

***Sampson Creek***  
*Community Development District*

*March 26, 2026*

# *AGENDA*

# Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website: [www.stjohnsgcc.org](http://www.stjohnsgcc.org)***

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March 19, 2026

Board of Supervisors  
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, March 26, 2026, 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 – LPA Football Practice
- V. Staff Reports
  - A. Landscape Team
    1. Report
    2. Proposal for Jasmine Pilot in Common Area 13
    3. Proposal for Blue Citra Turf Pilot in Common Area 22
    4. Proposal for Freeze Damaged Plant Replacements
  - B. Attorney
  - C. Engineer
  - D. District Manager
  - E. General Manager
    1. Amenities and Operations Report

2. Lake Doctors
  3. Soccer Field Report
  4. Sidewalk Repair Update
  5. Proposal for Fountain Nozzle Repair
  6. Slide Colors
  7. Proposal for Speed Radar Sign
  8. Proposals for Tree Canopy Lift
  9. Proposal for Streetlight Pole
  10. Proposals for Painting Golf Cart Bridges
- VI. Discussion of Future Amenity Capital Improvements
- A. Pool Deck Renovation
  - B. Amenity Meeting Room Upgrade
  - C. Tennis and Basketball Court Replacements
  - D. Tennis Court Landscape Demo
  - E. Tennis Court Relandscape
- VII. Contracts Review
- VIII. Supervisors' Request
- IX. Public Comments
- X. Approval of Consent Agenda
- A. Minutes of the February 19, 2026 Meeting
  - B. Financial Statements as of January 31, 2026
  - B. Check Register
- XI. Proposals for Security Services\*
- XII. Next Scheduled Meeting – April 16, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

### XIII. 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.

*FOURTH ORDER OF BUSINESS*

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

**All Amenity Center/Field Request Forms must be submitted at least ten (10) days prior to the CDD meeting for Board review. Any request made within ten (10) days of the CDD meeting will be tabled until the next monthly meeting.**

**1. Requestor Information**

- Name(s): Sean Spicer
- Address: 421 ST. Johns Golf Dr.
- Legal Association Name (if applicable): \_\_\_\_\_

**2. Relationship to the Community**

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

**3. Policy Compliance:** Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the "Policies"). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors' use of the District's facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.

Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N): Y

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

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

**4. Request Details**

- Please provide specific details about the request:  
Request use of field for CPA football practice

- Why is this request being made?  
In the event we are not able to secure field space elsewhere.

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

**5. Request Timeline**

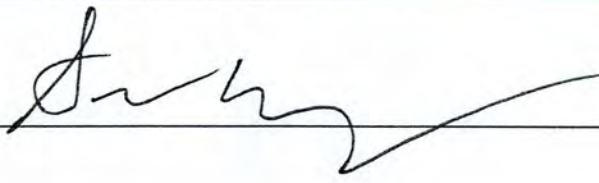
- Start Date: 3/30
- End Date: 5/2
- Times Requested: 5:30 - 7:30
- Any other additional information:  
Mondays & Thursdays

**6. Participation Details**

- Total number of participants: ~50
- Number of participants who are residents with current access to Sampson Creek CDD amenities: ~30

**7. Other Communities**

- Has this request been made to other communities? (Y/N): N
  - If yes, please specify the communities and the status of those requests:  
Last yr we requested w/ St. Johns Forrest and were denied.  
They won't ever approve.

Submitter's Signature: 

Date: 3/18/26

*FIFTH ORDER OF BUSINESS*

*A.*

*1.*



**RUPPERT**  
**L A N D S C A P E**

## Monthly Report

March 2026

### Maintenance Team:

Our team began mulching the last couple days of February and into first week of March. Prior to the installation, leaf debris was removed from the mulch beds. For the cutbacks they have completed the grasses and moved back to the palmettos and Woodline cutback on Leo Maguire. The Woodline is currently at 75% completion and on track to be wrapped up by the end of the month. The team has begun mowing service starting 3/16 and will be continue mowing weekly. Day 1 team focuses on the amenity center each side of St John's Golf Dr. Then moving onto the common areas. Day 2 the team services the ponds which are rotated and on a biweekly cycle. Wrap up their day servicing all of Leo Maguire Pkwy. Day 3 they focus on details throughout the community.

Week of 3/16: Weekly mowing cycle began, all areas around the amenity, St Johns Golf Dr, Leo Maguire, and common areas will be mowed, edged, line trimmed, and blown. Half of the ponds will be serviced this week.

Annual beds will receive new soil and amendments, pre-emergent during this rotation. I will be going by and providing a PSR for the annual beds. Team will continue to spray and detail mulch bed areas and crack weeds. Also to be worked on this week, will be cutting back the ginger on all main islands.

