise on Brookhaven Drive. Mr. Davis indicated that this item was tabled, but was included on the potential list of projects, so the Board could refer to it.
- Marilyn from Red Hawk thought that pickleball was on the agenda and there was discussion about dual use.
- Ms. Joanne Ernst of 923 Eagle Point Drive was pro-pickleball but wanted to address her feelings on the meeting room improvements and pickleball.
- Mr. Ben Ernst of 923 Eagle Point Drive allowed Ms. Joanne Ernst to use his allotted time for public comments.
- Ms. Tara Eddy of Highland View was new to the community and asked if there was a way to have virtual CDD meetings next year. *Mr. Leary offered to consider it.*
- Mr. John Dodi of 908 Brookhaven Drive felt that Ms. Ernst's points were valid and recalled that the Board's first choice was to convert one of the basketball courts to a pickleball court, but this did not occur, because the people across from the Amenity Center, complained about the sound.
- Mr. Chuck Hood of St. Johns Golf Drive recalled that an acoustic measurement survey was done, showing that the facility needed to a minimum of 600 feet from a home. Mr. Davis noted that the site survey map, sound survey and cost estimates, were available in the public record and if anyone wanted copies, they should contact Mr. Biagetti and Mr. Laughlin. Mr. Biagetti offered to post the reports on the website.
- Ms. Corrine Darling of 1929 Glenfield Crossing Court questioned whether a sound study was done, from the tennis court to the houses. Mr. Leary indicated that an acoustical engineer was hired to evaluate different sites and recommended the cemetery site.

Mr. Davis pointed out that it would not be constructive for the Board to go back and forth on this matter, but understood that residents had strong opinions about pickleball and if they felt pickleball was a great idea, he encouraged them to read the material and figure out what the Board missed, as the Board did a good job of exploring all of the possibilities. Ultimately, the Board decided not to proceed and wanted to spend the money on other potential projects that would also improve the neighborhood.

- Mr. Dan Renda of Brookhaven pointed out that not all communities had pickleball, such as Shearwater. Ms. Weitzel pointed out that other neighborhoods were being built as-is. The Board was trying to put something in a community that did not have the space for it, but the Board was open to other ideas. Mr. Leary recalled that Stillwater had pickleball, but their nearest home, was over 200 yards away.
- Mr. George Seder of 901 Brookhaven Drive asked if anyone addressed this with Troon. Mr. Leary confirmed that Troon was aware of all the discussions. Mr. Davis recalled that it was before the current management changed. Mr. Seder felt that consideration should be given to the people buried in that cemetery and the fact that there would be a funeral while people were playing pickleball.
- Mr. Kurt Radecki of 504 Stone Bridge Path Court lived closer to the field than anyone else and at one time, the proposal was to put the pickleball court right in his backyard and encouraged his neighbors, to try to find some common ground. Mr. Davis pointed out that there was nothing stopping residents from discussing this matter and walking around the community with a petition, if pickleball was supposed to be there.
- Ms. Lisa Dunsky of 724 Eagle Point Drive wanted to understand how the process worked. Mr. Leary explained that the Board Members were residents that were elected into their seats. They all had one vote. Their responsibility was to best manage the maintenance of the community. Ms. Davis clarified that they were a mini legislature, chartered by the State and under Florida State Law, that defined what a CDD was and how it worked. Board Members had a vested interest in this community. Ms. Dunsky questioned who voted against it and what the vote was. Mr. Davis recalled that the tabled the issue and there was no vote. It remained on

- the list for discussion purposes. Ms. Dunsky preferred to have face to face conversations with her neighbors.
- Mr. Kurt Radecki of 504 Stone Bridge Path Court questioned whether the Board committed to other projects. Mr. Davis confirmed that they were close, but had not made final decisions on how the money would be spent, but they spent some of the money and had plans for this room and for the pool deck improvements. Mr. Leary pointed out that they did some large maintenance items, because the community was showing wear and tear. Ms. Weitzel indicated before considering building anything brand new, they wanted to ensure that the current amenities were of best quality.
- Mr. Bill Worth of Brookhaven Drive did not understand why someone would move into a community that did not have pickleball.
- Ms. Tracy Murray of 1039 Eagle Point Drive recalled when she moved into the community 23 years ago, pickleball as not as popular as it was now and believed it something was popular, they should be open to it. If the acoustic test showed that the pickleball courts would be far enough distance away, she did not understand why this was still being brought up.
- Ms. Tara Eddy of Highland View felt that there was a great deal of confusion about what happened, has not happened and how to find the information and asked if someone was responsible for communicating and making different points more available, in order to have a better website. Mr. Davis admitted that it was not easy to find, but it was all public information. Mr. Daniel Laughlin's contact information was available on the website and Ms. Taylor was an excellent resource.
- Ms. Tracy Murray of 1039 Eagle Point Drive recalled seeing a document showing where the pickleball courts would be located. There was parking, alleviating the concern about people parking in the Brookhaven cul-de-sac. They were only talking about three courts and therefore, there would not be a great deal of traffic. Mr. Leary recommended only having two courts, to alleviate that concern.
- Cathy of Brookhaven Drive was happy to have a conversation that was non-confrontational.

- Ms. Debbie Weigel asked if the Board would consider not having any parking.

 Mr. Leary assumed that 50% of the people would walk up to the pickleball courts and 50% would drive.
- Mr. George Cedar of Brookhaven pointed out that everyone in the room that was in favor of pickleball, did not live on Brookhaven Drive.
- Mr. Tom Daddario of 1504 Drury Court looked at the announcements that were sent out to residents but could not figure out what was going on. Mr. Davis encouraged Mr. Daddario to review the agenda packages. Mr. Biagetti offered to gather any documents that were pertinent, but on the CDD website, under Additional District Documents, the pickleball sound study was posted.
- Mr. Ralph Darling of 1929 Glenfield Crossing Court questioned why dual use of the tennis courts was ruled out. Mr. Davis offered to meet with Mr. Darling to discuss it.
- Ms. Lisa Dunsky of 724 Eagle Point Drive questioned whether residents wanted something to happen and what it would take for the Board to vote on it. Mr. Davis indicated that it was a legislative Board and they had the ability to vote and make things happen.
- Ms. Jill Flores of 1746 Pepper Stone Court asked if a cost analysis was prepared.

 Mr. Leary confirmed that it was in an agenda package, but it was two years old.

There being no further comments, Mr. Biagetti closed the public comment period.

FOURTH ORDER OF BUSINESS Amenities Booking Requests

Ms. Taylor reported that an amenity booking request was received from Mr. Bill and Brooke Curtin, for a half field rental on Saturday, December 6th for a birthday party from 10:00 a.m. to 3:00 p.m. Approximately 20 kids would be using the field. This request was outside of their normal rentable time. Mr. Geary asked if there were regular Saturday morning events that may be disturbed by this request. Ms. Taylor did not think so, as most Fall leagues were completing their season. Mr. Davis requested that they be informed if it was raining, they could not use the field. Ms. Taylor would be present to enforce it.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the amenity center request from Mr. Bill and Brooke Curtin for Saturday, December 6, 2025 from 10:00 a.m. to 3:00 p.m. was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Team

1. Report

Mr. Dylan Clackson of Ruppert Landscape, filling in for Mr. Oscar Meranda, presented a monthly report. Mr. Davis felt that they were doing a nice job of getting started. Mr. Leary noted that the soccer field overseeding looked great and liked the flyer that they included in the monthly newsletter. However, he voiced concern that the irrigation in front of the community, had been out for weeks and no one knew about it. This did not leave him with any confidence in Ruppert, as they performed an audit. In addition, the CDD was spending a great deal of money on sod and flowers and if the irrigation was not working consistently, they were wasting money. There was no irrigation in front of the community, and the flowers and plants were wilting. Ms. Taylor reported that she spoke with Mr. Meranda prior to this meeting regarding smart irrigation, but it was expensive, as they would have to convert a few things over, but the first step was to contact companies that offered smart irrigation, which were Rainbird and Hunter and have them survey the property and confirm that there could be smart irrigation. Once they find out whether it was for the entire community or for a section, it would be presented to the Board. Mr. Leary looked forward to getting that update.

Mr. Leary reported that he did a walkthrough with Ruppert and Vesta about six weeks ago. The dead tree was addressed, which he appreciated. They were looking at the tree canopy. The pavers looked horrendous, but there was a proposal. The palmetto bushes over by the tennis courts, looked shocking. The remediation from the work that the golf course did by the tennis court area, needed to be cleaned up. The grasses outside of the gym and the shrubs around the gym, have not been trimmed. The Bermuda grass adjacent to the soccer field, has not been mowed for five weeks. Mr. Clackson would follow up, by bringing this matter to Mr. Meranda's attention. Mr. Leary reported that there was a big hole in the ground between the swimming pool and the soccer field and dirt was piled up. Mr. Clackson would corner off the area, as it was a safety concern. Mr. Leary wanted the community to look pristine and was embarrassed that families coming in for Thanksgiving, had to see the community look like this. Lastly, he was

concerned that the CDD paid \$30,000 a year or so ago, to the golf course for their portion of the parking lot to be re-landscaped, but it looked horrible. If the golf course could not maintain it, the CDD should ask for some money back. Mr. Biagetti asked if it was Troon's responsibility to maintain it. Mr. Leary replied affirmatively. Mr. Davidson reported that there had been some movement in the parking lot. They were pressing on the golf course, to get it back to the state of where it needed to be. Ms. Weitzel asked if the flowers that were planted, were expected to bloom. Mr. Clackson confirmed that it was his first time on this property and had not seen the flowers, but would follow up with Mr. Meranda regarding the irrigation issues.

2. Proposal for Dead Tree Replacement

3. Proposal for to Lift the Tree Canopies Along St. Johns Golf Drive

Ms. Taylor presented two proposals from Ruppert. The first one was to remove a dead tree on St. Johns Golf Drive and replace it with the same type of tree. The second proposal was to lift the tree canopies along St. Johns Golf Drive. However, she was hesitant to do so, as they just did this in September. Mr. Davis agreed, as it did not seem to be a problem. Ms. Taylor pointed out that the trees were in the dormant stage, at this time and would not grow a great deal, but recommended doing this in January or February, as the trees would start to grow again in March. Mr. Davis asked Ms. Taylor to look into lifting the tree canopies on Eagle Point Drive.

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On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the proposal from Ruppert Landscaping to replace a dead tree on St. Johns Golf Drive in the amount of \$1,265 was approved.

There was Board consensus to table the proposal to lift the tree canopies along St. Johns Golf Drive until the growing season.

B. Attorney

There being none, the next item followed.

C. Engineer

Mr. Marcinell wished to withhold the amenities and Drury Court discussions until later in the meeting, but reported that the 105 Stone Bridge path repair was completed. He asked if Mr. Yuro wanted a final inspection, but did not receive confirmation. The Pond 20 control structure was cleaned and the grates were put back into place by Lake Doctors. At the time of the inspection, they did not see any continuous leakage. However, there was a small leak, which

would be monitored. Mr. Davis asked if Pond 20 goes downstream. Mr. Marcinell indicated in the video near the orifice structure that maintains the water level in the pond, there appeared to be a crack inside of the structure that was allowing water to spray out. Mr. Davis pointed out that he questioned it because when he was walking his dog one day after a storm, fairway 12 was flooded in two different spots, which were downstream of Pond 20 and requested that Mr. Marcinell check with Troon. Mr. Leary recalled that this area historically flooded badly, but had not seen it that bad before. Mr. Davis confirmed that this was the worst that he had seen it. Mr. Marcinell would make a note of it. Mr. Davis was fine with it, if Troon did not have any concerns about it. Ms. Taylor noted that they did not have any rain since they cleaned the outflow structure and would ask that Troon continue to monitor it and if there was flooding during the next rain, they would work together to figure out what was going on.

D. District Manager – Update on the Goals & Objectives for Fiscal Year 2025

Mr. Biagetti recalled that two months ago, the Board set the goals and objectives for Fiscal Year 2026 and provided an update on the goals and objectives for Fiscal Year 2025. Mr. Leary asked if the goals have changed. Mr. Biagetti confirmed that they had not changed.

On MOTION by Mr. Leary seconded by Mr. Davis with all in favor the District performance measure standards and annual reporting from October 1, 2024 to September 1, 2025 were approved.

E. General Manager

• Roadway Inspection (Item 5)

Ms. Taylor introduced Mr. Andrew Pelfrey, an arborist with Pelfrey Tree Service, who inspected the Oak trees. Mr. Pelfrey recalled that he was asked by Ms. Taylor to come out and look at the roots that were upheaving the pavement on Drury Court. This was common in a neighborhood with a maturing canopy. In this case, 20-year Live Oaks were planted close to the road and suggested cutting the roots with a clean cut, as opposed to ripping them with an excavator. On the other side, where sidewalks were starting to upheave and there were trip hazards and efforts were made to grind the sidewalk, he recommended replacing those areas with a pervious sidewalk, to give the trees more breathing room and not replace the curb against the tree trunk. There were some growth regulators that they could treat the trees with, if they undergo stress in this situation, such as Cambistat, which slows down the elongated growth of

the trees and roots and forces them to take the nutrients in and focus on what they currently have. They would use it for trees that were under stress or to reduce the trim cycle. If the Board was considering a canopy management plan, Mr. Pelfrey could provide a proposal as well as references. Mr. Davis thanked Mr. Pelfrey for coming and noted that the worst area was Drury Court, but there were areas on the other side of Eagle Point Drive, where water was pooling and the road was cracking and questioned their favorite solution and least favorite solution. Mr. Pelfrey pointed out that their least favorite solution was to remove and replace the tree, as his first choice would be to saw cut, patch those areas, pull the roots up neatly, re-laying it and putting enough asphalt in there where they were not damaging the roots. If they had to cut the roots, Mr. Pelfrey suggested doing it under the supervision of an arborist. Mr. Leary requested information on how widely the chemical was used and how long it was used. Mr. Pelfrey offered to provide a safety data sheet on the chemical. If there was a stressed-out tree, they would inject the chemical into the soil and include some micronutrients. Mr. Leary asked if the chemicals were permanent. Mr. Pelfrey stated they would temporarily restrain growth.

- 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. The grass carp installation was completed. A table was provided showing where the fish ended up, which was based on the size of the pond and the current fish.

4. Sidewalk Repair Update

This item would be discussed later in the meeting.

5. Roadway Inspection

This item was discussed

6. Proposals for Access Control Upgrade

Ms. Taylor presented three proposals for the software/hardware update for the access control, one of which was for Alarm.com. A table was provided showing the installation and recurring fees. The cards would be coming from the same company. Unfortunately, an issue arose where they need a new access control panel for their current access control. This should be repaired if they did not want to have new software. Ms. Weitzel asked if the new access control panel was \$4,077. Ms. Taylor confirmed that was the price for the current system. Ms. Weitzel understood that they would move towards being able to use cards or a mobile device. Mr. Davis

felt that the timing was no good, but if they did the access control for the tennis courts, they would have to redo the system to make that work. Ms. Taylor indicated that there would be a slight fee to reinstall it, but they would have to pay that fee whether they change the current system or get a new system. Mr. Leary pointed out that these were big companies. Ms. Taylor noted that ProdataKey dealt with strictly access control, while Keyscan Aurora and Alarm.com dealt with both access control and security. She worked with two out of the three and their sister company worked with the third one. They all had fairly high reviews, were well liked and had the ability of mobile access. Therefore, she was content with whatever route they chose. Mr. Leary questioned Ms. Taylor's recommendation. Ms. Taylor recommended ProdataKey, as they used webpage software, which she was well versed in. With this software, she would be able to work with a desktop and see all of the gate statuses on her phone, to ensure that the system was working and unlock a gate if she needed to from her house. It was user friendly. Residents would be sent an email and they would download an App. It was Bluetooth enabled. She also liked Alarm.com, but they were more expensive. However, if they purchased new security cameras, they could integrate them together. She had no experience working with Aurora, but was confident in these three companies and was comfortable with whatever route the Board chose.

Mr. Davidson confirmed that a few of his communities used Aurora, such as Rivertown and Durbin Crossing. The owner of the company was very responsive, knowledgeable and resident friendly. He did not work with the other two, but felt that all of them were equal and whichever route the Board chose, they would get good service. Ms. Weitzel asked if there would still be two cards per household. Ms. Taylor confirmed that residents would receive two cards per household, plus use of their mobile device. There would be an age limit on when mobile credentials could be used, which was 16. A Resident asked if the mobile access would have a different phone number or the same access code. Ms. Taylor indicated that it was not actually a code. Residents would download an App and hold up their phone with their Bluetooth on. If a resident changed their phone, they would be sent a new email to re-register. Mr. Geary asked if there was any benefit to using Alarm.com, as it allowed for a camera feature. Ms. Taylor pointed out that Alarm.com was similar to ProdataKey. It was web page based and allowed for mobile credentials. A Resident asked how other communities control access, whether it had to be requested by the resident or would just be the people listed on the mortgage. Ms. Taylor

explained that they would request proof of residency for anyone who was 18 years of older, such as a Warranty Deed or lease. In addition, they would perform a yearly audit. Mr. Leary voiced concern about stability, privacy and hacking and preferred having a company that was innovative. Ms. Weitzel was also concerned about hacking, but they needed to go with the changing times. However, she was not in favor of spending \$4,000 for the new access control panel and then deciding in six months to go the smart route. They did not have to make a decision tonight.

Mr. Leary pointed out that Aurora wanted \$24,000 upfront plus \$12 per phone. Ms. Taylor indicated that they could do a fees hearing, to add a mobile credential fee. If they had 800 homes and one person per household got a mobile credential, the cost would be \$9,600. Mr. Davidson felt that they could absorb the first one and if someone changed phones, they could pass that cost onto the resident. Some communities provide access cards and if the resident loses it, there was a fee to replace it. Mr. Davis noted that Alarm.com and ProdataKey had an occurring monthly fee and questioned what happens to that fee. Ms. Taylor pointed out that Alarm.com was more expensive because it included mobile credentials, but ProdataKey could offer mobile credentials without having a fee associated with it, which was why there was such a price difference. The \$90 for ProdataKey had to do with the cloud system that goes with the access control panel. Mr. Leary asked if Ms. Taylor has done an installation with Alarm.com. Ms. Taylor confirmed that she was not present for the installation and did not have personal experience with it, but the tech that came out to do the survey, was very thorough. Mr. Leary pointed out that the cost for unlimited number of phones was \$6,000, which seemed like a good middle ground option, as they would provide good quality in terms of support and integration. Mr. Geary guestioned the difference between ProdataKey and Alarm.com. Mr. Leary voiced concern that ProdataKey were a small company. The company that was included with their security system, was small and they had many problems. Ms. Taylor pointed out that they did not work with the software representatives. They typically worked with installers.

Ms. Weitzel indicated that the installation fee was more with Aurora, but there were no recurring fees. Ms. Taylor confirmed that this was the case, because it was a license and once it was in the computer, they paid for the license. Ms. Weitzel surmised that eventually they would end up spending even more than what it would cost with Aurora, because with Alarm.com, they would spend \$470 per month. Mr. Geary asked if the \$12 per mobile phone was recurring. Ms.

Taylor explained that once the phone was registered, they would pay \$12, but if they get a new phone, they were paying an additional \$12. Mr. Geary felt that was a good point. Ms. Weitzel agreed, as they would end up spending more than they would even spend with Aurora with the recurring monthly fees. Mr. Davis calculated that Alarm.com had \$5,500 fees in fees and in two years, they would be at \$26,000, which was over the \$24,500 installation fee for Aurora and ProdataKey was \$16,000 for installation and \$1,100 in fees. It would take eight years to get to the cost of the Aurora system, which was \$24,500. Therefore, Mr. Davis was in favor of going with ProdataKey, but doing it next month. Ms. Taylor preferred to approve it tonight, but would do whatever the Board wanted.

Mr. Geary was in favor of ProdataKey, but was concerned that he did not know enough about these companies. Ms. Taylor liked that the installer for ProdataKey, who worked with multiple software companies, used ProdataKey for their own company. Ms. Weitzel liked the idea of having a set price and did not like having reoccurring fees. Mr. Geary questioned what incentive they had to service the CDD once they sold the system. Ms. Weitzel liked that Mr. Davidson worked with them at Rivertown. Mr. Davis clarified that he was more concerned that they would walk away from their software, as the company that they had right now, stopped rolling out updates to their software. Therefore, he liked the one and done fee structure. Mr. Leary agreed that they should be getting updates and questioned where this money would be coming from. Ms. Taylor confirmed that there were some line items that they did not utilize the funds. Ms. Weitzel was in favor of approving the proposal from Aurora. Mr. Davis was in favor of ProdataKey. Mr. Geary was not in favor of ProdataKey and was not necessarily in favor of Aurora, but questioned how this came about. Mr. Davis explained that this conversation took place a couple of months ago, because the company that was running their existing system, would no longer support the software, which was more likely to happen with a company that charged a flat fee, but no recurring fee. Mr. Davidson suggested following up with Aurora and asking these questions, as these concerns were valid. Therefore, the Board should table this matter.

A Resident asked if there was a contract for extended years. Ms. Taylor recalled signing a three-year contract for ProdataKey for Fleming Island and at the end of three years, there would potentially be a re-adjustment. Mr. Davis estimated three years was \$15,000 for installation and another \$3,000 in reoccurring fees, which was still under \$20,000 for

ProdataKey, versus Aurora which was \$24,500 in the first three years. Mr. Leary felt that it would be helpful to know what additional information they needed in order to make a decision by the next meeting. Mr. Davis wanted to ask Aurora if they would stay on top of their software and not let it age out and ask Alarm.com if the \$465 per month would go up or could it be locked in and what they were paying for. If they locked in the \$465 cost for three years, they were at \$30,000 for three years, which was higher than Aurora. There was Board consensus for these questions to be answered in December. Ms. Taylor reported for the security contract, she did find rates for unarmed versus armed guards. For all three security companies, their hourly holiday rate was 1.5 times their normal hourly rate. However, she did not include this in the yearly tentative cost, but it would be included in the current schedule. If they were to look at having an unarmed guard, they could increase the schedule to seven days a week, which was within their budget line item. In addition, there was a security vehicle in their parking lot, which was currently \$160 per week or \$8,000 per year. However, she did not include that into the budget for unarmed guards. This would just put them over the budget line, if they intended to keep the vehicle. Mr. Leary indicated that he was out of town for the meeting where the security vehicle was discussed, but was not in favor of removing the vehicle, as it was a strong deterrent. Mr. Biagetti announced that there would be a closed session to discuss security, at the end of the meeting.

7. Tennis Court Demo and Basketball Court Asphalt

Ms. Taylor reported that Nitty came out yesterday to evaluate the tennis and basketball courts and determined like everyone else, that both needed be completely demolished and rebuilt. There were two proposals, which were around \$450,000 for four tennis courts and two basketball courts, because the asphalt under the surface of the tennis courts, was starting to disintegrate, which why the cracks came back so quickly after the resurfacing. On the basketball courts, there were many cracks leading into the base itself, which allowed water to get in there. In speaking with all of the vendors, the tennis courts would be a higher priority compared to the basketball courts. Ms. Weitzel questioned the price if they did not do the basketball courts right away. Mr. Davis recalled that one of the quotes was \$300,000 and the other was \$330,000 for the four tennis courts and \$100,000 for the basketball courts. A Resident who was a tennis player asked if it accounted for tree or stump removal. Ms. Taylor indicated that they would be able to cut the root; however, the tree would continue to grow. Therefore, they must look at

removal and putting in a different tree, which would be an additional fee that was not included in the demo. Mr. Davis did another walk around the tennis courts and felt that the two trees in between the tennis courts should come out and preferred in the long term, not as part of this project, turning it into a project where they do something interesting with the space between the courts, such as tearing down a section of the tall fence, putting down some pavers and bleachers and making it a pass through. In addition, there were drainage issues and requested that an engineer provide an opinion.

Ms. Weitzel questioned with the current condition of the tennis courts, the lifespan that was left. Ms. Taylor indicated that Nitty stated there were two years left until it became a safety concern. Mr. Davis felt that it was already a safety concern. Ms. Weitzel agreed, as she tripped on the tennis court. The Resident who was a tennis player felt that the water was creating a safety concern, as it created mildew on the tennis courts and made them slippery. There were also mushrooms growing in the cracks. Mr. Leary noticed hairline cracks when he walked the courts and voiced concern that the CDD would spend \$500,000 and they would end up with cracks again. In addition, there were no complaints about the tennis courts until tonight. Ms. Weitzel recalled being the one who raised the issue about the tennis courts and asking them to check it out. Mr. Leary was unaware of this. The Resident suggested having clay courts. Mr. Davis asked if they mentioned clay courts to these vendors. Ms. Taylor did not mention it, due to the constant maintenance of clay courts. The Resident did not see the need for a permanent structure between Courts 2 and 3, but liked having benches, so that spectators could sit; however, resurfacing was the issue, which was why they were considering demolition. questioned the warranty, if they start seeing cracks. Ms. Taylor would check. Mr. Leary questioned why he was hearing that it would cost \$400,000 and then seeing another price of \$85,000. Mr. Davis recalled that Duval would do the asphalting for \$85,000. Ms. Taylor pointed out that Duval would do the asphalt layer, but they still needed someone to do the tennis court layer, resealing, painting and the membrane. Mr. Leary asked whether Duval did courts before. Ms. Taylor confirmed that they did the asphalt portion.

A Resident voiced concern about using a subcontractor, as there would be finger pointing if there was a problem. Mr. Davis felt that the right way to address that, would be to add the Duval proposal, but they should ask Duval about the amount of asphalt, as their proposal showed 1.25 inches, but the other vendors stated 1.5 inches. Mr. Leary suggested obtaining proposals

with a breakdown in cost, for comparison purposes and finding out how long the courts would be closed for. Ms. Taylor believed that the demo would take three to four weeks, depending on the weather and it would take four months to complete everything. A Resident asked if they would do all of the courts at the same time or it would be broken out into segments. Ms. Taylor indicated if they did all four courts at the same time, it would take a month and less time if they did it in phases. However, the tennis courts were hard to get to and they might want to get a potential agreement with the golf course, to go through the sidewalk by the putting area, which would be the easiest route. Otherwise, they would have to go through the golf cart path. Mr. Davis pointed out that they would have to figure out what the general idea would be for landscaping and assumed that fencing was part of the proposals. Ms. Taylor recalled that one proposal definitely included fencing, but would have to double check the second one. Mr. Davis requested a grid of demo, layers of installation, fencing and have a sense of what the landscaping would cost. Before Vesta took over, there was a proposal from BrightView to remove the bushes and move them back 1 foot away from the fence. Ms. Taylor would try to find it. In addition, Mr. Davis requested that Ms. Taylor talk with the vendors about installing drainage, not on the court, but in the landscaping and separate the basketball courts from the tennis courts. Ms. Taylor would prepare a table and provide at the next meeting.

Ms. Taylor prepared a list of addresses where there were visual roadway impacts. She was unable to do one on water pooling, but once it rained, she would be able to prepare one. Ruppert had their arborist come out and review the Oaks, as they had huge root systems that continued to grow. A permanent solution would be to remove those trees; however, that was not the route they were looking for. Unfortunately, it would be similar to how they were treating the sidewalks and would be an ongoing project and they needed to ensure that they were budgeting appropriately. She would continue to talk with the arborist and find solutions, such as a phased approach. Mr. Leary appreciated the photos, as they were helpful, but voiced concern about not having a vendor to do this work, as this was not a sidewalk company. It was a road company and they needed to find vendors to get bids and quotes, but appreciated Ms. Taylor's research. Mr. Davidson would get with Curb Solutions and Duval Asphalt. Ms. Taylor asked Mr. Marcinell's opinion on the curbing and roadway. Mr. Marcinell had a conversation with the arborist about not trimming so close to it, as it would end up killing the trees, but there were not many

solutions, other than to remove the curb and re-install it. The only true solution was to remove the trees and replant something else and finding a contractor that was willing to do the work.

Mr. Davidson recalled that the Grand Haven community in Palm Coast was going through a similar issue and recently, he went through almost a two-hour workshop discussion with a lady who came in and provided some information and was happy to reach out to her to come up here and provide this information to the Board. Mr. Marcinell recalled a community in Palm Coast that used a partial pipe system that allowed the roots to live underneath it, with the sidewalk above it. These were options to delay it. Ms. Weitzel felt that the trees were specific to their community and every year they needed to budget money for it. Ms. Taylor reported that a concern was received about Pond 20's outfall structure and how slow the pond water was draining. She was able to get Lake Doctors to come out to clear out the vegetation on the side that was growing, as well as dead vegetation. They were able to clean out the vegetation on the side and inside, as well as to get the metal grate back up. The engineer did come out to inspect it, but there was no true safety hazard at this time.

8. Monument Tile Repair

Ms. Taylor reported that there were some tiles missing from the monument. A vendor was able to come out quickly and provided a proposal to color match it, but it would not be perfect because the current tiles were older and sun stained. The vendor would clean the two front monuments by CR 210, grout it and re-seal it, to provide a more uniform look for \$4,000, which was within industry range. This vendor was recommended by a sister community. There was only one proposal, as it was hard to find tile vendors that were responsive, reliable and performed satisfactory work. Ms. Weitzel asked if there were two broken tiles. Ms. Taylor confirmed that there were two visible broken tiles, which were already taken care of and this proposal was to fix the rest of the tiles that were broken that were not so visible. Mr. Leary preferred to table this proposal. Ms. Weitzel agreed, as they may want to redo the monument at some point. There was Board consensus.

9. Paver Repair

Ms. Taylor received a price of \$2,400 from a vendor that was recommended by a sister location, to install pavers leading to the tennis courts and edging. The reason why they were shifting so much, was the concrete edging that was supposed to be near the pavers to stop them from shifting, disintegrated. She preferred to handle this with a sense of urgency, as the District's insurance agent performed an insurance walk through and this was one point of

reference that they made. Mr. Davidson tried to contact other vendors, but was not successful in receiving feedback from them. He worked with this vendor in several locations and they were reliable and do a good job. There were other sections that needed attention and this vendor would provide proposals. Discussion ensued.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the proposal to repair the pavers leading to the tennis courts in the amount of \$2,400 was approved.

A Resident asked if the golf course helped contribute money towards the maintenance, as it was by the golf cart parking. Mr. Davis indicated that the golf course pays taxes. Mr. Leary pointed out if this was golf course property, they should pay for it, but it was CDD property. Mr. Davis recalled that there was no landscaping in this section and wanted to do something to solve that problem. Mr. Davidson noted in the budget season, staff would have a list of items and they could budget for these items in the next three years. Ms. Taylor reported that the playground renovations were completely done, including the painting and mulching. They were just waiting for the climbing pieces for the rock wall and once received, they would install them and open the playground temporarily on Sunday or early next week. Her goal was to open by Thanksgiving. The spring riders were on the maintenance schedule, as they had some items that popped up that they did not anticipate. Ms. Weitzel questioned when the fencing would come in. Ms. Taylor was told that it would arrive next week, but with the holidays, they may not come in until the following week. They were able to repair the sidewalks that were on the list that was provided to the Board at the end of October. She asked Precision Sidewalk to survey streets in sections. The Board could approve a not-to-exceed amount or approve a range. She was told that a not-toexceed of \$15,000 would cover all of the sidewalks on the four streets. Mr. Davis questioned a lifted sidewalk panel with a blue dot on it on Eagle Point Drive. Ms. Taylor explained that there were a couple on Eagle Point and Stonehedge Trail Lane that would be replaced because they were too high. They would continue to provide her with a list and if there was anything that they could not repair, it would be replaced. Mr. Davis wanted to pace out the sidewalk repairs, so it was not a burden on the budget and was fine waiting a couple of months before they move onto the next round. Mr. Geary agreed.

Regarding the gym, Ms. Taylor was waiting for the weight plate and weight rack to arrive, which should be in the next couple of weeks. Once it arrived, it was an easy installation. She had not received any communication from the HOA representative about information they provided homeowners about the driveway aprons. She only found two on her drive through that were raised, compared to the adjacent sidewalk panel. She did not look at driveway aprons going to the curbing or if the driveway itself was raised. She was only looking where pedestrian walkways would be and was hoping to get direction from the Board on how to approach it. Mr. Geary felt that they needed to have direction on this, take a stance and stick with it. Ms. Weitzel agreed, as they were getting more and more emails from residents about it. Mr. Davis felt that it needed to be a homeowner responsibility and should be pursued through the HOA, as some people replaced it with concrete and others used a different level of material. Mr. Geary agreed. A Resident asked who would be responsible if he tripped on a driveway apron. Mr. Davis indicated it would be a question for an attorney, but the CDD was doing its best to ensure that the sidewalks were walkable. Mr. Leary concurred that it was a homeowner responsibility. Mr. Davis recalled that the HOA wanted to replace the entire driveway, but the CDD was not asking for that. All the CDD was asking for, was the apron. Mr. Davis requested that 2 Men replace the sidewalk panel at 413 St. Johns Golf Drive, as it was next to where the kid fell and broke his arm.

Ms. Taylor reported that a water slide inspection was performed, to ensure that the interior of the slide was up to standards. Their findings would be provided to the Board at the December meeting. It was common to do a resurfacing regularly and re-caulking sections of the slide where there were no safety concerns. The field looked nice with the Winter rye grass. She did not have time to look at the Amenity Center sign, which was next to the parking lot, but would be bringing suggestions at the December meeting. Holiday decorations started to go up; however, she misunderstood the directive and only changed the snowflake lighted designs. Those were all the same; however, there were still some mixed lights and was more than happy to meet with the vendor after this season, to discuss a more comprehensive look for the community for the next season. There were no new updates about Summer Camp. Registration would be open on January 5th. Two websites were provided to the Board from their sister locations that had newsletters where local businesses or residents with businesses, advertise their business in the newsletter for a fee. Mr. Davis recalled at the last meeting, the Board decided not

to pursue it. Ms. Taylor pointed out that the Board wanted some examples. Resident Appreciation Day was held, which 45 residents attended and received a free mini bunt cake. Goat Yoga was held on November 15th, which 20 people attended with the four goats. They would hold one again in January. The food drive ended today. They had a ton of donations, which she was appreciative of, that would be provided to the St. Johns Food Pantry tomorrow. In December, they were doing a holiday themed cocktail making class and on the 11th, there would be letters from Santa. Countdown to Christmas was on the 13th, where participants could get a photo with Santa and Mrs. Claus. There will also be a toy drive for the Ronald McDonald House. Residents were asked to bring new unopened toys. They were finishing off the year with their eighth annual Jingle Jog on Friday evening. It was \$25 per person.

EIGHTH ORDER OF BUSINESS Discussion of Amenity Policy Upgrades

Mr. Leary suggested that this item be deferred to the next meeting, so Board Members had quality time to go through the Amenity Policy, unless there was something urgent to address. Ms. Taylor indicated that the most urgent one was the Golf Cart Policy, as Florida Law changed for who could operate a golf cart. The age range was currently 15, with a valid learners permit or 16 or older with a valid Driver's License. Mr. Davis recommended keeping all of the detailed language, but include a note that it was per Florida State Law. He requested changing the language about reserving the field for sport teams, as one team was not playing by the rules. Ms. Taylor pointed out that all Fall sports leagues were concluded at this time. Mr. Davis noted that there was a list of various sports and soccer and football should be added. He wanted to clear this up before the next set of requests, because of the problems that they had with that recently. Ms. Weitzel recalled that there were current policies for reserving it Monday through Friday, but they had issues with the weekend. Mr. Leary wanted to make it clear that it was not available for reservation on the weekend without Board approval. Ms. Weitzel voiced concern about use of the field at own risk, as there were many recent issues with people being kicked off of the soccer field and felt that they needed to clear up the language. Mr. Davis noted that it was a security issue. Ms. Taylor wanted to preface the difference between dawn and dusk and sunrise and sunset. Mr. Geary pointed out that it changed every day, but sunrise and sunset was a specific time. Mr. Davidson indicated that in other communities, it was generally 30 minutes before or 30 minutes after. Ms. Weitzel asked if signs were posted. Ms. Taylor confirmed that they did not post signs, but would love to install a bulletin board for posting the sunrise/sunset times and field rules. Mr. Davis felt that was reasonable, as they could also post any reservations. Ms. Taylor would look at prices for bulletin boards. This item was tabled until the next meeting. Mr. Davis requested that the green growth over the top of bulkhead on Pond 24, be addressed, so they did not have degradation of the wall. Ms. Taylor would have the entire bulkhead addressed.

NINTH ORDER OF BUSINESS

Discussion of Driveway Repair Procedure

Ms. Weitzel requested that this item be listed separately, as residents were sending them emails. This item was discussed.

TENTH ORDER OF BUSINESS

Discussion of Drury Root Damage Issue

This item was discussed.

ELEVENTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovation

Mr. Davis was happy to see updated quotes from Urban Edge, as well as Matthews version of the work that was required, but wanted side by side comparisons, to help highlight the key aspects. Mr. Geary asked if their revised pricing was reflected on the spreadsheet. Ms. Taylor recalled that Mr. Laughlin was waiting for the revised pricing, but the spreadsheet was updated, as it showed 11-14-2025. Mr. Davidson had a conversation with Mr. Laughlin. It included the proposal for \$188,000. Ms. Taylor pointed out that the proposals included tax, which would be removed and the subtotal was \$164,679. The proposal for \$182,639, was for some additional work that would best fit the community. Mr. Davis suggested tabling this item until the next meeting, so that all five Board Members could make a decision. There was Board consensus.

B. Amenity Meeting Room Upgrade – Proposal from Matthews for Construction Services

Mr. Leary reported that he met with the architect, Bhide & Hall, to discuss one change in the spec, to include a door for code reasons, that would go out to a concrete pad. The mechanical, electrical drawings and specs were completed. The architectural drawings and specs would be completed by Thanksgiving. All of this information would be ready to go back out to the construction companies, such as Bradshaw, which had the lowest estimate. He would follow

up with them, as they could possibly formalize their quote by December and obtain further quotes, so that by the December or January meeting, they should have final costs on this project. A Resident asked if they would still be doing the work by the end of the Summer after camp. Mr. Leary pointed out if they could get final estimates by December and make a decision, they could talk with the contractor to see if they could get it completed before June. Mr. Leary asked if Mr. Biagetti could follow up with Mr. Laughlin regarding this project.

TWELFTH ORDER OF BUSINESS Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget

Mr. Biagetti presented Resolution 2026-01, Amending the Fiscal Year 2025 Budget, which was included in the agenda package. This was the process to reallocate funds budgeted to bring what was actually spent, for auditing purposes. There was an increase of \$4,467. Mr. Leary questioned the increase in pool maintenance and amenity center and decrease in repairs and maintenance. Ms. Taylor believed that one got over coded and one was under coded. Mr. Davis pointed out that these were changes to the budget that were already closed. Mr. Biagetti confirmed that it was for Fiscal Year 2025 and did not change the actual bottom line. Mr. Davis suggested that Ms. Taylor and Mr. Laughlin provide an explanation at the next meeting, as to these changes. Mr. Leary recalled that adjustments were made in telephone and cable, because they under budgeted, but it increased by \$6,000 and requested an explanation. Mr. Haber requested that the Board make a motion to adopt the resolution, as there was a deadline and Mr. Laughlin could provide input at the next meeting.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor Resolution 2026-01, Amending the Fiscal Year 2025 Budget was adopted.

THIRTEENTH ORDER OF BUSINESS Contracts Review

Mr. Biagetti presented the Contract List, which was included in the agenda package. Nothing has changed.

FOURTEENTH ORDER OF BUSINESS Supervisors' Request

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Public Comments

The following residents addressed the Board:

- Mr. John Dodi of 908 Brookhaven Drive voiced concern about e-bikes and motorbikes. Mr. Leary indicated that there would be specific policies for the amenities, but felt that this was a law enforcement matter. The Board created new policies into these policies, but it has not been included yet. Mr. Didi further pointed out that he received a letter from the HOA to paint their mailbox, but every street sign and light post, were in bad condition. Mr. Davis requested that Ms. Taylor add the street sign and light posts to their continuous maintenance list. Mr. Leary recalled that Ms. Taylor was handling the entrance signs. Mr. Dodi questioned why there were changes in the quality of the landscaping. Mr. Davis confirmed that the landscaping company recently changed. Mr. Dodi appreciated all of the hard work of the Board and even though residents complained, it was not directed towards the Board. Mr. Davis recalled when the landscaper was changed to BrightView three years ago, it took them awhile to come up to speed and Ruppert was in the same place.
- A Resident spoke about a problem with the sprinkler system. Mr. Leary confirmed that there was a mainline rupture on CR 210, which was sorted out.

Mr. Davis questioned the lamppost that was knocked down. Ms. Taylor was working on it. She had to get estimates from their vendor.

- The Resident noted that the landscaping on Eagle Point Drive going towards Brookhaven looked nice, but thought that they were going to trim the trees. Mr. Leary requested that any landscaped issues be reported. Mr. Davis preferred that there be a committee to discuss what they should be doing with their landscaping. Mr. Leary requested that this item be addressed at the next meeting, along with the policies, security and Fiscal Year 2026.
- A Resident questioned what was decided with the tennis courts. Mr. Davis recalled that they were gathering more information, in order to get quotes and figure out how to fund it.

SIXTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of October 16, 2025 Meeting
- B. Financial Statements as of October 31, 2025
- C. Check Register

Mr. Biagetti presented the minutes of the October 16, 2025 Board of Supervisors meeting, Financial Statements as of October 31st and Check Register for November 20, 2025, for the General Fund in the amount of \$115,916.42 and Capital Reserve Fund in the amount of \$39,114.40, which were included in the agenda package. Tax bills were sent out at the beginning of November and assessments would start to be received at the end of this month. There was a positive variance of \$34,000 on the expense side.

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

SEVENTEENTH ORDER OF BUSINESS

Proposals for Security Services

This item was tabled.

EIGHTEENTH ORDER OF BUSINESS

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

Mr. Biagetti stated that the next meeting as scheduled for December 18, 2025 at 6:00 p.m. at this location.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Weitzel seconded by Mr. Davis 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 November 30, 2025]



Thursday, December 11, 2025

Financial Services Dashboard Status Report - November 2025 EOM Report

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

Last Updated: % of Fiscal Year Completed:

12/11/25 16.67%

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

Topic	Status
-------	--------

Financial State Of The Union:

[PERIODS INCLUDED: October 01, 2025 thru November 30, 2025]

10) In Good Order

Balance Sheet - General Fund

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

Rudget

.