Week of 3/23: Perform weekly mowing cycle on all areas around the amenity, St Johns Golf Dr, Leo Maguire, and common areas will be mowed, edged, line trimmed, and blown. The other half of the ponds will be serviced this week which will complete the rotation on all the ponds.

Annual beds will be inspected and detailed. Team will continue to spray and detail mulch bed areas and crack weeds. Also to be worked on this week, continuing cutback of the woodline and palmettos.

Crew will have this standard routine until the end of the mowing season, we will continually provide property service reports and have monthly ride throughs of the property with Stephanie.

**Irrigation Team:**

Hybrid controller for area 15 and the smart clock replacement for the main clock are expected to be installed in the week of 3/23. Once installed and functional, the irrigation manager, I, and Stephanie will schedule a day to meet to go over the system. Irrigation report is attached, zones with broken rotors, sprays, and clogged nozzles have been remedied. Valve's that were flagged and shut down are scheduled to be replaced 3/20. Valve locations are at Main Clock Zone 1, common area 15 and 22.

### **Chemical:**

Nothing new to report for the turf program between Feb 17-March 13. Expected herbicide treatment for weeds in the turf to start 3/18 and be complete by 3/20.

### **Annuals:**

Mixed begonias, orchid, and pink colored impatiens were installed in the week of 3/16. New soil and amendments were added with the new rotation. Once annuals are in, a report will be sent and include photos of all the annual beds. Pre-emergent applied to annual beds as well.

### **Enhancements Proposed –**

- Tennis Court Demo
- Tennis Court Relandscape
- Pilot Jasmine Common Area 13
- Pilot BlueCitra St Augustine Common Area 22
- Plant replacements from Cold Snaps



# RUPPERT LANDSCAPE

Job Name:

JAMISON CREEK SHALL CLOCKS

Report Type:

AREAS

Controller Name:

HUNTER

Date:

3/9/2026

Page #:

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	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:

Controller Status:

POC Info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

### Information:

	AREA 16	AREA 18	AREA 19	AREA 20	AREA 21	AREA 22
Zone Number	(1)	(1)	(1)	(1)	(1) (2)	(1) (2)
Spray, Rotor, MP, Drip, or Bubbler	R	R	S	S	S S	S S
Run Time [Program: A ]	30	45	15	15	15 15	15 15
Run Time [Program: ]						
Battery Pack/Doubler/Add-a-Zone						
Zone Faults or Alarms						

### Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																				
Maintenance Repairs																				
Clogged Nozzles																				
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

### Billable Repairs or Upgrades:

Head Broken - 6" spray																				
Head Broken - 12" spray																				
Head Broken - 6" rotor																				
Head Broken - 12" rotor																				
Broken Riser																				
Upgrade 4" to 6" Pop Up																				
Upgrade 6" to 12" Pop Up																				
Nozzle - MPR																				
Nozzle - MP rotator																				
Severe Line Clog																				
Lateral Line Break																				
Relocation																				
Head Raised or Lowered-Turf																				
Head Raised or Lowered-Shrub																				
Damaged Valve Box																				
Valve - Inoperative/Sticking																				*
Additional Labor/Troubleshoot																				
Other-See Comments																				

Additional Comments:

Technician Name: FERNANDO VASQUEZ

Signature

Did you contact the Account Manager? YES / NO

What time? \_\_\_\_\_

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



Job Name: SAMPSON CREEK SMALL CLOCKS  
 Report Type: AREAS  
 Controller Name: HUNTER  
 Date: 2/9/2026 Page #: 4 of 5

AREA 11 — Program A  
 AREA 12 — Program B  
 AREA 13 — Program C  
 AREA 14 — Program D  
 AREA 15

Start Times:	Seasonal Adjust:	Run Days:
12:00 AM	100 %	M(T)W T(F)S S
12:00 AM	100 %	(M)T W T(F)S S
12:00 AM	100 %	M(T)W T(F)S S
12:00 AM	100 %	M(T)W T(F)S S
3:00 AM	100 %	(W) (F)

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:

Controller Status:

POC Info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	AREA 11			AREA 12			AREA 13			AREA 14			AREA 15	
	(1)	(1)	(2)	(3)	(1)	(1)	(2)	(1)	(1)	(1)	(1)	(2)	(3)	(4)
Spray, Rotor, MP, Drip, or Bubbler	R	R	S	S	R	R	R	S	S	R	S	S	X	X
Run Time [Program: Δ]	25	30	1	10	25	20	20	10	10	1:00	10	10	2	X
Run Time [Program: ]														
Battery Pack/Doubler/Add-a-Zone														
Zone Faults or Alarms														