\$ 331,113.27 \$ (94,840.35) **\$ 236,272.92**

) In Good Order) In Good Order) In Good Order

FYTD Tax Assessments Collected

Category

Engineer

Onsite Staffing

Series 2016

Series 2020

\$ 154,889

Actuals

8.41%

Actuals % Budget

56%

6,670,000

.0) In Good Order

General Fund

category	 auget	 <u> Leduis</u>	Actu	115 70 Budget
Total Revenues	\$ 1,232,236	\$ 103,404	.000	8%

) In Good Order

[PERIODS INCLUDED: October 01, 2025 thru November 30, 2025]

Total	\$ 1,135,698	\$ 228,827	.000	20%
Administrative	\$ 159,079	\$ 44,602	.000	28%
Field Operations	\$ 976,619	\$ 184,225	.000	19%

10) In Good Order

20) Watch Item 10) In Good Order

General Fund - Material Line items

Administrative

15 000

Liiginicei	7	13,000	Y	0,431	0000	3070	
Attorney	\$	23,963	\$	4,774	.000	20%	
		Field Ope	erations .				
Security Operations	\$	83,500	\$	13,512	.000	16%	
Repairs & Maintenance	\$	32,849	\$	1,700	.000	5%	
Electric	\$	82,500	\$	13,272	.000	16%	
Landscape	\$	248,398	\$	30,415	.000	12%	

20) Watch Item 10) In Good Order

10) In Good Order 10) In Good Order 10) In Good Order 10) In Good Order

193,091 \$

6,670,000

Recreation Facility

Long Term Debt

 10/1/25
 Principal Payments
 11/30/25

 4,200,000
 \$ \$ 4,200,000

 2,470,000
 \$ \$ 2,470,000

32,582

.000

Q /131

10) In Good Order

10) In Good Order

Capital Reserve

	<u>Budget</u>	Acti	ual to Date	<u>Enc</u>	umbered	<u>\</u>	<u>ariances</u>
Capital Outlay	\$ 63,797	\$	39,114	\$	-	\$	24,683
Funding (1)	\$ 175,000	\$	-	\$	-	\$	(175,000)
Account Balance	\$ 349,137	\$	201,531	\$	-	\$	(147,605)

20) Watch Item

Series 2020 Construction Account

	10/1/25	Actu	al to Date	Inter	est Income	1	1/30/25
Account Balance	\$ 526,195	\$	41,836	\$	1,715	\$	486,074

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 - November 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)

ic Status

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

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

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

Community Development District

Unaudited Financial Reporting November 30, 2025



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

		General	De	bt Service	Сар	ital Projects	<i>C</i>	Totals
		Fund		Fund		Fund	Gover	nmental Fund:
Assets:								
Cash:								
Operating Account	\$	77,555	\$	-	\$	-	\$	77,555
Petty Cash Account	\$	624	\$	-	\$	-	\$	624
Capital Projects Account	\$	-	\$	-	\$	37,370	\$	37,370
Due from General Fund	\$	-	\$	-	\$	3,680	\$	3,680
Deposits	\$	820	\$	-	\$	-	\$	820
Investments:								
US Bank Custody	\$	223,388	\$	-	\$	-	\$	223,388
State Board of Administration	\$	-	\$	-	\$	160,097	\$	160,097
<u>Series 2016</u>								
Reserve	\$	-	\$	193,381	\$	-	\$	193,381
Revenue	\$	-	\$	47,104	\$	-	\$	47,104
Construction	\$	-	\$	· -	\$	7,077	\$	7,077
Series 2020						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,,,,,,
Reserve	\$	_	\$	112,710	\$	_	\$	112,710
Revenue	\$	_	\$	37,811	\$	_	\$	37,811
Construction	\$	-	\$	-	\$	486,458	\$	486,458
Gonsti detion	Ψ		Ψ		Ψ	100,100	Ψ	100,100
Total Assets	\$	302,387	\$	391,006	\$	694,683	\$	1,388,075
Liabilities:								
Accounts Payable	\$	62,434	\$	-	\$	-	\$	62,434
Due to Capital Reserve	\$	3,680	\$	-	\$	-	\$	3,680
Total Linkilian	\$	((114	\$		\$		\$	((114
Total Liabilites	•	66,114	•	-	•	-	•	66,114
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	820	\$	-	\$	-	\$	820
Restricted for:								
Debt Service - Series 2016	\$	-	\$	240,485	\$	-	\$	240,485
Debt Service - Series 2020	\$	-	\$	150,521	\$	-	\$	150,521
Capital Projects - Series 2016	\$	-	\$	-	\$	7,077	\$	7,077
Capital Projects - Series 2020	\$	-	\$	-	\$	486,074	\$	486,074
Assigned for:								
Capital Reserves	\$	-	\$	-	\$	201,531	\$	201,531
Unassigned	\$	235,453	\$	-		•	\$	235,453
Total Fund Balances	\$	236,273	\$	391,006	\$	694,683	\$	1,321,962
Total Liabilities & Fund Balance	\$	302,387	\$	391,006	\$	694,683	\$	1,388,075

Sampson Creek Community Development District

General Fund

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

	Adopted	Pror	rated Budget		Actual		
	Budget	Thr	u 11/30/25	Thr	u 11/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,216,236	\$	102,241	\$	102,241	\$	-
Interest Income	\$ 15,000	\$	2,500	\$	735	\$	(1,765
Clubhouse Income	\$ 1,000	\$	167	\$	428	\$	261
Total Revenues	\$ 1,232,236	\$	104,908		\$103,404	\$	(1,504
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	2,000	\$	1,800	\$	200
FICA Expense	\$ 918	\$	153	\$	138	\$	15
Engineering	\$ 15,000	\$	2,500	\$	8,431	\$	(5,931
Dissemination	\$ 2,337	\$	390	\$	390	\$	0
Arbitrage	\$ 1,200	\$	200	\$	-	\$	200
Assessment Roll	\$ 5,843	\$	5,843	\$	5,843	\$	0
Attorney	\$ 23,963	\$	3,994	\$	4,774	\$	(780
Annual Audit	\$ 4,000	\$	667	\$	-	\$	667
Trustee Fees	\$ 8,869	\$	1,478	\$	-	\$	1,478
Management Fees	\$ 67,702	\$	11,284	\$	11,284	\$	(0
Information Technology	\$ 1,169	\$	195	\$	195	\$	(0
Telephone	\$ 400	\$	67	\$	119	\$	(52
Postage	\$ 600	\$	100	\$	159	\$	(59
Printing & Binding	\$ 400	\$	67	\$	50	\$	17
Insurance	\$ 12,053	\$	12,053	\$	10,885	\$	1,168
Legal Advertising	\$ 1,350	\$	225	\$	141	\$	84
Other Current Charges	\$ 1,000	\$	167	\$	220	\$	(53
Office Supplies	\$ 100	\$	17	\$	-	\$	17
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	
Total General & Administrative	\$ 159,079	\$	41,573	\$	44,602	\$	(3,029

Sampson Creek Community Development District

General Fund

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

Budget			Adopted	Pror	ated Budget		Actual		
Field General Manager (Vesta) \$ 193,091 \$ 32,182 \$ 325,82 \$ (400) \$ (100,000) \$ (100			Budget	Thr	u 11/30/25	Thr	u 11/30/25	,	Variance
Ceneral Manager (Vesta)	Operations & Maintenance								
Ceneral Manager (Vesta)	- Field								
Landscape Maintenance (Brightview Landscape) 166,398 \$ 27,733 \$ 24,731 \$ 3,002 Landscape Maintenance (St Johns Golf) \$ 30,000 \$ 5,000 \$ 5,176 \$ 1,176 Landscape Maintenance Contingency \$ 52,000 \$ 6,667 \$ 5,088 \$ 8,158 Lake Maintenance Contingency \$ 30,000 \$ 5,000 \$ 6,720 \$ (1,720) Security \$ 83,500 \$ 5,000 \$ 6,720 \$ (1,720) Lade Maintenance \$ 30,000 \$ 5,000 \$ 6,720 \$ (1,720) Lade Maintenance \$ 33,000 \$ 5,833 \$ 11,35,12 \$ 405 Lifeguards/Pool Monitors \$ 46,434 \$ 7,739 \$ 1 \$ 7,739 Pool Maintenance \$ 35,000 \$ 1,000 \$ 1,000 \$ 1,000 Pool Maintenance \$ 22,500 \$ 13,750 \$ 13,272 \$ 478 Lettic \$ 82,500 \$ 13,750 \$ 13,272 \$ 478 Water \$ 18,500 \$ 3,083 \$ 5,633 \$ (2,550) Lettic \$ 82,500 \$ 13,750 \$ 13,272 \$ 478 Water \$ 18,500 \$ 3,083 \$ 5,633 \$ (2,550) Lettic \$ 20,000 \$ 3,333 \$ 1 \$ 333 Lettin \$ 2,000 \$ 3,333 \$ 1 \$ 333 Lettin \$ 2,000 \$ 3,333 \$ 1 \$ 333 Lettin \$ 2,000 \$ 3,333 \$ 1 \$ 3,333 Lettin \$ 2,000 \$ 3,333 \$ 1 \$ 3,333 Lettin \$ 2,000 \$ 3,333 \$ 1 \$ 3,333 Lettin \$ 3,249 \$ 5,475 \$ 1,700 \$ 3,775 Lettin \$ 3,249 \$ 5,475 \$ 1,700 \$ 3,775 Lettin \$ 3,333 \$ 1 \$ 3,333 Lettin \$ 3,333		\$	193 091	\$	32 182	\$	32 582	\$	(400)
Landscape Maintenance (St Johns Golf)		-							, ,
Landscape Maintenance Contingency \$ 52,000 \$ 8,667 \$ 508 \$ 1.158 Lake Maintenance \$ 30,000 \$ 5,000 \$ 6,720 \$ (1,720) Security \$ 83,500 \$ 13,917 \$ 13,512 \$ 405 Lifeguards/Pool Monitors \$ 46,434 \$ 7,739 \$ - \$ 7,739 Pool Maintenance \$ 35,000 \$ 5,833 \$ 11,013 \$ (5,180) Splash Pad Maintenance/Chemicals \$ 6,000 \$ 1,000 \$ 1,000 \$ - \$ 1,000 Splash Pad Maintenance \$ 22,500 \$ 1,3750 \$ 4,272 \$ (522) Electric \$ 82,500 \$ 13,750 \$ 4,272 \$ (522) Electric \$ 82,500 \$ 13,750 \$ 13,272 \$ 478 Water \$ 18,500 \$ 3,083 \$ 5,633 \$ (2,550) Effuses Service \$ 500 \$ 3,83 \$ - \$ 83 Permits \$ 2,000 \$ 3,333 \$ - \$ 83 Permits \$ 2,000 \$ 3,333 \$ - \$ 83 Permits \$ 2,000 \$ 3,333 \$ - \$ 83 Permits \$ 2,000 \$ 3,333 \$ - \$ 83 Permits \$ 2,000 \$ 3,333 \$ - \$ 83 Permits \$ 2,000 \$ 3,333 \$ - \$ 83 Repairs & Maintenance \$ 32,849 \$ 5,475 \$ 1,700 \$ 3,775 Street & Tennis Court Lighting Maintenance \$ 2,500 \$ 417 \$ - \$ 417 Supplies \$ 12,500 \$ 4,500 \$ 4,425 \$ 75 Supplies \$ 12,500 \$ 4,167 \$ 5,120 \$ (933) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (933) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (933) Special Events \$ 15,000 \$ 2,033 \$ 3,022 \$ (939) Special Events \$ 15,000 \$ 2,033 \$ 3,022 \$ (939) Special Events \$ 15,000 \$ 2,033 \$ 3,022 \$ (939) Special Events \$ 15,000 \$ 2,033 \$ 3,022 \$ (939) Special Events \$ 15,000 \$ 2,033 \$ 3,022 \$ (939) Special Events \$ 15,000 \$ 2,033 \$ 3,022 \$ (939) Special Events \$ 1,056 \$ 1,050 \$ 7,273 \$ (4,773) Substati Field Expenditures \$ 75,601 \$ 1,250 \$ 1,250 \$ 1,250 Subtati Field Expenditures \$ 75,601 \$ 1,250 \$ 1,250 \$ 1,250 Subtati Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 75,601 \$ 2,438 \$ 30,582 \$ 35,411									•
Lake Maintenance					•				, ,
Security					,				
Infeguards/Pool Monitors			•						
Pool Maintenance \$ 35,000 \$ 5,833 \$ 11,013 \$ (5,180) Splash Pad Maintenance/Chemicals \$ 6,000 \$ 1,000 \$ 1,000 \$ 6 Janitorial Maintenance \$ 22,500 \$ 3,750 \$ 14,272 \$ (522) Electric \$ 88,500 \$ 13,750 \$ 13,272 \$ 478 Water \$ 18,500 \$ 3,083 \$ 5,632 \$ (2,550) Refuse Service \$ 500 \$ 83 \$ - \$ 83 Permits \$ 2,000 \$ 333 \$ - \$ 33 Permits \$ 2,000 \$ 4333 \$ - \$ 33 Beritis & Guillentenance \$ 2,000 \$ 4,500 \$ 4,425 7 75 Repairs & Replacements-Amenity Center \$ 20,000 \$ 333 \$ - \$ 833 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 833 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 417 Supplies \$ 12,500 \$ 41,67 \$ 5,120 \$ (93) Supplies \$ 12,	· · · · · · · · · · · · · · · · · · ·						-		
Splash Pad Maintenance							11.013		
Final maintenance \$ 22,500 \$ 3,750 \$ 4,272 \$ (522) Electric \$ 82,500 \$ 13,750 \$ 13,272 \$ 478 Water \$ 18,500 \$ 3,083 \$ 5,633 \$ (2,550) Refuse Service \$ 500 \$ 83 \$ 5,633 \$ (2,550) Refuse Service \$ 500 \$ 83 \$ 5,633 \$ (2,550) Refuse Service \$ 500 \$ 83 \$ 5,633 \$ (2,550) Refuse Service \$ 500 \$ 833 \$ 5,633 \$ (2,550) Refuse Service \$ 500 \$ 833 \$ 5,633 \$ (2,550) Refuse Service \$ 500 \$ 833 \$ 5,633 \$ (2,550) Refuse Service \$ 5000 \$ 333 \$ 5,633 \$ (3,333) Fitness Equipment Lease \$ 27,000 \$ 4,500 \$ 4,425 \$ 75 Repairs & Maintenance \$ 32,849 \$ 5,475 \$ 1,700 \$ 3,775 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3333 \$ 5, \$ 3333 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ 5, \$ 3,333 Tennis Court Maintenance \$ 12,500 \$ 41,77 \$ 5, \$ 41,77 Supplies \$ 12,500 \$ 4,167 \$ 5,120 \$ (953) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (953) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (953) Workers Compensation Insurance \$ 5, \$ 5, \$ 5, \$ 5, \$ 7, \$ 7, \$ 7, \$ 7,									(5,155)
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Water \$ 18,500 \$ 3,083 \$ 5,633 \$ (2,550) Refuse Service \$ 500 \$ 83 \$ - \$ 83 Permits \$ 2,000 \$ 333 \$ - \$ 333 Fitness Equipment Lease \$ 27,000 \$ 4,500 \$ 4,425 \$ 75 Repairs & Maintenance \$ 32,849 \$ 5,475 \$ 1,700 \$ 3,755 Street & Tennis Court Lighting Maintenance \$ 5,000 \$ 833 \$ - \$ 333 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 333 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 3,333 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 3,333 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 417 Supplies \$ 12,500 \$ 417 \$ - \$ 417 Supplies \$ 12,500 \$ 4167 \$ 5,120 \$ (959) Special Events \$ 25,000 \$ 4167 \$ 5,120 \$ 127 Pro									
Refuse Service \$ 500 \$ 83 \$ - \$ 83 Permits \$ 2,000 \$ 333 \$ - \$ 333 Fitness Equipment Lease \$ 27,000 \$ 4,500 \$ 4,425 \$ 75 Repairs & Maintenance \$ 32,849 \$ 5,475 \$ 1,700 \$ 3,775 Street & Tennis Court Lighting Maintenance \$ 5,000 \$ 833 \$ - \$ 833 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3333 \$ - \$ 833 Repairs & Replacements-Amenity Center \$ 2,500 \$ 417 \$ - \$ 333 Tennis Court Maintenance \$ 2,500 \$ 417 \$ - \$ 417 Supplies \$ 12,500 \$ 2,083 \$ 3,022 \$ (953) Special Events \$ 25,000 \$ 4167 \$ 5,120 \$ (953) Holiday Decorations \$ 15,000 \$ 2,500 \$ 7,273 \$ (4,773) Workers Compensation Insurance \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -									
Permits \$ 2,000 \$ 333 \$ - \$ 75 Fitness Equipment Lease \$ 27,000 \$ 4,500 \$ 4,425 \$ 75 Repairs & Maintenance \$ 32,849 \$ 5,475 \$ 1,700 \$ 3,775 Street & Tennis Court Lighting Maintenance \$ 5,000 \$ 833 \$ - \$ 833 Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 3,333 Tennis Court Maintenance \$ 2,500 \$ 417 \$ - \$ 417 Supplies \$ 12,500 \$ 2,083 \$ 3,022 \$ (939) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (953) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (953) Holiday Decorations \$ 15,000 \$ 2,500 \$ 7,273 \$ (4773) Workers Compensation Insurance \$ 45,091 \$ 45,091 \$ 41,061 \$ 3,130 Telephone/Internet/Cable TV \$ 14,000 \$ 2,333 \$ 2,207 \$ 127 Website Maintenance \$ 1,056 \$ 176 \$ 99 \$ 77 Office Supplies \$ 70					•		-		
Fitness Equipment Lease							_		
Repairs & Maintenance							4.425		
Street & Tennis Court Lighting Maintenance	• •						•		
Repairs & Replacements-Amenity Center \$ 20,000 \$ 3,333 \$ - \$ 3,333 Tennis Court Maintenance \$ 2,500 \$ 417 \$ - \$ 417 Supplies \$ 12,500 \$ 2,083 \$ 3,022 \$ (939) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (953) Holiday Decorations \$ 15,000 \$ 2,500 \$ 7,273 \$ (4,773) Workers Compensation Insurance \$ 45,091 \$ 41,961 \$ 3,330 Property Insurance \$ 45,091 \$ 44,961 \$ 3,330 Telephone/Internet/Cable TV \$ 14,000 \$ 2,333 \$ 2,207 \$ 127 Website Maintenance \$ 1,056 \$ 176 \$ 99 \$ 77 Office Supplies \$ 7,500 \$ 117 \$ - \$ 1,250 Subtotal Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (29,167) \$ - \$ 29,167 I							-		
Tennis Court Maintenance							_		
Supplies \$ 12,500 \$ 2,083 \$ 3,022 \$ (939) Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (953) Holiday Decorations \$ 15,000 \$ 2,500 \$ 7,273 \$ (4,773) Workers Compensation Insurance \$ - \$ 1,130 \$ - \$ 1,130 \$ - \$ 1,130 \$ - \$ 1,125 \$ - \$ 1,1250 \$ - \$ 1,1250 \$ - \$ 1,1250 \$ - \$ 1,1250 \$ - \$ 1,1250 \$ - \$ 1,125							_		
Special Events \$ 25,000 \$ 4,167 \$ 5,120 \$ (953) Holiday Decorations \$ 15,000 \$ 2,500 \$ 7,273 \$ (4,773) Workers Compensation Insurance \$ 45,091 \$ 45,091 \$ 41,961 \$ 3,130 Telephone/Internet/Cable TV \$ 14,000 \$ 2,333 \$ 2,207 \$ 127 Website Maintenance \$ 1,056 \$ 176 \$ 99 \$ 77 Office Supplies \$ 700 \$ 117 \$ - \$ 117 Contingencies \$ 7,500 \$ 1,250 \$ - \$ 1,250 Subtotal Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113							3.022		
Holiday Decorations							-		
Workers Compensation Insurance \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -									
Property Insurance	-		-		-		- ,278		(1,7,73)
Telephone/Internet/Cable TV \$ 14,000 \$ 2,333 \$ 2,207 \$ 127 Website Maintenance \$ 1,056 \$ 176 \$ 99 \$ 77 Office Supplies \$ 700 \$ 117 \$ - \$ 117 Contingencies \$ 7,500 \$ 1,250 \$ - \$ 1,250 Subtotal Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113			45.091		45.091		41.961		3.130
Website Maintenance \$ 1,056 \$ 176 \$ 99 \$ 77 Office Supplies \$ 700 \$ 117 \$ - \$ 117 Contingencies \$ 7,500 \$ 1,250 \$ - \$ 1,250 Subtotal Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113									
Office Supplies Contingencies \$ 700 \$ 117 \$ - \$ 117 Contingencies \$ 7,500 \$ 1,250 \$ - \$ 1,250 Subtotal Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113									
Contingencies \$ 7,500 \$ 1,250 \$ - \$ 1,250 Subtotal Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113							-		
Subtotal Field Expenditures \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113							_		
Total Operations & Maintenance \$ 976,619 \$ 200,346 \$ 184,225 \$ 16,121 Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113							104 225		
Total Expenditures \$ 1,135,698 \$ 241,918 \$ 228,827 \$ 13,091 Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113					·		·		
Excess (Deficiency) of Revenues over Expenditures \$ 96,538 \$ (125,423) Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113	Total Operations & Maintenance	\$	976,619	\$	200,346	\$	184,225	\$	16,121
Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113	Total Expenditures	\$	1,135,698	\$	241,918	\$	228,827	\$	13,091
Other Financing Sources/(Uses): Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113	r (D.G.:) - (D	ተ	06 520			¢.	(125 422)		
Capital Reserve Transfer \$ (175,000) \$ (29,167) \$ - \$ 29,167 Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113		Þ	90,538			Þ	(125,423)		
Interfund Transfer-Excess/Shortage DS Revenues \$ 24,338 \$ 24,338 \$ 30,582 \$ 6,245 Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113	Other Financing Sources/(Uses):								
Total Other Financing Sources/(Uses) \$ (150,662) \$ (4,829) \$ 30,582 \$ 35,411 Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113	Capital Reserve Transfer	\$	(175,000)	\$	(29,167)	\$	-	\$	29,167
Net Change in Fund Balance \$ (54,124) \$ (94,840) Fund Balance - Beginning \$ 54,124 \$ 331,113	Interfund Transfer-Excess/Shortage DS Revenues	\$	24,338	\$	24,338	\$	30,582	\$	6,245
Fund Balance - Beginning \$ 54,124 \$ 331,113	Total Other Financing Sources/(Uses)	\$	(150,662)	\$	(4,829)	\$	30,582	\$	35,411
Fund Balance - Beginning \$ 54,124 \$ 331,113	Net Change in Fund Balance	\$	(54,124)			\$	(94,840)		
Fund Balance - Ending \$ 0 \$ 236,273	Fund Balance - Beginning	\$	54,124			\$	331,113		
	Fund Balance - Ending	\$	0			\$	236,273		

Community Development District Month to Month FY 2025

	Oct-25	;	Nov-25	Dec-25	Jan-	26	Feb	o-26	Mar-2	6	Apr-26	May-26	Jun-26	Jul-26	8/3	1/202	Sep-26	Tota
Revenues:																		
Assessments - Tax Roll	\$ -	\$	102,241	\$ - \$; -	\$	-	- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	102,241
Interest Income	\$ -	\$	735	\$ - \$	-	\$	-	- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	735
Clubhouse Income	\$ -	\$	428	\$ - \$	-	\$	-	- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	428
Insurance Proceeds	\$ -	\$	-	\$ - \$	-	\$	-	- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	-
Total Revenues	\$ -	\$	103,404	\$ - \$	· -	\$	-	- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	103,404
Expenditures:																		
General & Administrative:																		
Supervisor Fees	\$ 1,000	\$	800	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	1,800
FICA Expense	\$ 77	\$	61	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	138
Engineering	\$ 5,941	\$	2,489	\$ - \$;	- \$		- \$. \$	- \$	- \$	- \$	-	\$	- \$	- \$	8,431
Dissemination	\$ 195	\$	195	\$ - \$;	- \$		- \$. \$	- \$	- \$	- \$	-	\$	- \$	- \$	390
Arbitrage	\$ -	\$	-	\$ - \$;	- \$		- \$. \$	- \$	- \$	- \$	-	\$	- \$	- \$	-
Assessment Roll	\$ 5,843	\$	-	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	5,843
Attorney	\$ 4,774	\$	-	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	4,774
Annual Audit	\$ -	\$	-	\$ - \$;	- \$		- \$. \$	- \$	- \$	- \$	-	\$	- \$	- \$	-
Trustee Fees	\$ -	\$	-	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	-
Management Fees	\$ 5,642	\$	5,642	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	11,284
Information Technology	\$ 97	\$	97	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	195
Telephone	\$ 53	\$	66	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	119
Postage	\$ -	\$	159	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	159
Printing & Binding	\$ 47	\$	3	\$ - \$	3	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	50
Insurance	\$ 10,885	\$	-	\$ - \$;	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	10,885
Legal Advertising	\$ 71	\$	70	\$ - \$;	- \$		- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	141
Other Current Charges	\$ 100	\$	119	\$ - \$;	- \$		- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	220
Office Supplies	\$ -	\$	-	\$ - \$;	- \$		- \$		\$	- \$	- \$	- \$	-	\$	- \$	- \$	
Dues, Licenses & Subscriptions	\$ 175	\$	-	\$ - \$;	- \$		- \$	-	\$	- \$	- \$	- \$	-	\$	- \$	- \$	175
Total General & Administrative	\$ 34,900	\$	9,702	\$ - \$	3	- \$		- \$		· \$	- \$	- \$	- \$	-	\$	- \$	- \$	44,602

Community Development District Month to Month FY 2025

Landscape Maintenance (S lofte) 9,748 14,983 5 5 5 5 5 5 5 5 5		0ct-25	Nov-25	Dec-25	5	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Total
Field/Memily Operation Manager (Vesta)	Operations & Maintenance		 												
Landscape Maintenance (Fighthy Landscape)	Field Expenditures														
Landscape Maintenance (St phans Golf)	Field/Amenity Operation Manager (Vesta) \$	16,291	\$ 16,291	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	32,582
Landscape Maintenance contingency	Landscape Maintenance (Brightview Landscape) \$	9,748	\$ 14,983	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	24,731
Landscape Maintenance contingency	Landscape Maintenance (St Johns Golf) \$	2,611	\$ 2,565	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,176
Security	Landscape Maintenance Contingency \$	383	\$ 125	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	508
Infeguraty/Pool Monitors	Lake Maintenance \$	4,360	\$ 2,360	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,720
Pool Maintenance	Security \$.,	6,446	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	13,512
Splash Pad Maintenance	Lifeguards/Pool Monitors \$	-	\$ -	\$ -	\$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Initional Maintenance	Pool Maintenance \$	3,276	\$ 7,737	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,013
Electric	Splash Pad Maintenance/Chemicals \$	500	\$ 500	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,000
Water	Janitorial Maintenance \$	2,661	\$ 1,611	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,272
Refuse S	Electric \$	6,637	\$ 6,635	\$ -	\$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	13,272
Permits	Water \$	1,416	4,218		\$		-		- \$		- \$	- \$	- \$	- \$	5,633
Fitness Equipment Lease	Refuse Service \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Repairs & Maintenance \$ 920 \$ 780 \$ \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Permits \$	-	\$ -	\$ -			- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Street & Tennis Court Lighting Maintenance S	Fitness Equipment Lease \$	2,212	\$ 2,212	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,425
Replacements-Amenity Center			\$ 780	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,700
Tenis Court Maintenance		-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Supplies	Repairs & Replacements-Amenity Center \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Special Events	Tennis Court Maintenance \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Holiday Decorations		-,			-	-	Ψ.	Ψ.	-	-	*	-	-	-	3,022
Workers Compensation Insurance \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		-,				Ψ	-	Ψ	-	Ψ	*	-	- \$	- \$	5,120
Property Insurance \$ 41,961 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Holiday Decorations \$	-	\$ 7,273	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7,273
Telephone/Internet/Cable TV \$ 1,113 \$ 1,093 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$			-	7	\$		-			7	- \$	- \$	- \$	- \$	-
Website Maintenance \$ - \$ 99 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Property Insurance \$,	-	\$ -	\$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	41,961
Office Supplies \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$,							7	*		- \$		2,207
Contingencies \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Website Maintenance \$	-	99	\$ -	\$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	99
Subtotal Field Expenditures \$ 106,444 \$ 77,781 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$			-												-
Total Operations & Maintenance \$ 106,444 \$ 77,781 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Contingencies \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Expenditures \$ 141,344 \$ 87,483 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 2 Excess (Deficiency) of Revenues over Expendi \$ (141,344) \$ 15,921 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Subtotal Field Expenditures \$	106,444	\$ 77,781	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	184,225
Total Expenditures \$ 141,344 \$ 87,483 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Total Operations & Maintenance \$	106,444	\$ 77,781	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	184,225
Excess (Deficiency) of Revenues over Expendi \$ (141,344) \$ 15,921 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$					•	¢	ė.	.	.		¢	.	.		
Other Financing Sources/Uses: Capital Reserve Transfer \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Total Expenditures	141,344	\$ 87,483	<u> </u>	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	228,827
Capital Reserve Transfer \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Excess (Deficiency) of Revenues over Expendi \$	(141,344)	\$ 15,921	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(125,423)
Interfund Transfer-Excess/Shortage DS Revenue \$ - \$ 30,582 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Other Financing Sources/Uses:														
Interfund Transfer-Excess/Shortage DS Revenue \$ - \$ 30,582 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Capital Reserve Transfer	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses \$ - \$ 30,582 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$															30,582
	Total Other Financing Sources/Uses \$	-	\$ 30,582	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	30,582
Net Change in Fund Balance \$ (141,344) \$ 46,504 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ (141,344) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Net Change in Fund Balance \$	(141,344)	\$ 46,504	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(94,840)

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	ı	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 11/30/25	Thr	u 11/30/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	552,515	\$	46,445	\$	46,445	\$	-
Interest	\$	2,500	\$	417	\$	954	\$	537
Total Revenues	\$	555,015	\$	46,862	\$	47,399	\$	537
Expenditures:								
Interest - 11/1	\$	61,988	\$	61,988	\$	61,988	\$	-
Principal - 5/1	\$	430,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	61,988	\$	-	\$	-	\$	-
Total Expenditures	\$	553,975	\$	61,988	\$	61,988	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	1,040			\$	(14,588)		
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	(24,338)	\$	(24,338)	\$	(30,582)	\$	(6,245)
Total Other Financing Sources/(Uses)	\$	(24,338)	\$	(24,338)	\$	(30,582)	\$	(6,245)
Net Change in Fund Balance	\$	(23,298)			\$	(45,171)		
Fund Balance - Beginning	\$	86,325			\$	285,656		
	ф	(0.005			*	240 405		
Fund Balance - Ending	\$	63,027			\$	240,485		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 11/30/25	Thr	u 11/30/25	Va	riance
Revenues:								
Assessments - Tax Roll	\$	73,780	\$	6,202	\$	6,202	\$	_
Interest	\$	750	\$	125	\$	594	\$	469
Total Revenues	\$	74,530	\$	6,327	\$	6,796	\$	469
Expenditures:								
Interest - 11/1	\$	31,475	\$	31,475	\$	31,475	\$	(0)
Principal - 5/1	\$	10,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	31,475	\$	-	\$	-	\$	-
Total Expenditures	\$	72,950	\$	31,475	\$	31,475	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$	1,580			\$	(24,679)		
Net Change in Fund Balance	\$	1,580			\$	(24,679)		
Fund Balance - Beginning	\$	61,026			\$	175,200		
Fund Balance - Ending	\$	62,607			\$	150,521		

Community Development District Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Prora	ated Budget		Actual		
		Budget	Thru	11/30/25	Thr	u 11/30/25	V	ariance
Revenues								
Interest	\$	5,000	\$	833	\$	1,257	\$	424
Misc. Income	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	5,000	\$	833	\$	1,257	\$	424
Expenditures:								
Capital Outlay	\$	63,797	\$	10,633	\$	39,114	\$	(28,482)
Total Expenditures	\$	63,797	\$	10,633	\$	39,114	\$	(28,482)
Excess (Deficiency) of Revenues over Expenditures	\$	(58,797)			\$	(37,857)		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	175,000	\$	29,167	\$	-	\$	(29,167)
Total Other Financing Sources (Uses)	\$	175,000	\$	29,167	\$	-	\$	(29,167)
Net Change in Fund Balance	\$	116,203			\$	(37,857)		
Fund Balance - Beginning	\$	232,934			\$	239,388		
Fund Balance - Ending	\$	349,137			\$	201,531		

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	dopted	Prora	ated Budget	A	ctual		
	I	Budget	Thru	ı 11/30/25	Thru	11/30/25	Var	iance
Revenues								
Interest	\$	-	\$	-	\$	24	\$	24
Total Revenues	\$	-	\$	-	\$	24	\$	24
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	24		
Net Change in Fund Balance	\$	-			\$	24		
Fund Balance - Beginning					\$	7,053		
Fund Balance - Ending					\$	7,077		

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	11/30/25	Thr	u 11/30/25	V	ariance
Revenues								
Interest	\$	-	\$	-	\$	1,715	\$	1,715
Total Revenues	\$	-	\$	-	\$	1,715	\$	1,715
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	41,836	\$	(41,836)
Total Expenditures	\$	-	\$	-	\$	41,836	\$	(41,836)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(40,121)		
Net Change in Fund Balance	\$	-			\$	(40,121)		
Fund Balance - Beginning					\$	526,195		
Fund Balance - Ending					\$	486,074		

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	<i>y</i> ,	\$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	- 5	\$	10,000.00	\$ 63,425.00	\$ 73,425.00
FY 2025	\$	420,000.00	\$ 134,055.00	\$ 554,055.00	9	\$	10,000.00	\$ 63,187.50	\$ 73,187.50
FY 2026	\$	430,000.00	\$ 123,975.00	\$ 553,975.00	9	\$	10,000.00	\$ 62,950.00	\$ 72,950.00
FY 2027	\$	440,000.00	\$ 113,225.00	\$ 553,225.00	9	\$	10,000.00	\$ 62,712.50	\$ 72,712.50
FY 2028	\$	455,000.00	\$ 101,675.00	\$ 556,675.00	9	\$	10,000.00	\$ 62,475.00	\$ 72,475.00
FY 2029	\$	470,000.00	\$ 88,025.00	\$ 558,025.00	9	\$	10,000.00	\$ 62,237.50	\$ 72,237.50
FY 2030	\$	485,000.00	\$ 73,925.00	\$ 558,925.00	9	\$	10,000.00	\$ 62,000.00	\$ 72,000.00
FY 2031	\$	500,000.00	\$ 59,375.00	\$ 559,375.00	9	\$	10,000.00	\$ 61,762.50	\$ 71,762.50
FY 2032	\$	460,000.00	\$ 44,375.00	\$ 504,375.00	:	\$	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	\$	-	\$ -	\$ -	9	\$	330,000.00	\$ 20,343.76	\$ 350,343.76
FY 2040	\$	-	\$ -	\$ -	9	\$	445,000.00	\$ 11,681.26	\$ 456,681.26
	\$ 5	5,030,000.00	\$ 927,578.76	\$ 5,957,578.76		\$ 2	2,490,000.00	\$ 875,875.06	\$ 3,365,875.06

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts FY 2026

Gross Assessments \$ 1,293,866.09 \$ 587,766.20 \$ 78,489.51 \$ 1,960,121.80 Net Assessments \$ 1,216,234.12 \$ 552,500.23 \$ 73,780.14 \$ 1,842,514.49

													66.01%		29.99%		4.00%		100.00%
														2	019A-1 Debit	20	19A-2 (A1)		
Date	Distribution	Gi	ross Amount	Са	mmissions	Disc	count/Penalty		Interest	Λ	let Receipts	0	&M Portion		Service	D	ebt Service		Total
11/02/25	Distribution #1	\$	20 (50 07	ф	1.054.96	ď	202.00	ď		¢	10 211 02	d.	12 (01 (0	ď	F 760.02	ď	769.31	¢	10 211 02
11/03/25		3	20,658.97	\$,	Þ	392.08	\$	-	Þ	19,211.93		12,681.69	\$	5,760.93	Þ			19,211.93
11/18/25	Distribution #2	\$	75,659.48	\$	3,026.38	\$	1,452.66	\$	-	\$	71,180.44		46,985.83	\$	21,344.31	\$	2,850.29		71,180.43
11/21/25	Distribution #3	\$	68,554.90	\$	2,742.19	\$	1,316.25	\$	-	\$	64,496.46	\$	42,573.77	\$	19,340.04	\$	2,582.64	\$	64,496.45
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
										\$	-	\$	-	\$	-	\$	-	\$	-
												<u> </u>							
	TOTAL	\$	164,873.35	\$	6,823.53	\$	3,160.99	\$	-	\$	154,888.83	\$	102,241.29	\$	46,445.28	\$	6,202.24	\$	154,888.81

8.41%	Gross Percent Collected
0.41%	Gross Percent Conected

C.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

December 18, 2025

GENERAL FUND									
<u>DATE</u>	CHECK NUMBERS	<u>AMOUNT</u>							
11/20/25	9010-9011	\$859.48							
12/04/25	9012-9023	\$56,524.75							
12/11/25	9024-9033	\$33,661.80							
AUTOPAY									
11/30/25	8003-8006	\$3,441.06							
Total		\$94,487.09							
	CAPITAL RESERVE FUND)							
<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>							
11/12/25	273	\$2,902.40							
Total		\$2,902.40							

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/11/25 PAGE 14
*** CHECK DATES 11/13/2025 - 12/11/2025 *** SAMPSON CREEK - GENERAL FUND

CHIECK BITTED	11, 13, 2023	BANK A SAMP	SON CREEK CDD			
CHECK VEND# DATE	DATE INVOICE YRMO	ENSED TO DPT ACCT# SUB SUBCL	VENDOR NAME ASS	STATUS	AMOUNT	CHECK AMOUNT #
11/20/25 00319	11/04/25 1110956- 202511 SVCS 11/25	320-57200-41000		*	700.12	
	SVCS 11/25	COMCAST				700.12 009010
11/20/25 00122	11/17/25 11172025 202511 POSTAGE 11/25	310-51300-42000		*	159.36	
		DENNIS W	HOLLINGSWORTH			159.36 009011
12/04/25 00469	11/25/25 4870 202511 POOL SVCS 11/2	320-57200-45200		*	4,846.40	
		CBUSS EN	TERPRISES			4,846.40 009012
12/04/25 00397	12/02/25 19-1667 202512	320-57200-34501		*	5,665.00	
	SECURITY SVCS	CENTRAL	SECURITY AGENCY			5,665.00 009013
12/04/25 00334	11/26/25 23356477 202511 SUPPLIES 11/25	320-57200-54600		*	601.37	
		CRYSTAL	SPRINGS			601.37 009014
12/04/25 00468	12/04/25 00074541 202511 LEGAL AD #11810	310-51300-48000		*	70.00	
		GANNETT	FLORIDA LOCALIQ			70.00 009015
	12/01/25 429 202512 MGMT FEE 12/25			*	5,641.83	
	12/01/25 429 202512 INFO TECH 12/29	310-51300-35100		*	97.42	
	12/01/25 429 202512 DISSEMINATION 2	310-51300-31300		*	194.75	
	12/01/25 429 202512 COPIES 12/25	310-51300-42500		*	16.20	
	12/01/25 429 202512 TELLEPHONE 12/2			*	68.18	
	TELLEFHONE 12/.		NTAL MANAGEMENT SERVI	CES		6,018.38 009016
12/04/25 00285	12/01/25 JAK12250 202512 SVCS 12/25			*	1,611.00	
	5/05 12/25	JANI-KIN	G OF JACKSONVILLE			1,611.00 009017
12/04/25 00022	11/14/25 14873242 202511			*	204.31	_
	11/17/25 82743242 202511 SVCS 11/25			*	4,013.22	
	5/C5 11/25	JEA				4,217.53 009018

SAMC SAMPSON CREEK SHENNING

12/11/25 00496 12/10/25 59356092 202512 320-57200-44000 GYM EQUIPMENT LEASING

12/11/25 00016 12/04/25 112025 202511 320-54100-43000

SVCS 11/25

*** CHECK DATES 11/13/2025 - 12/11/2025 *** SP	AMPSON CREEK - GENERAL FUND ANK A SAMPSON CREEK CDD		101 12, 11, 20	11.02 19
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
12/04/25 01003 10/22/25 147719 202510 320-57200-5 FIX MAGLOCK 10/25 TENNIS	JSC SYSTEMS	*	322.50	322.50 009019
12/04/25 00430 11/20/25 3657394 202510 310-51300-3 SVCS 10/25	31500	*	4,774.08	
	KUTAK ROCK LLP			4,774.08 009020
12/04/25 00031 12/01/25 328574B 202512 320-54100-4		*	2,360.00	
	THE LAKE DOCTORS, INC.			2,360.00 009021
12/04/25 00497 11/30/25 780530 202511 320-54100-4 LANDSCAPE MGMT 11/25	16200	*	9,747.58	
	RUPPERT LANDSCAPE LLC			9,747.58 009022
12/04/25 00377 12/01/25 429575 202512 320-54100-3 SVCS 12/25	34000	*	16,290.91	
	VESTA PROPERTY SERVICES, INC			16,290.91 009023
12/11/25 00048 9/30/25 93403360 202509 320-57200-5		*	308.00	
10/08/25 52961241 202510 320-57200-5	54600	*	98.56	
FIRST AID SUPPLIES 10/25 10/31/25 53004259 202510 320-57200-5 FIRST AID SUPPLIES 10/25	54600	*	68.38	
20112120 10, 20	CINTAS CORPORATION			474.94 009024
12/11/25 00319 11/28/25 1110618- 202512 320-57200-4 SVCS 12/25		*	479.70	
5,69 12,25	COMCAST			479.70 009025

12/11/25 00427 12/07/25 1104 202512 320-57200-52005 7,253.36 HOLIDAY LIGHTING 12/25 M&G HOLIDAY LIGHTING

12/11/25 00340 12/05/25 194297 202511 310-51300-31100 2,489.44 SVCS THRU 11/30/25

2,489.44 009029 MATTHEWS DESIGN GROUP, INC.

DE LAGE LANDEN PUBLIC FINANCE LLC

FLORIDA POWER & LIGHT 6,634.99 009027

* 2,212.29

6,634.99

2,212.29 009026

7,253.36 009028

SAMC SAMPSON CREEK SHENNING

FLORIDA POWER & LIGHT

	ACCOUNTS PAYABLE PREPAID/COMPUTE AMPSON CREEK - GENERAL FUND ANK A SAMPSON CREEK CDD	ER CHECK REGISTER	RUN 12/11/25	PAGE 16
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
12/11/25 00019 12/05/25 65036058 202512 320-54100-4	46202	*	75.00	
QRTLY PEST CONTROL 12/25 12/05/25 65036094 202512 320-54100-	46202	*	158.00	
RODENT CONTROL SVCS 12/25 12/08/25 65236365 202512 320-54100-4	46202	*	525.00	
3 WEEK TRAPPING 12/25 12/08/25 65236477 202512 320-54100-	46202	*	48.00	
T-REX TRAP 12/25	NADER'S PEST RAIDERS, INC.			806.00 009030
12/11/25 00498 12/03/25 853770 202512 320-57200-	54500	*	218.75	
SVCS 12/25 FILL HOLE	ROBERT BACON HOME IMPROVEMENTS	G LLC		218.75 009031
12/11/25 00497 11/28/25 783036 202511 320-54100-4		*		
FLOWER ROTAION 10F4 11/25	RUPPERT LANDSCAPE LLC			5,235.52 009032
12/11/25 00421 9/30/25 09302025 202509 320-54100-4		*	2,680.94	
BERMUDA MAINT 09/25 10/31/25 10312025 202510 320-54100-4	46201	*	2,610.68	
BERMUDA MAINT 10/25 11/30/25 11302025 202511 320-54100-4	46201	*	2,565.19	
BERMUDA MAINT 11/25	ST JOHNS GOLF & COUNTRY CLUB			7,856.81 009033

TOTAL FOR BANK A 91,046.03

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPA: *** CHECK DATES 11/13/2025 - 12/11/2025 *** SAMPSON CREEK - GENERAL BANK Z SAMPSON CREEK-AC		5 PAGE 17
CHECK VEND#INVOICEEXPENSED TO VENDOR NA DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AME STATUS AMOUN	TCHECK AMOUNT #
11/30/25 00467 11/03/25 1508488 202511 320-57200-34500 OFF DUTY OFFICER 11/3/25 ROLLKALL TECHNOLOGIES	* 260.4	0 260.40 008003
11/30/25 00467 11/12/25 1515892 202511 320-57200-34500 OFF DUTY OFFICER 11/11/25 ROLLKALL TECHNOLOGIES	* 260.4	260.40 008004
11/30/25 00467 11/22/25 1526246 202511 320-57200-34500 OFF DUTY OFFICER 11/22/25 ROLLKALL TECHNOLOGIES	* 260.4	260.40 008005
11/30/25 00431 11/09/25 3470 OCT 202510 320-57200-54500	* 457.1	5
CC PURCHASES THRU 11/9/25 11/09/25 3470 OCT 202510 320-57200-52005	* 19.5	0
CC PURCHASES THRU 11/9/25 11/09/25 3470 OCT 202510 320-57200-41050	* 99.0	0
CC PURCHASES THRU 11/9/25 11/09/25 3470 OCT 202510 320-57200-54600	* 964.4	2
CC PURCHASES THRU 11/9/25 11/09/25 3470 OCT 202510 320-57200-49400 CC PURCHASES THRU 11/9/25	* 1,119.	9
TRUIST BANK		2,659.86 008006

3,441.06

94,487.09

TOTAL FOR BANK Z

TOTAL FOR REGISTER

SAMC SAMPSON CREEK SHENNING

Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.



Your bill at a glanc For 219 SAINT JOHNS GOLF DR, H AUGUSTINE, FL, 32092-1053		INT
Previous balance		\$705.12
Payment - thank you	Oct 30	-\$705.12
Balance forward		\$0.00
Regular monthly charges	Page 3	\$692.45
Taxes, fees and other charges	Page 3	\$7.67
New charges		\$700.12
Amount due Nov 25,	2025	\$700.12

← Your bill explained

- Regular monthly charges have decreased by \$5.00 as a result of service change(s) made to Voice services, Bundled services, TV services and other regular monthly charges.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Nov 04, 2025 will show up on your next bill.
 View your most up-to-date account balance at business.comcast.com/myaccount.

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

001.320.57200.41000 Nov 2025

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST **BUSINESS**

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 96330310 DY RP 04 20251104 NNNNNNNY 0000474 0003

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

որկինկինիկինինանիներներներներ

Account number
Payment due

Please pay

Amount enclosed

8495 74 140 1110956

Nov 25, 2025

\$700.12

\$

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

||հգելհագիլիակինըակիրիկինիարութերիկիրիկ



Download the Comcast Business App

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

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

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Call us anytime

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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



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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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



Regular monthly charges	\$692.45			
Comcast Business		\$676.45		
Bundled services		\$309.95		
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage. Bundle Discount	\$429.00			
Equipment Fee Voice.	\$24.95			
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		
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90			
Voice Credit Qty 2 @ -\$19.95 each	-\$39.90			
Service fees		\$16.00		
Directory Listing Management Fee	\$8.00			
Voice Network Investment	\$8.00			

Taxes, fees and other charges	\$7.67	
Other charges		\$7.67
Federal Universal Service Fund	\$3.61	
Regulatory Cost Recovery	\$4.06	

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)599-9094, (904)819-9956, (904)217-8268

Visit business.comcast.com/myaccount for more details

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

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 \$124.95 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.

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



November 17, 2025

Sampson Creek

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2025 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 159.36

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely, 001.310.51300.42000 V#122

Jennifer Ravan, C.F.C. St. Johns County Tax Collector



Invoice

11/3/2025

INVOICE NUMBER

1508488

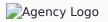
BILLED FROM BILLED TO

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 I	FEES	HOURS	RATE	AMOUNT
5814795			St Johns Golf		0.00 A 8.00 A 0.00 E 0.00 V 0.00 M	4.00	\$60.00	\$240.00
001.320. \$260.40	57200.34	4500		TOTAL OFFICE	RS PAY			\$240.00
	e Check	*		TOTAL JURISDICTION	N FEES			\$8.00
					Admin			\$8.00
				SERVI	CE FEE			\$12.40
					TAX			\$0.00
				TOTA	AL DUE		\$	260.40

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

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264



Invoice

11/12/2025

INVOICE NUMBER

1515892

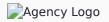
BILLED FROM BILLED TO

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 F	FEES	HOURS	RATE	AMOUNT
5850686			St Johns Golf		0.00 A 8.00 A 0.00 E 0.00 V 0.00 M	4.00	\$60.00	\$240.00
001.320 \$260.40	.57200.34	500		TOTAL OFFICER	RS PAY			\$240.00
	te Check*			TOTAL JURISDICTION	N FEES			\$8.00
					Admin			\$8.00
				SERVIC	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



Invoice

11/22/2025

INVOICE NUMBER

1526246

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

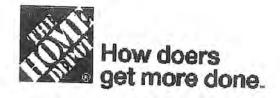
JOB ID	DATE	TIME	JOB NAME	OFFICER I	FEES	HOURS	RATE	AMOUNT
5903716			St Johns Golf		0.00 A 8.00 A	4.00	\$60.00	\$240.00
					0.00 E 0.00 V			
					0.00 V 0.00 M			
\$260.				TOTAL OFFICE	RS PAY			\$240.00
Sepa	arate Che	ck		TOTAL JURISDICTION	N FEES			\$8.00
					Admin			\$8.00
				SERVIO	CE FEE			\$12.40
					TAX			\$0.00
				тотя	AL DUE		\$2	260.40

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

RollKall Technologies LLC PO BOX 641142 DALLAS, TX 75264

		Distric	ct Credit	Card Receip	t Repo	rt 2025		
Card Holder:	Sampson (Creek CDD	Month	Month:		October 10 2025 - November 9 2025		
Store/Vendor	Date of Receipt	Expensed to	Billa	ble Amount	Rec	eipt Amount	Description	
Home Depot	10/8/2025	1.320.57200.54500	\$	194.50	\$	194.50	Repairs and Maintenance-Mirror Post	
Constant Contact	10/9/2025	1.320.57200.41050	\$	99.00	\$	99.00	Web Email Subscription	
Home Depot	10/10/2025	1.320.57200.54500	\$	14.88	\$	14.88	Repairs and Maintenance-Supplies	
Amazon	10/12/2025	1.320.57200.54600	\$	75.96	\$	75.96	Supplies - Pool Deck Supplies	
Publix	10/16/2025	1.320.57200.49400	\$	35.98	\$	35.98	Event Supplies - Golden Mornings	
Dunkin Donuts	10/16/2025	1.320.57200.49400	\$	23.99	\$	23.99	Event Supplies - Golden Mornings	
Amazon	10/21/2025	1.320.57200.49400	\$	38.78	\$	38.78	Event Supplies - Halloween	
Amazon	10/22/2025	1.320.57200.52005	\$	19.50	\$	19.50	Holiday Décor - Gift Wrap	
Home Depot	10/22/2025	1.320.57200.54500	\$	17.16	\$	17.16	Repairs and Maintenance-Mirror Post	
Amazon	10/22/2025	1.320.57200.54600	\$	62.49	\$	62.49	Supplies-Paper Towels	
Amazon	10/22/2025	1.320.57200.54600	\$	303.39	\$	303.39	Supplies - Paper Supplies for Amenity Center	
Amazon	10/23/2025	1.320.57200.54600	\$	257.36	\$	257.36	Supplies - Pool Deck Supplies	
Home Depot	10/24/2025	1.320.57200.54500	\$	54.82	\$	54.82	Repairs and Maintenance - Supplies	
Sheehan Home	10/24/2025	1.320.57200.49400	\$	450.00	\$	450.00	Event Supplies - Goat Yoga	
Amazon	10/28/2025	1.320.57200.54600	\$	211.88	\$	211.88	Supplies - Gym Wipes	
Cronin Ace Hardwar	10/29/2025	1.320.57200.54500	\$	41.99	\$	41.99	Repairs and Maintenance - Supplies	
Shell Oil	10/29/2025	1.320.57200.54500	\$	34.52	\$	34.52	Repairs and Maintenance - Supplies	
Amazon	11/4/2025	1.320.57200.54600	\$	53.24	\$	53.24	Supplies - Trash Bags	
Home Depot	11/5/2025	1.320.57200.54500	\$	99.28	\$	99.28	Repairs and Maintenance - Supplies	
Amazon	11/6/2025	1.320.57200.49400	\$	79.95	\$	79.95	Event Supplies - Countdown to Christmas	
Publix	11/7/2025	1.320.57200.49400	\$	50.97	\$	50.97	Event Supplies - Resident Day	
Mr. Bartenderr	11/7/2025	1.320.57200.49400	\$	427.75	\$	427.75	Event Supplies - Holiday Cocktail Class	
Publix	11/8/2025	1.320.57200.49400	\$	12.37	\$	12.37	Event Supplies - Resident Day	
			\$	2,659.76	\$	2,465.26		

001.320.57200.54500 \$457.15 001.320.57200.52005 \$19.50 001.320.57200.41050 \$99.00 001.320.57200.54600 \$964.32 001.320.57200.49400 \$1,119.79



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

1324 00001 07011 SALE CASHTER LAYLA

10/08/25 11:49 AM

764661111504 AK FASTSET <A> 5.86N
50LB SAKRETE FAST-SET CONCRETE
078477469217 15 AMP 125-V <A> 15A WEATHER/TAMPER GFCI, WH 3 PK
2056.97
092097214194 TEKS 1-1/2 <A> 17.22N
TEKS ROOFING DRILL PT 12X1-1/2" 75PK
008925095354 4" WIREWHEEL <A> 5.77N
AVANTI PRO 4" CRIMPED WIRE WHEEL
070183000159 RU CONC 320Z <A> 24.47N
ROUNDUP W&GK4 CONC 32 0Z
030699337576 EXT SPRING <A> SPRING, EXT 1-1/8" X 16" ZN
208.68 17.36N
098168420341 4X4-6 PT <A> 888N

098168420341 4X4-6 PT <A> 4X4-6' #2 PT GC 8.88N

SUBTOTAL 194.50 TAX + PIF TAX EXEMPT

\$194.50 XXXXXXXXXXXXX9319 MASTERCARD

USD\$ 194.50 AUTH CODE 01325C/0011337

Chip Read AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: MANTENANCE UPGRADE 1324 10/08/25 11:49

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A U.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
"DITION TO SALES TAX. THIS FEE BECOMES
"RT OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS TY ID DAYS POLICY EXPIRES ON 90 01/06/2026

* Maintenance Repairs Mirror Post

320- 57200- 54500



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: 11/11/2025 User Name: sampsoncreekamenities

Payments from 10/09/2025 to 11/05/2025

Date Description

7.1.7

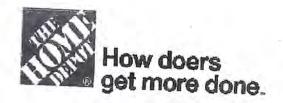
Charge Amount Credit Amount

\$99.00

Billing questions? Contact Support

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

Email Service Fee 320-57200-41050



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

1324 00001 12656 SALE CASHIER SIMON

10/10/25 10:39 AM

098168422345 4X4-10#2PT <A> 4X4-10FT #2 PT GC

14.85K

14.88

TAX EXEMPT

SUBTOTAL TAX + PIF

\$14.88

AUTH CODE 00755C/8011620

USD\$ 14.88

AID A0000000041010

MASTERCARD

P.O.#/JOB NAME: MIRROR POST 1324 10/10/25 1

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 01/08/2026

Repairs & Maintenance Supplies 320-57200-54500



Final Details for Order #111-3234855-2469024

Order Placed: October 10, 2025

Amazon.com order number: 111-3234855-2469024

Order Total: \$75.96

Shipped	on	October	12,	2025	
---------	----	---------	-----	------	--

Items Ordered Price

4 Of: Water Floating Lifesaving Rope 98.4FT, Outdoor Professional Throwing Rope Rescue Lifeguard Lifeline with Bracelet/Hand R

ing for Swimming Boating Fishing 800KG Capacity

Sold by: CtopoGo (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$75.96

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

SAINT AUGUSTINE, FL 32092-1053

United States Total before tax: \$75.96

Sales Tax: \$0.00 Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$75.96

\$18.99

Payment information

Payment Method: Item(s) Subtotal: \$75.96 MasterCard | Last digits: 9319

Shipping & Handling: \$0.00

Billing address

Haley Hadd Total before tax: \$75.96 5385 N NOB HILL RD Estimated Tax: \$0.00 SUNRISE, FL 33351-4761

United States Grand Total: \$75.96

Credit Card transactions MasterCard ending in 9319: October 12, 2025: \$75.96

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

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Supplies + Pool Deck Supplies,
320-57200-54400

Publix.

John's Creek Center 2845 County Road 210 W Saint Johns, FL 32259-2016 (904) 230-3939 Store Manager: Daniel Sax

Baked Goods	E	25.99
Baked Goods	E	9.99
saviotal		35.98
Total Tax Total		0.00
Credit		35.98
Change		35.98 0.00

MasterCard: *9319 \$35.98 Credit Card Purchase Auth/Trace: 03032C/045589 Chip Read

Reference: 002545317233

A0000000041010 MASTERCARD

10/16/2025 09:26AM
Thank you for shopping at store 1099
Your cashier today was Michael B..
3761, 0104, 221

Club Publix members save more. Join today at clubpublix.com/newmember. Terms & conditions apply.

Publix Super Markets, Inc.



1099 AGQ 043 761

Special Events
Golden Mornings
320-57200-49400

Welcome to Dunkin' Store #: 350098 2225 County Road 210 W Jacksonville, FL 32259 (904) 342-2618

119278 Dunktastic!

CHK 5947 10/16/2025 9:33 AM

Drive Thru
1 Box Hot Orig Cof 23.99
Mastercard \$23.99

Tran Type : Purchase
Entry Mode : INSERTED
Auth Code : 01325C
MASTERCARD
AID: A00000000041010
No Signature Required
I agree to pay the above total
amount according to the card
issuer
(merchant agreement if credit
Voucher)

Subtotal \$23.99
Payment \$23.99
Change Due \$0.00

10/16/2025 9:35 AM

Donut forget to tell us about today's visit! Talk to us at www.DunkinRunsOnYou.com within 3 days and receive a FREE CLASSIC DONUT on your next visit when you purchase a Medium of Larger Beverage

See restrictions on dunkindonuts.com

Special Events Golden Mornings 320-57200 - 49400



Final Details for Order #111-0197192-3601838

Order Placed: October 21, 2025

Amazon.com order number: 111-0197192-3601838

Order Total: \$38.78

Halloween Event Supplies

Shipped on October 21, 2025

Items Ordered

Price

1 of: Assorted Halloween Chocolate Candy Variety Pack - 5lb Chocolate Trick or Treat Candy Individually Wrapped - Bulk Chocola

\$38.78

te Assortment Great for Party Favors, Sharing and Snacking - Chocolate Candy Bulk Pack - 5 Pounds

Sold by: EMES SALES (seller profile)

Business Price Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

Item(s) Subtotal: \$38.78

219 SAINT JOHNS GOLF DR

Shipping & Handling: \$0.00

SAINT AUGUSTINE, FL 32092-1053 **United States**

Total before tax: \$38.78

Sales Tax:

\$0.00

Shipping Speed:

Delivery in fewer trips to your address

Total for This Shipment: \$38.78

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$38.78

Shipping & Handling: \$0.00

Billing address

Haley Hadd 5385 N NOB HILL RD

Total before tax: \$38.78

SUNRISE, FL 33351-4761

Estimated Tax: \$0.00

United States

Grand Total: \$38.78

Credit Card transactions

MasterCard ending in 9319: October 21, 2025: \$38.78

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

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Final Details for Order #111-6221595-7819427

Order Placed: October 21, 2025

Amazon.com order number: 111-6221595-7819427

Order Total: \$19.50

Holiday Decor 320-57200-52005

Shipped on October 21, 2025

Items Ordered Price

1 of: RUSPEPA Kraft Christmas Wrapping Paper Roll, Mini Roll, Christmas Train and Penguin Pattern Great for Xmas Gifts, Holida

\$9.80

y and Party, 17 Inches X 32.8 Feet Sold by: Ruspepa® (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:

Item(s) Subtotal:

Shipping & Handling:

\$9.80

\$9.80

\$0.00

Sales Tax:

\$9.80

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$9.80

Shipped on October 22, 2025

Items Ordered

1 of: WRAPAHOLIC Thanksgiving Wrapping Paper - Mini Roll - 17 Inch x 16.5 Feet - Happy Thanksgiving Elements Design for

Price \$9.70

Autumn

, Fall Party, Holiday

Sold by: WRAPAHOLIC (seller profile)

Business Price Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States

Shipping Speed:

Item(s) Subtotal:

\$9.70

Shipping & Handling:

\$0.00

A Down of the Control

.....

Total before tax:

\$9.70 \$0.00

Sales Tax:

FREE Prime Delivery

Total for This Shipment:

\$9.70

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$19.50

Shipping & Handling:

\$0.00

Billing address



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

1324 00053 65036 SALE CASHIER SUSAN

10/22/25 01:26 PM

030699337576 EXT SPRING SPRING, EXT 1-1/8" X 16" Z 1000699311354 REFLECTORS SPRING SPR

8.68N

TOTAL

SUBTOTAL TAX + PIF

TAX EXEMPT

17.16

XXXXXXXXXXXXXX9319 MASTERCARD

\$17.16

AUTH CODE 05545E/6530907

Chip Read AID A0000000041010

MASTERCARD

P.O.#/JOB NAME: MAINTANENCE 1324 10/22/25

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, F. YABLE 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 HARGED IN
ADDITION TO SALES TAX. THIS FLE BECOMES
PART OF THE SALES PRICE AND S SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS
ICY ID DAYS POLICY EXPIRES ON
1 90 027/20/2026 POLICY ID

airs : Maintenance 320-57200- SUSGO Mirror Post Repairs



Final Details for Order #111-6922991-0531467

Order Placed: October 20, 2025

Amazon.com order number: 111-6922991-0531467

Seller's order number: Done

Order Total: \$62.49

Supplies - Paper Towels 320-57200-54600

Shipped on October 22, 2025

Items Ordered

Price

1 of: Pacific Blue Basic Recycled Multifold Paper Towels (23304), Brown, 250 Towels/Pack, 16 Packs/Case Sold by: AB Through Z (seller profile)

\$22.50

Business Price Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

Item(s) Subtotal: \$22,50

219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Shipping & Handling: \$39.99

United States

Total before tax:

\$62.49

Sales Tax:

\$0.00

Shipping Speed:

Expedited Shipping

Total for This Shipment: \$62.49

F	ayment	informa	tion
---	--------	---------	------

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$22.50

Shipping & Handling: \$39.99

Billing address

United States

Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 Total before tax: \$62.49

Estimated Tax:

\$0.00 Grand Total: \$62.49

Credit Card transactions

MasterCard ending in 9319: October 22, 2025: \$62.49

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

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Final Details for Order #111-8901458-3837056

Order Placed: October 20, 2025

Amazon.com order number: 111-8901458-3837056

Order Total: \$303.39

Supplies - Amenity (enter 320-57200 - 54600

Shipped on October 21, 2025

Items Ordered

Price

1 of: Puffs Plus Lotion Facial Tissues, 8 Family Boxes, 124 Facial Tissues per Box, Allergies and Colds

\$11.49

Sold by: Amazon (seller profile)

Business Price Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States

Item(s) Subtotal: \$11.49

Shipping & Handling: \$0.00

Total before tax:

\$11.49

Sales Tax:

\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$11.49

Shipped on October 22, 2025

Items Ordered

Price

1 of: Zogics Wellness Center Cleaning Wipes - Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe

Pre-Sa

\$145.95

turated (4,600 Count, 4 Rolls of 1150)

Sold by: Zogics, LLC (seller profile)

Business Price

Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States

Item(s) Subtotal: \$145.95

Shipping & Handling:

\$0.00

Total before tax: \$145.95

Sales Tax:

\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$145.95

Shipped on October 22, 2025

Items Ordered

Price

1 of: Zogics Wellness Center Cleaning Wipes - Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Sa

\$145.95

turated (4,600 Count, 4 Rolls of 1150)

Sold by: Zogics, LLC (seller profile)



Final Details for Order #111-6007861-5469069

Order Placed: October 23, 2025

Amazon.com order number: 111-6007861-5469069

Order Total: \$257.36

Supplies - Pool Deck

320-57200-54600

Shipped on October 23, 2025

Items Ordered Price

4 of: EMS XTRM Boat Safety Throw Rings - Life Buoy Ring with Water Floating Lifesaving Rope - Compiled with Solas 74/96, 23 In

\$64.34

ch - 1.5 Kg

Sold by: Tactical Medical Supplies (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$257.36

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

SAINT AUGUSTINE, FL 32092-1053

United States

Total before tax: \$257.36

Sales Tax: \$0.00

Shipping Speed: Standard Shipping

Total for This Shipment: \$257.36

Payment information

Payment Method: Item(s) Subtotal: \$257.36 MasterCard | Last digits: 9319

Shipping & Handling: \$0.00

Billing address

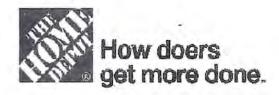
Haley Hadd Total before tax: \$257.36 5385 N NOB HILL RD Estimated Tax: \$0.00 SUNRISE, FL 33351-4761

United States Grand Total: \$257.36

Credit Card transactions MasterCard ending in 9319: October 23, 2025: \$257.36

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

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

1324 00051 24854 10/24/25 08:14 AM SALE CASHIER JANIAH

078275146303 1KW SS PCTRL <A> 1000W STEM & SWIVEL MOUNT PHOTO CTRL 2023.98 47.96N 764661111504 AK FASTSET <A> 50LB SAKRETE FAST-SET CONCRETE

> SUBTOTAL 54.82 TAX + PIF 0.00

TAX EXEMPT TOTAL

\$54.82

XXXXXXXXXXXXXX9319 MASTERCARD

USD\$ 54.82

AUTH CODE 07192E/4513836 Chip Read AID A0000000041010

MASTERCARD

P.O.#/JOB NAME: MAINTENENCE UPGRADE 1324 10/24/25 08:14 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 01/22/2026

Repairs : Maintenance 320-57200 - 54500

INVOICE

Sheehan Homestead 44065 Cushman Road, FL, FL 32011, UNITED STATES

Sheehanhomestead@gmail.com

Invoice No#: 0028

Invoice Date: Aug 28, 2025 **Due Date:** Nov 15, 2025





\$0.00

AMOUNT DUE

BILL TO

jtallaksen@vestapropertyservices.com

#	DATE	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Nov 15, 2025	Goat Yoga Goat Yoga Event- November 15, 10am 219 Saint Johns Golf Drive Saint Augustine, FL 32092 Deposit 50% - \$225	1	\$450.00	\$450.00
			Subtotal		\$450.00
			TOTAL		\$450.00 USD
			Amount paid		\$450.00
			AMOUNT DUE		\$0.00 USD

Special Events 320-57200-49400



Final Details for Order #111-5222441-6865005

Order Placed: October 28, 2025

Amazon.com order number: 111-5222441-6865005

Order Total: \$211.98

Supplies - Gym Wipes 320- 57200 - 54000

Shipped on October 28, 2025

Items Ordered

Price

1 of: Antiseptic Heavy Duty Cleaning Wipes, Gym Equipment Wipes (4000/Roll | 4 Rolls/CSE) HealthEwipe Fitness Equipment

\$105.99

Wipes

Sold by: PetrA-1 (seller profile)

Business Price Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

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

United States

Item(s) Subtotal: \$105.99

Shipping & Handling: \$0.00

Total before tax: \$105.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$105.99

Shipped on October 28, 2025

Items Ordered

Price \$105.99

1 of: Antiseptic Heavy Duty Cleaning Wipes, Gym Equipment Wipes (4000/Roll | 4 Rolls/CSE) HealthEwipe Fitness Equipment

Wipes

Sold by: PetrA-1 (seller profile)

Business Price

Condition: New

Shipping Address:

Sampson Creek Amenity Center Office

219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States

Item(s) Subtotal: \$105.99

Shipping & Handling:

\$0.00

Total before tax: \$105.99

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$105.99

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$211.98

Shipping & Handling: \$0.00

Billing address Haley Hadd

5385 N NOB HILL RD

Total before tax: \$211.98 Estimated Tax: \$0.00 THANK YOU FOR SHOPPING AT CRUNIN ACE SAINT JOHNS 2843 COUNTY ROAD 210 WEST SUITE 101 SAINT JOHNS, FL 32259 (904) 217-3324

10/29/25 11:31AM ANR

7234339

1 EA \$41.99 EA N

GAS CAN NOSPILL 5 GAL

\$41.99

SUB-TOTAL:\$

41.99 TAX: \$

TOTAL: \$

.00 41.99

BC AMT:

41,99

BK CARD#:

ELECXXXXXXXXXXXX MID: ****#6883 | TID: ***4807

AUTH: 02609E

AMT: \$

41.99

Host reference #:167765

Bat#

Authorizing Network: MASTERCARD

Chip Read

CARD TYPE: MASTERCARD

EXPR: XXXX

AID : A00000000041010

TVR : 00000006000

1AD : 1910667603225000A3540000000000000

TSI : E800

ARC : 00

MODE : Issuer

CVM :

Name : MASTERCARD

ATC :004F

AC : FOADBS510F59D549 TxnID/ValCode: 654583

Bank card

USD\$

41.99

Total Items:1



==>> JRNL# CUST NO:

THANK YOU HALEY HADD FOR YOUR PATRONAGE

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

Customer Copy

ACE STORE NUMBER 16059

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

To participate * Visit: TalkTo.AceHardware.com or text HELFFUL to 223439

Repairs 5 Maintenance 320-57200 - 54500

4.

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

uel Sale 'ump# 17 87-Reg 2.075 Gallons @ \$2,859/Gal	\$34.52
lub. Total:	\$34.52
ax:	\$0.00
otal:	\$34.52
liscount Total:	\$0.00
redit:	\$34.52
hange	\$0.00
9	\$0.00
IASTERCARD	

Repairs : Maintenance 320-57200-54500

ISD\$34.52 XXX XXXX XXXX 9319 hip Read IPPROVED IUTH # 08665E NV # 734806 lode: Issuer ID: A0000000041010 VR: 0000008000

SI: E800 RC: 00

Thank You for Shopping at Daily's!

:T#SHELREGISTER100TRAN SEQ NO: 1073171 :SH ICR 10/29/202511:41:10 A



Final Details for Order #111-6582093-0213041

Order Placed: November 4, 2025

Amazon.com order number: 111-6582093-0213041

Order Total: \$53.24

Supplies - Trash Bags 320-57200-54600

Shipped on November 4, 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 Shipping & Handling: \$0.00 219 SAINT JOHNS GOLF DR

SAINT AUGUSTINE, FL 32092-1053

United States Total before tax: \$49.99

Sales Tax: \$3.25

Shipping Speed:

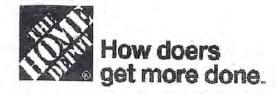
FREE Prime Delivery **Total for This Shipment:** \$53.24

Payment information Payment Method: Item(s) Subtotal: \$49.99 MasterCard | Last digits: 9319 Shipping & Handling: \$0.00 Billing address Haley Hadd Total before tax: \$49.99 5385 N NOB HILL RD Estimated Tax: \$3.25 SUNRISE, FL 33351-4761 United States Grand Total: \$53.24

Credit Card transactions MasterCard ending in 9319: November 4, 2025: \$53.24

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

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

1324 00052 71796 SALE CASHIER JANIAH 11/05/25 10:19 AM

18.97N 56,97N 6.93N

16.41N

SUBTOTAL TAX + PIF 99.28 TAX EXEMPT

\$99.28 XXXXXXXXXXXX9319 MASTERCARL

USD\$ 99.28 AUTH CODE 06228E/2525413

Chip Read AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: MAINTENENCE 324 11/05/25 1 1324 .0:19 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 02/03/2026



Final Details for Order #111-3846708-2833056

Order Placed: November 6, 2025

Amazon.com order number: 111-3846708-2833056

Order Total: \$79.95

Special Event 320-57200-49400

Shipped on November 6, 2025		
Items Ordered 3 of: 28 Pack Christmas Picture Frame Craft Kits for Kids, Xmas DIY Gingerbread House Candy Photo Craft Christmas Hanging Fram e Ornaments for Xmas Tree Holiday Art Decorations Home Class Game Activities Sold by: Giant Ball (seller profile)	Price \$19.99	
Condition: New		
2 of: 48 Pcs Christmas Craft Kits for Kids Christmas Stockings Christmas Tree Stockings Ornaments Kit Make Your Own Christmas Craft DIY Stockings Cutouts for Holiday Farmhouse Decor Handcraft Supplies Sold by: Couzerhou (seller profile) Condition: New	\$9.99	
Shipping Address: Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR Item(s) Subtotal: Shipping & Handling:	\$79.95	
219 SAINT JOHNS GOLF DR Shipping & Handling: SAINT AUGUSTINE, FL 32092-1053	\$0.00	
United States Total before tax:	\$79.95	
Sales Tax:	\$0.00	
Shipping Speed: FREE Prime Delivery Total for This Shipment:	\$79.95	

	Payment information	
Payment Method: MasterCard Last digits: 9319	Item(s) Subtotal: Shipping & Handling:	
Billing address Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: Estimated Tax:	\$0.00
Credit Card transactions	Grand Total: MasterCard ending in 9319: November 6, 2025.	11111111111

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

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Publix

John's Creek Center 2345 County Rd. 210 W St Johns, Ft 32259 Store Manager: Dan Sax 904-230-3939



1099 B70 073 253

BAKED GOODS		50.97	-
Order Total		50.97	
Sales lax		0.00	
Grand Intal		50.97	
Credit	Payment	50.97	
Change		0.00	

Receipt-10:-10:9 870-073 253

PRESTO!

Trace #: 077971

Reference #: 1407725893 Acot #: XXXXXXXXXXXX9319 Purchase Mastercard Amount: \$50.97

Amount: \$50.97 Auth #: 09407E

CREDIT CARD	
A0000000041010	
Entry Method.	
Mode:	

PURCHASE MASTERCARD Chip Read Issuer

Your cashier was Viktoriia

11/07/2025 15:38 \$1099 R107 3253 C0276

Join the Publik family! My today at apply.publix.jcbs. An equal opportunity employer.

« Super Marketa, Inc.

Special Events 320- 57200 -49400 From:

Destiny Whitehead

Mr.Barrtenderr

Food & Drinks

9042359433

mrbarrtenderr@gmail.com

Bill To:

Stephanie Taylor

staylor@vestapropertyservices.com

Project:

Julie's Project

Type

Other

Date

Dec 06, 2025

Time

7:00 pm - 8:00 pm

Location

219 Saint Johns Golf Drive Saint Augustine, FL 32092

PAYMENT CONFIRMATION

You've completed 1 of 2 payments / Retainer for "Julie's Project Smart File"

INVOICE

#000913-002

TOTAL

\$427.75

CHARGE DATE

09:28 pm | Nov 07, 2025

r Barrtenderr

DUE DATE

Oct 01, 2025

PAYMENT METHOD

mastercard (XXXX-9319)

Special Event 320-57200-49400

Publix

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

CHOC CHIP MUFI CHOC CHIP MUFI Promotion CHOC PETITE BU CLBRIN PETITE	FINS	5.39 5.39 -5.39 3.49 3.49	444
Order Total Sales Tax Grand Total Credit	Payment	12.37 0.00 12.37 12.37	
Change		0.00	
Savinas Summary			

Receipt iD: 1099-Bap_760 597

PRESTO!
Trace #: 764392
Reference #: 1409027279
Acct #: XXXXXXXXXXXXXXX3319
Purchase Mastercard
Amount: \$12.37
Auth #: 02315E

CREDIT CARD
A0000000041010
Entry Method:
Mode:

PURCHASE
MASTERCARD
Chip Read
Issuer

Your cashier was Self-Checkout Lane 1 11/08/2025 12:01 S1099 R176 0597 C0776

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

Publix Super Markets, Inc.



Special Event

320-57200 - 49406

INVOICE

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



Bill to

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

Invoice details

Invoice no.: 4870 Terms: Net 30

Invoice date: 11/25/2025 Due date: 12/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: DECEMBER	1	\$1,850.00	\$1,850.00
2.	TRICHLOR	PER LB	2	\$7.95	\$15.90
3.	LIQUID BLEACH	PER GAL	600	\$4.75	\$2,850.00
4.	SULFURIC ACID	PER GAL	15	\$8.70	\$130.50
			Total		\$4,846.40

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

Pool Maintenance 320-57200-45200

INVOICE

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.: 19-1667 Invoice date: 12/02/2025 Due date: 12/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sampson Creek Officer	November Week 1	40	\$32.00	\$1,280.00
2.		Sampson Creek Officer	November Week 2	40	\$32.00	\$1,280.00
3.		Sampson Creek Officer	November Week 3	40	\$32.00	\$1,280.00
4.		Sampson Creek Officer	November Week 4	40	\$32.00	\$1,280.00
5.		Sampson Creek Patrol Vehicle	November Direct Billed	1	\$500.00	\$500.00
6.		Sampson Creek Patrol Vehicle Fuel	Monthly Direct Billed	1	\$45.00	\$45.00

Total \$5,665.00

Note to customer

Thanks for choosing us as your security provider. We greatly appreciate the opportunity.

FEIN #46-3475536

Guard Services 320-57200-34501

Upcoming Delivery Dates

December 2025 Friday 5 Friday 19

January 2026 Friday 2 Friday 16 Friday 30

Details

February 2026 Friday 13 Friday 27





Fach

Bottled Water * Filtration * Coffee

To gatherings. To gratitude. From family dinners to festive toasts Primo Delivery brings premium water right to your doorstep, keeping holidays festive, elevated, and always celebration-ready. Add Saratoga or The Mountain Valley to your next delivery this holiday season.

Customer Account#:980956523356477

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

Transaction #

Date

Invoice Date: Invoice #:

11-26-25 23356477 112625

Amount

Purchase Order #:

Ot v

11-14-2	5	Previous Balance Payment - Thank You Remaining Balance			440.05 -232.77 207.28	
11-07-29	5 T253116970034	CRYSTAL SPRINGS 5G PURIFIED WATER CUP PLASTIC FLAT 7 OZ CLEAR 50 CT 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax	15 3 15 -15 1	10.49 4.49 6.00 6.00 14.99	157.35 13.47 90.00 -90.00 14.99 0.00 185.81	

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/myaccount2 Online you can also easily skip or add a delivery as needed.

Previous Bala \$440.05 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

\$232.77

\$394.09

\$601.37

PRIMO



200 Eagles Landing Blvd Lakeland, FL 33810

Customer Account#: Due By: Late Fees May Apply After:

Total Amount Due:

980956523356477 **Upon Receipt** 12-19-25 \$601.37

Check here and see reverse for address and phone corrections.

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

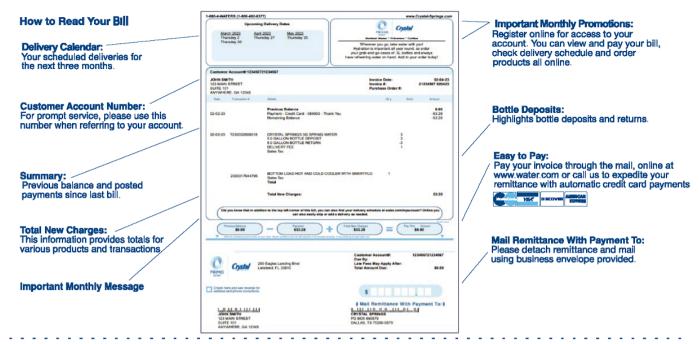


HaalalalaalallaaHaHaallaalalaaHalaaHa **CRYSTAL SPRINGS** PO BOX 660579 DALLAS, TX 75266-0579

Customer Account#:980956523356477

Invoice #:23356477 112625

Date	Détails		Qty.	Each	Amount
1-21-25	T253256970014	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 BOTTLE RETURN	-15	6.00	-90.00
		DELIVERY FEE	1	14.99	14.99
		Sales Tax			0.00
		Total			190.30
	R2532822541350	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:			394.09
				- 1	
				- 2	
				7.00	
				-	
				-	
					-
				-2	100
					200
			1		



Billing Rights Summary

In case of Errors or Questions About Your Bill:

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

In your letter, give us the following information:

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

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

Electronic Funds Transfer Notice

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

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

Insufficient Funds Notice

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

We appreciate your business.

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

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

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

Address Changes			
Mailing address only	Mailing and delivery address		
Name			
Address			
City	State	•	Zip Code
()			
Phone Number	E-mail Ad	dress	
Customer Account Number			Do Not Forget To:
		1	Detach this remittance and return with your payment.

@ 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 Cr	764139	11/30/25		
INVOICE #	INVOICE # INVOICE PERIOD			
0007454160	Nov 1- Nov 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 Place, Ste 114 Saint Augustine, FL 32092

PAYMENT DUE DATE: DECEMBER 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
11/1/25	Balance Forward	\$71.36
11/12/25	PAYMENT - THANK YOU	-\$71.36

Package Advertising:

Start-End Date Order Number	Product	Description	PO Number	Package Cost
11/11/25 11816396	SAG St Augustine Record	Nov 20th 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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT ACCOUNT NAME **ACCOUNT NUMBER AMOUNT PAID INVOICE NUMBER** Sampson Creek Cdd/Gms 764139 0007454160 **CURRENT** 30 DAYS 60 DAYS 90 DAYS 120+ DAYS UNAPPLIED **TOTAL CASH AMT DUE*** DUE **PAST DUE PAST DUE PAST DUE PAST DUE PAYMENTS** \$70.00 \$0.00 \$0.00 \$0.00 \$0.00 \$70.00 \$0.00 TO PAY BY PHONE PLEASE CALL: REMITTANCE ADDRESS (Include Account# & Invoice# on check) **TOTAL CREDIT CARD AMT DUE** 1-877-736-7608 \$72.79 Gannett Florida LocaliQ PO Box 631244 To sign up for E-mailed invoices and online payments please go Cincinnati, OH 45263-1244 to https://gcil.my.site.com/financialservicesportal/s/

Governmental Management Services, LLC

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

Invoice

Invoice #: 429

Invoice Date: 12/1/25 **Due Date:** 12/1/25

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 - December 2025	001.310.51300.34	000	5,641.83	5,641.83
Information Technology -December 2025	001.310.51300.35	100	97.42	97.42
Dissemination Agent Services - December 2025	001.310.51300.31	300	194.75	194.75
Copies	001.310.51300.42	500	16.20	16.20
Telephone	001.310.51300.41	000	68.18	68.18

Total	\$6,018.38
Payments/Credits	\$0.00
Balance Due	\$6,018.38



Remit To:

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

Invoice						
Date	Number					
12/01/2025	JAK12250030					
Due Date	Cust #					
12/31/2025	126069					
Invoice Amount	Amount Remitted					
\$ 1,611.00						

Sold To:

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

For:

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services

(904) 346-3000

The King of (

Sold To: For:

SAMPSON CREEK C.D.D. Same as Sold To

219 ST. JOHNS GOLF DRIVE

ST. AUGUSTINE FL 32092

Invoice No	Date	Cust No	Sismn No	PO Number		Franchisee		Due Date
JAK1225003	12/01/2025	126069	GREENWALT		DARRYI	L HALL ENTERPRISES	LLC	12/31/2025
Quantity		ı	Description	•		Unit Price	Ext	ended Price
1	Janito	rial Services 7200-45300	CT BILLING AMOU	JNT FOR DECE	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



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

SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 11/17/25 Cycle: 15

Amount Due \$4,013.22

Please pay by 12/09/25 to avoid 1.5% late payment charge.

Phone: (904) 665-6000

Online: jea.com

C	Business	Customers:	(904)	665-6250

Water	\$	3,352.34
Sewer		117.20
Irrigation		575.27
Total New Charges	\$	4,044.81
(A complete breakdown of charges can be found on the	following	g pages.)
Previous Balance	\$	1,384.16
Payment(s) Received		-1,415.75
Balance Before New Charges		-31.59
New Charges	\$	4,044.81
A late payment charge will be assessed for unpaid balance.	\$	4,013.22



001.320.54100.43100 Nov 2025

MESSAGES



Please pay \$4,013.22 by 12/09/25 to avoid 1.5% late payment charge and service disconnections.



JEA's Commercial Fats, Oils, and Grease (FOG) program helps ensure that your business is in compliance with the JEA rules and regulations. Learn more at jea.com/fog



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

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.

SCAN TO PAY

ONLINE

Acct #: 8274324200 Bill Date: 11/17/25

Please pay by 12/09/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

Additional information on reverse side. =

\$4,013.22

հոկլինիգիվիլիուլիվիկինիկիսինիկուլութիմի

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

ՈւիմիոլիովՈւիկուկիրկիրիկիովիիոլիդենիկը

018042 000000144



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

1282827432420000000000000040004013220101000000150001A

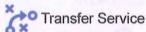
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STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

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







Online: jea.com SAMPSON CREEK COMMUNITY

Account #: 8274324200

Bill Date: 11/17/25

15 Cycle:

Service Address	Service Type	Charges	Service Point	Se	rvice Peri	od Bill	Rate	Cycle. 15	
1054 EAGLE POINT DR Detail Charges:Basic Monthly Charge	1	\$22.22 18.23	Irrigation 1 - Commercial	10/	13/25 - 11/1	2/25 Com Servi	mercial Irrigation ce		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal	rgal)	3.99	Meter Number 74457419	Days Billed	Current Reading 498	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 1000 GAL		
1148 STONEHEDGE TRAIL LN APT 1	1	\$114.37	Irrigation 1 -	10/	13/25 - 11/1		mercial Irrigation		
Detail Charges:Basic Monthly Charge		27.48	Commercial			Servi	ce		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kg Tier 2 Consumption (> 7 Kgal @ \$4.69 kg	E(C)4	27.94 58.95	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514012958	30	278	Regular	18000 GAL		
1401 CRESTED HERON CT	1	\$94.64	Irrigation 1 - Commercial	10/	17/25 - 11/1	7/25 Com Servi	mercial Irrigation		
Detail Charges:Basic Monthly Charge Tier 1 Consumption (1 - 7 Kgal @ \$3.49 l Tier 2 Consumption (> 7 Kgal @ \$4.69 kg	5	50.63 27.94 16.07	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			62253178	31	9507	Regular	10000 GAL		
219 SAINT JOHNS GOLF DR	W	\$21.29 18.23	Commercial - Water/Sewer	10/	13/25 - 11/1	2/25 Com Serv	mercial Water ice		
Detail Charges:Basic Monthly Charge Water Consumption Charge		3.06	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total New	Water
			514050548	30	1	Regular	1000 GAL	Charges For This Address	\$3,331.05
219 SAINT JOHNS GOLF DR Detail Charges:Basic Monthly Charge	W	\$3,309.76 78.40	Swimming Pool - Water	10/	17/25 - 11/1	7/25 Com Serv	mercial Water ice	\$3,389.65	Sewer \$58.60
Water Consumption Charge		3,231.36	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			94648188	31	4783	Regular	1056000 GAL		
219 SAINT JOHNS GOLF DR	S	\$58.60	Commercial - Water/Sewer	10/	13/25 - 11/1	2/25 Com Serv	mercial Sewer ice		
Detail Charges:Basic Monthly Charge		53.43							
Sewer Usage Charge		5.17	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514050548	30	1	Regular	1000 GAL		

Service Address	Service Type	Charges	Service Point	Se	rvice Peri	od Bill	Rate		Fage 4 01 4
219 SAINT JOHNS GOLF DR APT 1	W	\$21.29	Commercial - Water/Sewer	10/	13/25 - 11/1		mercial Water		
Detail Charges:Basic Monthly Charge		18.23	water/Sewer		,	Serv	ice	CV III	
Water Consumption Charge		3.06	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	Total Navy	Water
			86955411	30	146	Regular	1000 GAL	Total New Charges For This Address	\$21.29
219 SAINT JOHNS GOLF DR APT 1	S	\$58.60	Commercial - Water/Sewer	10/	13/25 - 11/1	2/25 Com Serv	mercial Sewer ice	\$79.89	Sewer \$58.60
Detail Charges:Basic Monthly Charge Sewer Usage Charge		53.43	Tracer de tre			1	1		
Sewer Osage Charge		5.17	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			86955411	30	146	Regular	1000 GAL		
380 SAINT JOHNS GOLF DR	1	\$30.20	Irrigation 1 - Commercial	10/	13/25 - 11/1	2/25 Com Serv	mercial Irrigation		
Detail Charges:Basic Monthly Charge	2000 - 120	18.23	Commercial			Serv	ice		
Tier 1 Consumption (1 - 7 Kgal @ \$3.4	9 kgal)	11.97	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			514034028	30	40	Regular	3000 GAL		
825 HAMPTON CROSSING WAY		\$42.71	Irrigation 1 -	10/	13/25 - 11/1		dential Irrigation		
Detail Charges:Basic Monthly Charge		18.23	Residential			Serv	ice		
Tier 1 Consumption (1-7 KGal @ \$4.02	2)	24.48	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			83711246	30	404	Regular	6000 GAL		
884 EAGLE POINT DR APT 1	1	\$39.45	Irrigation 1 -	10/	13/25 - 11/1		mercial Irrigation		
Detail Charges:Basic Monthly Charge		27.48	Commercial		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Serv	ice		
Tier 1 Consumption (1 - 7 Kgal @ \$3.4	9 kgal)	11.97	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			83715860	30	381	Regular	3000 GAL		
885 EAGLE POINT DR	1	\$99.76	Irrigation 1 -	10/	13/25 - 11/1		mercial Irrigation		
Detail Charges:Basic Monthly Charge		18.23	Commercial			Servi	ce		
Tier 1 Consumption (1 - 7 Kgal @ \$3.4 Tier 2 Consumption (> 7 Kgal @ \$4.69		27.94 53.59	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			81849996	30	526	Regular	17000 GAL		
982 EAGLE POINT DR	I	\$131.92	Irrigation 1 -	10/	13/25 - 11/1		mercial Irrigation		
Detail Charges:Basic Monthly Charge		18.23	Commercial			Servi	ce		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 Tier 2 Consumption (> 7 Kgal @ \$4.69		27.94 85.75	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			82580203	30	1353	Regular	23000 GAL		



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

Account #: 1487324200

SAMPSON CREEK COMMUNITY

Phone: (904) 665-6000

Business Customers: (904) 665-6250

Online: jea.com

Bill Date: 11/14/25

Cycle: 15 **Amount Due** \$204.31

Please pay by 12/08/25 to avoid 1.5% late payment charge.

TOTAL SUMMARY OF CHARGES						
Irrigation	\$	172.72				
Total New Charges	\$	172.72				
(A complete breakdown of charges can be found on t	he following _l	pages.)				
Previous Balance	\$	31.59				
Payment(s) Received		0.00				
Balance Before New Charges		31.59				
New Charges	\$	172.72				

A late payment charge will be assessed for unpaid balance.



MESSAGES



Please pay \$204.31 by 12/08/25 to avoid 1.5% late payment charge and service disconnections.



JEA's Commercial Fats, Oils, and Grease (FOG) program helps ensure that your business is in compliance with the JEA rules and regulations. Learn more at jea.com/fog

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

Additional information on reverse side. =





Ш	Check her	e for telephone/mail add	ress correction and fill in on reverse side	Э.
	٠ ١ ١ ٨	4 #bb bill @	fachlaighbanta Naighban and/and	

_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: 11/14/25 Please pay by 12/08/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$204.31

014223 000000079

ԱլդԱլիգինժիվումյցիկիցնիվորկինինիունյիններ

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



|||ժոլ|||_||||թբակալ||բաբուլիալ|ժայրուհուր||իկոլվիվ։ *** JEA *** PO BOX 45047

JACKSONVILLE FL32232-5047



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ADDRESS CORRECTION

Account #	1487324200	Tel:
Address:		
City:		State: Zip Code:
E-mail:		





SAMPSON CREEK COMMUNITY

Account #: 1487324200

Bill Date: 11/14/25

Cycle: 15

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 1013 MEADOW VIEW LA APT IR01

Reading Date: 11/12/25 Service Period: 10/13/25 - 11/12/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
514069205	30	281	Regular	3/4	18000 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)	58.95

Total Current Irrigation Charges 105.12

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 784 EAGLE POINT DR APT IR01

Service Period: 10/13/25 - 11/12/25 Reading Date: 11/12/25

Service Point: Irrigation 1 - Commercial

	Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
ľ	72802699	30	2575	Regular	3/4	11000 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)	21.43

Total Current Irrigation Charges 67.60

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	27,000	28,000	29,000	967





Invoice Date
10/22/2025

E Invoice # 147719

Customer PO#

Remit Payments To:
P.O. Box 551629
Jacksonville, FL 32255

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

Site of Service/Delivery:

St Johns Golf & Country Club 219 St. Johns Golf Drive

St. Augustine, FL 32092

Kate

JSC Job#	Terms	Date Shipped	Ship Via
X074631	Due Upon Receipt	10/22/2025	

Quantity	Item / Description	Unit Price	Amount
1.50	Tech Rate	165.00	247.50
1.00	Trip Charge	75.00	75.00
	10/20/2025 Maglock for tennis court is not working - AMG M2150 panel needs to be replaced, temp moved reader 1 to reader 4 however reader 4 triggers 2 gates at the simutaneously. Gary to send quotes to replace board and network card		
	Repairs and Maintenance 320-57200-54500		

Sub-Total	322.50
Tax	0.00
Total Invoice Amount	322.50

Conditions of Sale

JSC Systems, Inc. (JSC) shall have the title to and the right to possession of the equipment until the receipt of total payment.

All accounts are payable in Duval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

November 20, 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. 3657394 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. 3657394

17923-1

Re: General

For Professional Legal Services Rendered

08/01/25	W. Haber	0.50	97.50	Prepare release of easement and confer with Laughlin regarding same
08/02/25	M. Rigoni	0.10	16.00	Review applicability of worker's compensation statute to supervisors
08/04/25	W. Haber	0.80	156.00	Confer with Laughlin regarding room usage agreement; review correspondence from Armstrong regarding status of payment; review audit and confer with accountant regarding same
08/05/25	W. Haber	0.40	78.00	Review and respond to inquiry regarding records request; review correspondence from Armstrong
08/06/25	A. Cox	0.20	21.00	Confer with Haber regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
08/06/25	W. Haber	0.40	78.00	Participate in conference call to discuss agenda for August meeting

Sampson Creek CDD November 20, 2025 Client Matter No. 17923-1 Invoice No. 3657394 Page 2

08/06/25	W. Haber	0.40	78.00	Review and revise budget and O&M
00,00,20	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	01.0	, 0.00	assessment resolutions; review correspondence regarding payment to Armstrong
08/07/25	A. Cox	0.20	21.00	Confer with district manager regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
08/07/25	W. Haber	0.20	39.00	Respond to auditor inquiry
08/11/25	W. Haber	0.30	58.50	Review correspondence from Armstrong regarding payment; confer with Yuro and Laughlin regarding same
08/20/25	W. Haber	0.50	97.50	Review and respond to inquiry regarding Armstrong payment; review agreement regarding same
08/21/25	W. Haber	2.40	468.00	Prepare for and participate in Board meeting
08/27/25	W. Haber	0.30	58.50	Review and respond to correspondence regarding sidewalk and driveway repair
08/28/25	W. Haber	0.40	78.00	Review and respond to inquiry regarding damage to and relocation of improvements located in CDD easement
08/29/25	W. Haber	0.40	78.00	Participate in call to discuss responsibility for sidewalks and driveways
09/02/25	W. Haber	0.40	78.00	Review and respond to inquiry regarding Armstrong payment; prepare e-mail to resident regarding use of easement
09/04/25	K. Jusevitch	0.30	31.50	Record easement agreement
09/05/25	K. Jusevitch	0.30	31.50	Correspond with district manager regarding easement agreement
09/08/25	K. Jusevitch	0.40	42.00	Conference with district staff regarding meeting agenda items
09/15/25	K. Haber	0.90	243.00	Research records of copyright claimant and requirements for eligibility for copyright protections

Sampson Creek CDD November 20, 2025 Client Matter No. 17923-1 Invoice No. 3657394 Page 3

09/15/25	K. Jusevitch	0.40	42.00	Correspond with district manager; update and record easement
09/16/25	K. Jusevitch	0.20	21.00	agreement Correspond with district manager regarding easement agreement
09/17/25	K. Haber	0.50	135.00	Research eligibility for copyright protections
09/17/25	W. Haber	0.90	175.50	Prepare for Board meeting; confer with Laughlin and prepare correspondence to website maintenance provider regarding trademark material; prepare correspondence to trademark enforcement company
09/18/25	W. Haber	3.60	702.00	Prepare for and participate in Board meeting
09/19/25	W. Haber	0.50	97.50	Confer with Laughlin regarding Brightview notice; review correspondence regarding same; begin preparation of agreement with Rupert
09/22/25	W. Haber	0.90	175.50	Confer with Laughlin regarding obligation for sidewalk repairs; review resolution regarding same; prepare correspondence to BrightView regarding expiration of agreement; prepare agreement for pipe repair and confer with Silverstein regarding same
09/24/25	A. Cox	0.60	63.00	Review landscape management proposal from Ruppert Landscape and research agreement form to use
09/24/25	W. Haber	0.30	58.50	Revise agreement for pipe repair; confer with Silverstein regarding same
09/26/25	A. Cox	1.70	178.50	Research and prepare landscape and irrigation maintenance agreement with Ruppert and confer with Haber regarding same

TOTAL HOURS

Sampson Creek CDD November 20, 2025 Client Matter No. 17923-1 Invoice No. 3657394 Page 4

09/26/25	W. Haber	0.70	136.50	Review correspondence from counsel for Armstrong regarding construction lien; review and revise agreement with Ruppert
09/29/25	W. Haber	0.30	58.50	Confer with Zimmerman and Laughlin regarding claim of lien
10/07/25	W. Haber	0.50	97.50	Prepare for and participate in agenda call; confer with Laughlin regarding copyright demand
10/10/25	W. Haber	0.30	58.50	Review correspondence regarding alleged trademark violation; confer with Laughlin
10/16/25	W. Haber	2.30	448.50	Prepare for and participate in Board meeting
10/17/25	W. Haber	0.40	78.00	Review change order to inlet repair agreement; review and respond to inquiry regarding amendment to minutes
10/20/25	W. Haber	0.30	58.50	Prepare UPS agreement; confer with Laughlin regarding same
10/22/25	A. Cox	0.20	21.00	Research website address; verify information on Florida Commerce Invoice
10/23/25	W. Haber	0.60	117.00	Review and prepare correspondence regarding declaration of covenants
10/27/25	W. Haber	0.30	58.50	Review and respond to correspondence from golf course regarding Armstrong lien notice
10/28/25	W. Haber	0.40	78.00	Confer with golf club representative (Zimmer) regarding Armstrong lien; confer with Laughlin

25.70

Sampson Creek CDD November 20, 2025 Client Matter No. 17923-1 Invoice No. 3657394 Page 5

TOTAL FOR SERVICES RENDERED \$4,708.00

DISBURSEMENTS

Computer Research 0.63
Filing and Court Fees 65.45

TOTAL DISBURSEMENTS 66.08

TOTAL CURRENT AMOUNT DUE \$4,774.08

001.310.51300.31500

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

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

St. Augustine, FL 32092



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

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

ACCOUNT NUMBER	DATE	BALANCE
707136	12/1/2025	\$2,360.00

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

000000001492000100000032857400000023600078

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

Sampson Creek CDD SJGCC	219 St Johns Golf Dr St. Augustine,	FL 32092
Invoice Due Date 12/31/2025	Invoice 328574B	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
12/1/2025	Water Management - Zone 1,Water Management - Zone 2,Water Management - Zone 3,Water		\$393.35	\$0.00	\$393.35
	Management - Zone 4, Water Management - Zone		\$393.33	\$0.00	\$393.33
	5,Water Management - Zone 6		\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
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: \$2360.00 \$2360.00

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

Customer #: **Corporate Address** 707136 4651 Salisbury Rd, Suite 155 Portal Registration #: AF01BA4E Jacksonville, FL 32256

Customer E-mail(s): staylor@vestapropertyservices.com,jdavidson@vestapropertyservices.com

www.lakedoctors.com/contact-us/ **Customer Portal Link:**

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



INVOICE

Date	Invoice#
Nov 30,2025	780530

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	Dec 30,2025	

Description	Price	Total
Landscape Management For November As Per Contract, Due Dec 30, 2025	\$9,747.58	\$9,747.58
Maintenance \$8598.51 Irrigation \$1149.06		
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:
 \$9,747.58

 Sales Tax:
 \$0.00

 Amount Due:
 \$9,747.58



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

Invoice

Invoice # Date 429575 12/01/2025

Terms

Net 30

Due Date

12/31/2025

Memo

Bill To

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

Description	Quantity	Rate	Amount
Monthly fees	1	16,090.91	16,090.91
Golf cart	1	200.00	200.00

Total 16,290.91

001.320.54100.34000



Service / Billing # Fax #

Payment Inquiry #

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

(877)275-4933

Invoice

Ship To Pool

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Invoice # 5296124108 Invoice Date 10/08/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 7058726132 Payer # 10552255

Bill To Pool

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

Material #		Description		Quai	ntity	Unit Price	Ext Price	Tax
Unit	00000000005150417	Unit Description:	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
44429		LARGE PATCH 2INX3IN MED		1	BOX	\$19.20	\$19.20	
50430		ALCOHOL SWABS SMALL		1	BAG	\$8.93	\$8.93	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
280000		LENS/SCREEN WIPES 36/BX		1	вох	\$14.54	\$14.54	
1192000		COLD-EEZE CHERRY LOZENGE SM	MALL	1	BOX	\$20.49	\$20.49	
						Unit Subtotal:	\$73.61	
Unit	000000000017631113	Unit Description:	FITNESS					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000017631116	•	OFFICE HALI	_WAY				
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit 400	000000000999900999	Unit Description: SERVICE CHARGE	Other	1	EA	¢24.05	\$24.05	
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
					Inv	Unit Subtotal: oice Sub-total	\$24.95 \$98.56	
					Inv	Tax	\$90.00	
						Invoice Total	\$98.56	

Supplies 320-57200-54600

Invoice

Material # Description Quantity Unit Price Ext Price Tax

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note





Service / Billing # Fax #

Payment Inquiry #

(904)562-7000 (904)562-7020 (877)275-4933

Invoice

Ship To Pool

SAMPSON CREEK CDD 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 Invoice # 5300425904 Invoice Date 10/31/2025 Credit Terms NET 30 DAYS Customer # 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 7059314478 Payer # 10552255

Bill To Pool

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

Material #	ŧ.	Description		Quai	ntity	Unit Price	Ext Price	Tax
Unit	000000000005150417	Unit Description:	OFFICE					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
82420		READY-RIP 2IN		1	ROL	\$12.47	\$12.47	
101719		HAND LOTION, MEDIUM		1	BOX	\$20.51	\$20.51	
						Unit Subtotal:	\$43.43	
Unit	000000000017631113	Unit Description:	FITNESS					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000017631116	•	OFFICE HALLV	VAY				
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00	
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00	
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00	
						Unit Subtotal:	\$0.00	
Unit	000000000999900999	•	Other					
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
					lnv	oice Sub-total/ Tax	\$68.38	
						lax Invoice Total	\$0.00 \$68.38	

Supplies 320-57200-54600

Invoice

Material # Description Quantity Unit Price Ext Price Tax

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note





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 # 9340336022 **Invoice Date** 09/30/2025 Credit Terms NET 30 DAYS **Customer #** 10552255

Cintas Route LOC #0292 ROUTE 0009

Order # 0060324959 Payer # 10552255

Bill To Pool

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

Material #	Description	Qua	ntity	Unit Price	Ext Price	Тах
4003Z_AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	2	EA	\$154.00	\$308.00	
				Invoice Sub-total	\$308.00	
				Tax	\$0.00	
				Invoice Total	\$308.00	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Supplies

320-57200-54600

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.



For 219 SAINT JOHNS GOLF DR, F FL, 32092-1053	HOME OFC, SAIR	II AUGUSTINE,
Previous balance		\$393.37
Payment - thank you	Nov 19	-\$393.37
Balance forward		\$0.00
Regular monthly charges	Page 3	\$472.85
Taxes, fees and other charges	Page 3	\$6.85
New charges		\$479.70

← Your bill explained

- Taxes, fees & other charges have increased by \$1.33 on your account as a result of changes to your services.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Nov 28, 2025 will show up on your next bill.
 View your most up-to-date account balance at business.comcast.com/myaccount.

001.320.57200.41000 DEC 2025

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

Need help?

1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937 98330310 DY RP 28 20251128 NNNNNNNY 0000477 0002

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

լլսուունյիլորիլորիդի գերելունդի այլուրդիլի

Account number
Payment due

Please pay

Amount enclosed

8495 74 140 1110618

Dec 19, 2025

\$479.70

\$

Make checks payable to Comcast Do not send cash

Send payment to

COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

-իկիվիսիդիվուկարկություն միկությունը



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Call us anytime

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

Useful information

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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:



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Visit My Account at business.comcast.com/myaccount



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Download the Comcast Business App



In-Store

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



Comcast Business

Data, Voice, Access

Expanded Coverage.

Equipment Fee

TV services

TV Select Business Video. Music Choice TV Box + Remote Broadcast TV Fee

Static IP - 1
Voice services

Service fees

Other charges

Mobility Voice Line Business Voice. Voice Credit

Bundled services

Regular monthly charges

Package, Includes: Business Internet Performance,

1 Mobility Voice Line, SecurityEdge, and WiFi Pro

Voice and WiFi Pro Expanded Coverage

	\$450.85	
	\$288.95	
\$259.00		
\$29.95		
	\$116.95	
\$39.95		
\$29.95	and the same	
\$9.95		
\$37.10		
	\$19.95	
\$19.95		
	\$25.00	
\$44.95		
-\$19.95	-	

\$22.00

\$6.85

\$6.85

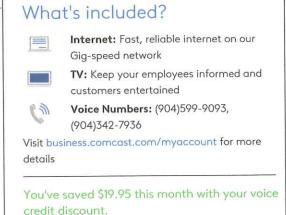
\$11.00

\$11.00

\$3.22

\$3.63

\$472.85





Additional information

Federal Universal Service Fund

Regulatory Cost Recovery

Directory Listing Management

Taxes, fees and other charges

Voice Network Investment

UPCOMING CHANGES TO YOUR BROADCAST TV (BTV) FEE: At Comcast Business, we're committed to delivering reliable service and work hard to keep prices stable for our customers. To continue to deliver the programming you enjoy, your BTV fee may change up to \$12.60 per month, effective December 18, 2025, due to increases in programming and service-related costs. 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 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.

We've made updates to our Comcast Business Services Customer Terms and Conditions, including changes to the arbitration provisions. You can review the updated agreement at business.comcast.com/terms-conditions-smb.

Comcast Business Update: Starting November 7, 2025, Willow TV will no longer be available for purchase as a standalone channel. If you're already subscribed to Willow TV, your subscription will stay active until you make a change to video service or receive further notice.

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:
 593560927

 Due Date:
 01/24/2026

 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

001.320.57200.44000 DEC 2025

2100005935609270002212297

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: 593560927

 Site Number:
 14732817

 Invoice Date:
 12/10/2025

 Period of Performance:
 12/24/2025 - 01/23/2026

 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.)

Asset D	Details									
Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50749980		Technogym / Strength Equipment	50749980_1	MNOCNN02510 1205	09/24/2025			\$2,212.29	\$0.00	\$2,212.29

Asset Location: 219 SAINT JOHNS GOLF DR ST AUGUSTINE SAINT JOHNS FL 32092-1053 United States

Asset Amount Total: \$2,212.29

Sampson Creek CDD

FPL Electric

Code to 001.320.54100.43000

November-25

		*	***V#16
Total		\$	6,634.99
33381-88364	1574 Drury Court #1	\$	274.92
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,219.69
80369-00598	205 St. John's Golf Drive #Swimclub	\$	497.90
61084-35154	944 Leo Maguire Parkway #1	\$	27.88
59216-52565	205 St. John's Golf Drive	\$	139.89
55613-33054	2125 County Road 210 W	\$	57.25
46974-44356	9402 Leo Maguire Pkwy #2	\$	27.27
19350-09421	211 St. John's Golf Drive #LITES	\$	135.20
16229-99512	219 St. John's Golf Drive #Pool	\$	1,229.33
08744-67061	380 St. John's Golf Drive #IRR	\$	25.66

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



CURRENT BILL

\$25.66 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

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

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

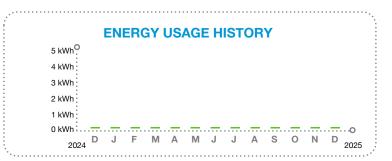
Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 **Account Number: 08744-67061**

Service Address:

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



KEEP IN MIND

Payment received after February 25, 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

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

Dec 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

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94663. Next meter reading Jan 6, 2026.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	0	0	0
Service days	29	29	30
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

KEEP IN MIND

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

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CURRENT BILL

\$1,229.33 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 1,214.09 Payments received -1,214.09 0.00 Balance before new charges 1,229.33 Total new charges Total amount you owe \$1,229.33

(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

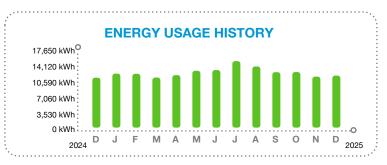
Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 **Account Number:** 16229-99512

Service Address:

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



KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 0.720833% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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

1304162299951233392210000

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

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GENERAL MAIL FACILITY MIAMI FL 33188-0001



BILL DETAILS Amount of your last bill 1.214.09 Payment received - Thank you -1,214.09Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 Non-fuel: \$424.45 (\$0.033890 per kWh) \$340.40 Fuel: (\$0.027180 per kWh) Demand: (\$13.41 per KW) \$402.30 Electric service amount 1,197.56 Gross receipts tax (State tax) 30.73 Taxes and charges 30.73 Regulatory fee (State fee) 1.04 \$1,229,33 Total new charges \$1,229.33 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KLL8671. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	83681		71157		12524
Demand KW	30.36				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	12524	12281	12027
Service days	29	29	30
kWh/day	431	423	400
Amount	\$1,229.33	\$1,214.09	\$973.07

KEEP IN MIND

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

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CURRENT BILL

\$135.20 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Total amount you owe	\$135.20
Total new charges	135.20
Balance before new charges	0.00
Payments received	-127.50
Amount of your last bill	127.50

(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

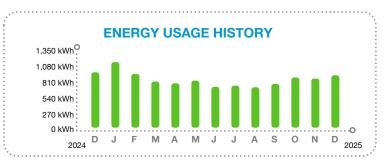
Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 Account Number: 19350-09421

Service Address:

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



KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 0.720833% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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

13041935009421 0253100000

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 127.50 Payment received - Thank you -127.50 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) \$92.64 Fuel: (\$0.027180 per kWh) \$26.20 Electric service amount 131.71 Gross receipts tax (State tax) 3.38 Taxes and charges 3.38 Regulatory fee (State fee) 0.11 Total new charges \$135.20 Total amount you owe \$135.20

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KN51244. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	63257		62293		964

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	964	903	1019
Service days	29	29	30
kWh/day	33	31	33
Amount	\$135.20	\$127.50	\$130.17

KEEP IN MIND

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

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CURRENT BILL

\$274.92 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 273.91 Payments received -273.91 0.00 Balance before new charges 274.92 Total new charges Total amount you owe \$274.92 (See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

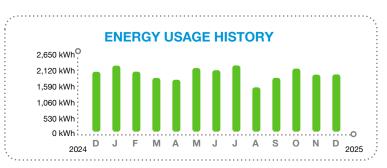
Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 Account Number: 33381-88364

Service Address: 1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092



KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 0.720833% will apply.
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Customer Service: (386) 252-1541 Outside Florida: 1-800-226-3545

Report Power Outages: Hearing/Speech Impaired:

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Ways to Pay



27

1304333818836422947200000

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33381-88364

\$274.92

Dec 26, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 273.91 Payment received - Thank you -273.91 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$198.74 Fuel: (\$0.027180 per kWh) \$56.21 Electric service amount 267.82 Gross receipts tax (State tax) 6.87 Taxes and charges 6.87 Regulatory fee (State fee) 0.23 Total new charges \$274.92 Total amount you owe \$274.92

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94707. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	91395		89327		2068

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	2068	2060	2163
Service days	29	29	30
kWh/day	71	71	72
Amount	\$274.92	\$273.91	\$261.60

KEEP IN MIND

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CURRENT BILL

\$27.27 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.16		
Payments received	-27.16		
Balance before new charges	0.00		
Total new charges	27.27		
Total amount you owe	\$27.27		
(See page 2 for bill details.)			

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

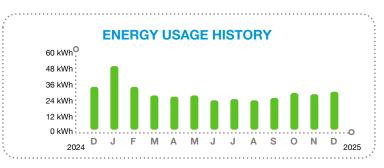


For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 **Account Number:** 46974-44356

Service Address:

9402 LEO MAGUIRE PKWY # 2 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 0.720833% will apply.
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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



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46974-44356

\$27.27

Dec 26, 2025 NEW CHARGES DUE BY

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

AMOUNT ENCLOSED



BILL DETAILS Amount of your last bill 27.16 Payment received - Thank you -27.16 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.87 Non-fuel: (\$0.096100 per kWh) \$2.99 Fuel: (\$0.027180 per kWh) \$0.84 Electric service amount 26.57 Gross receipts tax (State tax) 0.68 Taxes and charges 0.68 Regulatory fee (State fee) 0.02 \$27.27 Total new charges \$27.27 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94682. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	16860		16829		31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	31	29	35
Service days	29	29	30
kWh/day	1	1	1
Amount	\$27.27	\$27.16	\$27.08

KEEP IN MIND

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CURRENT BILL

\$57.25 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	57.63
Payments received	-57.63
Balance before new charges	0.00
Total new charges	57.25
Total amount you owe	\$57.25
	(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

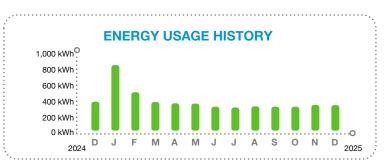
Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 Account Number: 55613-33054

Service Address:

2125 COUNTY ROAD 210 W SAINT AUGUSTINE, FL 32095



KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 0.720833% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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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55613-33054

\$57.25

Dec 26, 2025

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 57.63 Payment received - Thank you -57.63 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) \$33.44 Fuel: (\$0.027180 per kWh) \$9.46 Electric service amount 55.77 Gross receipts tax (State tax) 1.43 Taxes and charges 1.43 Regulatory fee (State fee) 0.05 Total new charges \$57.25 Total amount you owe \$57.25

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94696. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	99403		99055		348

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	348	351	394
Service days	29	29	30
kWh/day	12	12	13
Amount	\$57.25	\$57.63	\$58.38

KEEP IN MIND

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CURRENT BILL

\$139.89 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY

Amount of your last bill



BILL SUMMARY

Altiourit of your last bill	30.13
Payments received	-93.19
Balance before new charges	0.00
Total new charges	139.89
Total amount you owe	\$139.89
	(See page 2 for bill details.)

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New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

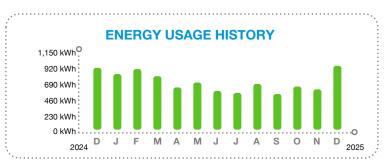
Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 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:

93 19

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



Ways to Pay



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BILL DETAILS Amount of your last bill 93.19 Payment received - Thank you -93.19 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) \$96.19 Fuel: (\$0.027180 per kWh) \$27.21 Electric service amount 136.27 Gross receipts tax (State tax) 3.50 Taxes and charges 3.50 Regulatory fee (State fee) 0.12 Total new charges \$139.89 Total amount you owe \$139.89

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter MN5481A. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	55890		54889		1001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	1001	632	969
Service days	29	29	30
kWh/day	34	21	32
Amount	\$139.89	\$93.19	\$124.45

KEEP IN MIND

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CURRENT BILL

\$27.88 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	27.73
Payments received	-27.73
Balance before new charges	0.00
Total new charges	27.88
Total amount you owe	\$27.88
	(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

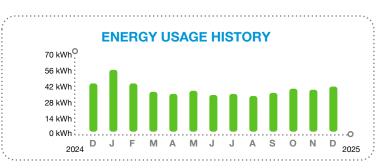
Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 Account Number: 61084-35154

Service Address:

944 LEO MAGUIRE PKWY #1 SAINT AUGUSTINE, FL 32092



KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 0.720833% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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

Report Power Outages: Hearing/Speech Impaired:

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Ways to Pay



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BILL DETAILS Amount of your last bill 27.73 Payment received - Thank you -27.73Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$9.00 Non-fuel: (\$0.096100 per kWh) \$4.12 Fuel: (\$0.027180 per kWh) \$1.17 Electric service amount 27.16 Gross receipts tax (State tax) 0.70 Taxes and charges 0.70 Regulatory fee (State fee) 0.02 \$27.88 Total new charges \$27.88 Total amount you owe

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter AC94705. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	20485		20442		43

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	43	40	46
Service days	29	29	30
kWh/day	1	1	2
Amount	\$27.88	\$27.73	\$27.53

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CURRENT BILL

\$497.90 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill 570.79 Payments received -570.79 0.00 Balance before new charges Total new charges Total amount you owe \$497.90

(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

Electric Bill Statement

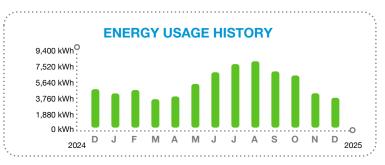
For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 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:

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Ways to Pay



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80369-00598

\$497.90

Dec 26, 2025

ACCOUNT NUMBER TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 570.79 Payment received - Thank you -570.79 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) \$368.06 Fuel: (\$0.027180 per kWh) \$104.10 Electric service amount 485.03 Gross receipts tax (State tax) 12.45 Taxes and charges 12.45 Regulatory fee (State fee) 0.42 Total new charges \$497.90 Total amount you owe \$497.90

Customer Name:

SAMPSON CREEK CDD

METER SUMMARY

Meter reading - Meter KLJ3017. Next meter reading Jan 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	54410		50580		3830

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	3830	4406	4930
Service days	29	29	30
kWh/day	132	151	164
Amount	\$497.90	\$570.79	\$577.98

KEEP IN MIND

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SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT. Here's what you owe for this billing period.

FPL.com Page 1

022886 0001 0004

E001

Electric Bill Statement

For: Nov 5, 2025 to Dec 4, 2025 (29 days)

Statement Date: Dec 4, 2025 **Account Number: 72556-88074**

Service Address:

LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

CURRENT BILL

\$4,219.69 TOTAL AMOUNT YOU OWE

Dec 26, 2025 NEW CHARGES DUE BY

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BILL SUMMARY

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

0.00 Balance before new charges

Total new charges 4,219.69

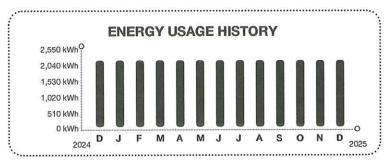
\$4,219.69 Total amount you owe

.....

(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

......



KEEP IN MIND

 Payment received after February 25, 2026 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.

The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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

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



Ways to Pay



27

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72556-88074 ACCOUNT NUMBER \$4,219.69

Dec 26, 2025

NEW CHARGES DUE BY

AMOUNT ENCLOSED



TOTAL AMOUNT YOU OWE



Customer Name: SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

Account Number: 72556-88074

FPL.com Page 2

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E001

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

** Your electric service amount includes the following charges:

Non-fuel energy charge:

\$0.059770 per kWh

Fuel charge:

\$0.026470 per kWh

METER SUMMARY

Next bill date Jan 6, 2026.

Usage Type Total kWh used Usage 2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 4, 2025	Nov 5, 2025	Dec 5, 2024
kWh Used	2302	2302	2302
Service days	29	29	30
kWh/day	79	79	77
Amount	\$4,219.69	\$4,219.69	\$4,152.72

KEEP IN MIND

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COMMUNITY DEVELOPMENT DISTRICT **Account Number:**

72556-88074

For: 11-05-2025 to 12-04-2025 (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 COMMUNITY DEVELOPMENT DISTRICT 5385 N NOB HILL RD SUNRISE FL 33351-4761





For: 11-05-2025 to 12-04-2025 (29 days) kWh/Day: 79 Service Address: LEO MAGUIRE PKWY #STREETLIGHTS SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		71.20
				No	n-energy sub total		4,021.13
	240				Sub total	2,302	4,092.33
			C Er	Capacity payment of the control of t	tion cost recovery the recovery charge st recovery charge n recovery charge n recovery charge n recovery charge n recovery charge Fuel charge c service amount ipts tax (State tax) tory fee (State fee)		0.90 0.16 1.13 47.70 -4.77 12.85 60.93 4,211.23 4.88 3.58
					Total	2,302	4,219.69

INVOICE

A Beautiful Life Enterprises LLC 52 Tuscan Way Ste 202-349 Saint Augustine, FL 32092 holidayandeventlights@gmail.com +1 (904) 679-1150



Bill to

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

Invoice details

Invoice no.: 1104 Terms: Net 30

Invoice date: 12/07/2025 Due date: 01/06/2026

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

		into the lower branches all at similar height just above the trunk.			
8.	Holiday Lighting Reinstall	Reinstall 20, 15" WW LED snowflakes 4 per tree on the entrance side of community. These would be affixed just above the trunk at similar heights just above the trunk.	0.4999936	\$781.25	\$390.62
9.	Holiday Lighting Reinstall	Reinstall 2, 36" pre-lit wreaths with pre- lit garland to the 2 front entrance median light posts.	0.5	\$125.00	\$62.50
10.	Holiday Lighting Reinstall	Reinstall C7 WW lights to the neighborhood signs at the entrance.	0.5	\$154.00	\$77.00
11.	Holiday Lighting Reinstall	Reinstall 6, 5' snowflakes and pre-lit garland to front entrance posts.	0.5	\$1,125.00	\$562.50
12.	Holiday Lighting Reinstall	Reinstall 5 custom holiday flags.	0.4999936	\$781.25	\$390.62
13.	Holiday Lighting Reinstall	Eagle Point and Stone Hedge Trail Monuments - 4, 36" Pre-lit wreaths with bows. One on each side of both monuments.	0.5	\$250.00	\$125.00
14.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous consumable installation products	0.5	\$125.00	\$62.50

16. **Take Down** Take down of lights and decor at the 0.5 \$1,500.00 \$750.00 end of the season. 17. 0.5 \$625.00 \$312.50 Storage Storage of lights and decor until 2026 holiday season. 18. **Product replacement** Replace garland on light poles in the 0.4999983 \$2,860.25 \$1,430.12 clubhouse parking lot. Replace all bows in the community display. These bows have a three year no fade

warranty.

Boom rental for install and takedown.

0.5

\$825.00

\$412.50

\$7,253.36

Ways to pay



15.







Equipment Charge



View and pay

Total

Matthews

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

Engineering - Architecture - Planning - Surveying

December 05, 2025

Invoice # 194297

Project 0000020835.0000 Sampson Creek CDD

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

- **CDD Monthly Meeting**
- Inspect 501 Stoneridge Sinkhole for Completion
- **Amenity Center Coordination**
- Requisitions 175-178 and 181-183
- Pond 20 Control Structure Inspectoin

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 November 30, 2025

Phase	0001	General Services				
			Hours	Rate	Amount	
QA/QC N	Manager		3.50	150.00	525.00	
Profession	onal Engineer		.25	135.00	33.75	
Profession	onal Engineer		10.50	135.00	1,417.50	
Sr. CAD			4.00	90.00	360.00	
Administ	rative		1.25	50.00	62.50	
	Total La	bor				2,398.75

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls 90.69 **Total Reimbursables** 90.69

Total Due: 2,489.44

001.310.51300.31100

90.69

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,398.75	194,149.02	196,547.77
Expense	90.69	4,522.31	4,613.00
Unit	0.00	1,441.25	1,441.25
Totals	2 489 44	200 112 58	202 602 02





Service Slip/Invoice

INVOICE: 65036058 DATE: 12/05/2025 ORDER: 65036058

[704649] Bill To:

> 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	Technici	an		Time In
Т	12/05/2025	02:17 PM		TCIESIA	A94G	Tyler Ciesielski	
	Purch	ase Order	Terms	Last Service	Map Cod	e	Time Out
				12/05/2025	SJG	Lic:JE501658	

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

Landscape Maintenance 320-54100-46202

TECHNICIAN SIGNATURE

Stephanie Taylor CUSTOMER SIGNATURE



Service Slip/Invoice

 INVOICE:
 65036094

 DATE:
 12/05/2025

 ORDER:
 65036094

Bill To: [7

[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	ın		Time In
12/05/2025	02:17 PM	RODENTS	TCIESIA	94G	Tyler Ciesielski	
Purcha	ase Order	Terms	Last Service	Map Code		Time Out
			12/05/2025	SJG	Lic:JE501658	

Service		Description		Price
CPC-RODENT CTRL	Rodent Control Service			\$158.00
			SUBTOTAL	\$158.00
Pool & parking lot by flag pole 10 Bait boxes 1 by flag pole &			TAX	\$0.00
	eas are inaccessible for treatment.		AMT. PAID	\$0.00
Treated areas as needed.			TOTAL	\$158.00
Do not touch treated areas un	til dry.			
Inspected and replaced bait in	side of rodent stations as needed.		AMOUNT DUE	\$158.00

Landscape Maintenance 320-54100-46202

Stephanie Taylor
CUSTOMER SIGNATURE

TECHNICIAN SIGNATURE



Service Slip/Invoice

INVOICE: 65236365 DATE: 12/08/2025 ORDER: 65236365

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	an		Time In
	12/08/2025	12:00 AM		BILLING	SP	Billing SP	· ·
	Purch	ase Order	Terms	Last Service	Map Code		Time Out
				12/08/2025	SJG		<u>'</u>

Service		Description		Price
CPC-COMM IPM	Commercial Pest Service			\$525.00
Billing and commission orde	er for 3 week trapping.		SUBTOTAL	\$525.00
			TAX	\$0.00
			AMT. PAID	\$0.00
			TOTAL	\$525.00
			AMOUNT DUE	\$525.00

Landscape Maintenance 320-54100-46202



Service Slip/Invoice

INVOICE: 65236477

DATE: 12/08/2025

ORDER: 65236477

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	an		Time In
	12/08/2025	11:49 AM		TCIESIA	.94G	Tyler Ciesielski	'
	Purch	ase Order	Terms	Last Service	Map Code		Time Out
				12/08/2025	SJG	Lic:JF501658	·

Service		Description		Price
C-PROD-TREX	T-Rex Trap			\$48.00
Sale and install of 6 trex to	raps for trapping service		SUBTOTAL	\$48.00
Installed and baited roder	nt snan trans		TAX	\$0.00
motalica and balted react	попар паро.		AMT. PAID	\$0.00
Do not interact with traps.			TOTAL	\$48.00
Thank you for choosing N	laders Pest Raiders!			
			AMOUNT DUE	\$48.00
			oye C===	
			TECHNICIAN SIGN	IATURE

Landscape Maintenance 320-54100-46202

Julie T.
CUSTOMER SIGNATURE

antan

001.320.57200.54500	8	53770
	bas	Invoice
ADDRESZ 19 St. John Golf Drive Apples M. Im provendation City, STATE, 2P & KANG + LA 21 32092 CITY, STATE, 2P	3 LCC	
CUSTOMER ORDER NO. SOLD BY TERMS F.O.B.	DATE 12	103 2025
Extra's		
1- Fill in Yold at Top of Climbing Wall with Deck board - Paint Same)	
2- Fill In Large Cracks In Aparx 6- Post - (Paint Same)		
La bon i Materials	# 218	. 75
Two Hundred Eighteen Dellars and Geventy Fire Unts.		
p. <u>aclarns</u> * D8140		



INVOICE

Date	Invoice#
Nov 28,2025	783036

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	Dec 28,2025	4600315

Description	Price	Total
Seasonal Flower Rotation 1 of 4	\$5,235.52	\$5,235.52
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:
 \$5,235.52

 Sales Tax:
 \$0.00

 Amount Due:
 \$5,235.52

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

Invoice

Customer Misc	
Name Sampson Creek Community Development Division Date 11.30.25	
Address 10300 NW 11th Manor Order No.	
Coral Springs, FL	
City <u>33071</u> Rep	
Phone	
Qty(Months) Description Unit Price TOTA	٩L
	458.00
\$	-
1 Irrigation (10% of 01624-42404) \$ 92.05 \$	92.05
1 Irrigation (10% of 13950-74402) \$ 3.07 \$ 1 Irrigation (10% of 43044-14404) \$ 5.93 \$	3.07 5.93
1 Irrigation (10% of 44869-53401) \$ 3.07 \$	3.07
1 Irrigation (10% of 76486-92403) \$ 3.07 \$	3.07
\$	-
\$	-
\/#404	
V#421	
Soccer Field Maintenance	
320-54100-46201	
SubTotal \$ 2.	-CE 40
SubTotal \$ 2,	565.19
Payment Please Make and Send Payment to: Tax Rate(s) 6.50%	
Tayment 1 lease wake and send 1 ayment to.	
TOTAL \$ 2,	565.19
St Johns Golf & Country Club	
Attn: Kris Reinert, GM Office Use Only	
205 St Johns Golf Drive	
St Augustine, FL 32092	

Thank you

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

Invoice

Customer			Misc		
Customer			IVIISC	J	
Name	Sampson Creek Community Development Division		Date	10.3	1.25
Address	10300 NW 11th Manor		Order No.		
	Coral Springs, FL				
City	33071		Rep		
Phone					
Qty(Months)	Description		Unit Price		TOTAL
1	October - Bermuda Commons Maintenance Equal Billings		\$ 2,458.00	\$	2,458.00
	go		Ψ =,	\$	-,
1	Irrigation (10% of 01624-42404)		\$ 135.33	\$	135.33
1	Irrigation (10% of 13950-74402)		\$ 3.07	\$	3.07
1	Irrigation (10% of 43044-14404)		\$ 8.64	\$	8.64
1	Irrigation (10% of 44869-53401)		\$ 2.57	\$	2.57
1	Irrigation (10% of 76486-92403)		\$ 3.07	\$	3.07
				\$	-
				\$	-
	V#421				
	Soccer Field Maintenance				
	320-54100-46201				
	320-34100-40201				
			SubTotal	\$	2,610.68
			Shipping		
Payment	Please Make and Send Payment to:	Tax Rate(s)	6.50%		
			TOTAL	\$	2,610.68
	St Johns Golf & Country Club				
	Attn: Kris Reinert, GM	Office Use	Only		
	205 St Johns Golf Drive				
	St Augustine, FL 32092				

Thank you

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

Invoice

Customer		Misc		
Name	Sampson Creek Community Development Division	Date	09.30	0.25
Address	10300 NW 11th Manor	Order No.		
	Coral Springs, FL	_		
City	33071	Rep		
Phone				
Qty(Months)	Description	Unit Price	T	TOTAL
1	September - Bermuda Commons Maintenance Equal Billings	\$ 2,458.00	\$	2,458.00
			\$	-
1	Irrigation (10% of 01624-42404)	\$ 203.18	\$	203.18
1	Irrigation (10% of 13950-74402)	\$ 3.07	\$	3.07
1	Irrigation (10% of 43044-14404)	\$ 10.55		10.55
1	Irrigation (10% of 44869-53401)	\$ 3.07	\$	3.07
1	Irrigation (10% of 76486-92403)	\$ 3.07	\$	3.07
			\$	-
			Ψ	_
	V#421			
	Soccer Field Maintenance			
	320-54100-46201			
	320 0 1100 1020 1			
			•	0.000.01
		SubTotal Shipping	\$	2,680.94
Payment	Please Make and Send Payment to: Tax Rate(s)	6.50%		
rayinent	Tax Rate(s)	0.30%		
		TOTAL	\$	2,680.94
	St Johns Golf & Country Club	IOIAL	Ψ	2,000.04
	Attn: Kris Reinert, GM Office Use	e Only		
	205 St Johns Golf Drive	- J,		
	St Augustine, FL 32092			

Thank you

AP300R *** CHECK NOS. 000272-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/11/25 PAGE 18 SAMPSON CREEK - CAPITAL RESERV

BANK B SAMPSON CREEK CDD

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

11/12/25 00106 11/06/25 Q-007102 202511 600-53800-60000 * 2,902.40
PO #00710221 TECHNOGYM USA CORP 2,902.40 000272

TOTAL FOR BANK B 2,902.40

TOTAL FOR REGISTER 2,902.40

SAMC SAMPSON CREEK SHENNING



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	1 .0.110.	TCITIS
3 , 1 1	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

2	0% down payment with sig	gned (proposal, 80% three wee	ks p	orio
	Payment due:			Γ	Г
With proposal signing	20%	\$	\$580.48	1	
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		

If any questions please contact: 800-804-0952 Extension: ANDREA VILLAMEDIANA N/A

\$2,302.12
\$600.28
0.000%
\$0.00
\$2,902.40
\$0.00
\$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