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned														
Maintenance Repairs														
Clogged Nozzles														
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray			1											
Head Broken - 12" spray														
Head Broken - 6" rotor	1					1								
Head Broken - 12" rotor														
Broken Riser														
Upgrade 4" to 6" Pop Up														
Upgrade 6" to 12" Pop Up														
Nozzle - MPR			1											
Nozzle - MP rotator														
Severe Line Clog														
Lateral Line Break														
Relocation														
Head Raised or Lowered-Turf														
Head Raised or Lowered-Shrub														
Damaged Valve Box														
Valve - Inoperative/Sticking													X	X
Additional Labor/Troubleshoot														
Other-See Comments														

Additional Comments:

Technician Name: FERNANDO VASQUEZ

Signature

Did you contact the Account Manager? YES / NO

What time? \_\_\_\_\_

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



# RUPPERT LANDSCAPE

Job Name:

SAMPSON CREEK "CLOCK POOL AREA"

Report Type:

Controller Name:

HUNTER PROC

Date:

3/9/2026

Page #:

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	Start Times:	Seasonal Adjust:	Run Days:
Program A	9:00 PM	00 %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	YES	NO
Weather Sensor:	Working	Not Working

Controller Make & Model:

HUNTER PROC

Controller Status:

WORKING

NOT WORKING

POC Info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

### Information:

Zone Number	2	3	4	6	8	9	10	11						
Spray, Rotor, MP, Drip, or Bubbler	S	S	S	MPR	S	R	S	S						
Run Time [Program: A ]	15	15	15	15	15	20	10	11						
Run Time [Program: ]														
Battery Pack/Doubler/Add-a-Zone														
Zone Faults or Alarms														

### Contract/Maintenance [No Charge]:

Checked Filters/Cleaned														
Maintenance Repairs														
Clogged Nozzles														
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/

### Billable Repairs or Upgrades:

Head Broken - 6" spray								1						
Head Broken - 12" spray														
Head Broken - 6" rotor														
Head Broken - 12" rotor														
Broken Riser														
Upgrade 4" to 6" Pop Up														
Upgrade 6" to 12" Pop Up														
Nozzle - MPR														
Nozzle - MP rotator								1						
Severe Line Clog														
Lateral Line Break														
Relocation														
Head Raised or Lowered-Turf														
Head Raised or Lowered-Shrub														
Damaged Valve Box														
Valve - Inoperative/Sticking														
Additional Labor/Troubleshoot														
Other-See Comments														

Additional Comments: ZONE NUMBER 1, 5, 7 THE VALUES NEEDS TO BE RELOCATED.

Technician Name: FERNANDO VASQUEZ

Signature

Did you contact the Account Manager? YES / NO

What time? \_\_\_\_\_

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



# RUPPERT LANDSCAPE

Job Name: SAMPSON CREEK CLOAK 1  
 Report Type: \_\_\_\_\_  
 Controller Name: HUNTER ICC 2  
 Date: 3/9/2026 Page #: 2 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A	10:00PM	100 %	(M) T (W) T (F) S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:  
 YES  NO

Weather Sensor:  
 Working  Not Working

Controller Make & Model: HUNTER ICC 2  
 Controller Status: WORKING NOT WORKING  
 POC Info: Potable Water Reclaim Water Well Water Lake Water  
 Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

### Information:

Zone Number	17	18	19	20	21	22	23	24						
Spray, Rotor, MP, Drip, or Bubbler	R	R	R	S	R	S	S/R	R						
Run Time [Program: <u>A</u> ]	25	25	25	15	25	15	25	25						
Run Time [Program: ]														
Battery Pack/Doubler/Add-a-Zone														
Zone Faults or Alarms														

### Contract/Maintenance [No Charge]:

Checked Filters/Cleaned														
Maintenance Repairs														
Clogged Nozzles														
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/

### Billable Repairs or Upgrades:

Head Broken - 6" spray				1										
Head Broken - 12" spray														
Head Broken - 6" rotor	1							1						
Head Broken - 12" rotor														
Broken Riser														
Upgrade 4" to 6" Pop Up														
Upgrade 6" to 12" Pop Up														
Nozzle - MPR				1										
Nozzle - MP rotator														
Severe Line Clog														
Lateral Line Break														
Relocation														
Head Raised or Lowered-Turf														
Head Raised or Lowered-Shrub														
Damaged Valve Box														
Valve - Inoperative/Sticking														
Additional Labor/Troubleshoot														
Other-See Comments														

### Additional Comments:

Technician Name: FERNANDO VASQUEZ Signature: [Signature]  
 Did you contact the Account Manager? YES / NO \_\_\_\_\_ What time? \_\_\_\_\_ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO \_\_\_\_\_



# RUPPERT LANDSCAPE

Job Name:

SAMPSON CREEK clock 1

Report Type:

Controller Name:

HUNTER ICC2

Date:

3/9/2026

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	Start Times:	Seasonal Adjust:	Run Days:
Program A	4:00 PM	100 %	(M) T (W) T (F) S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
<input checked="" type="radio"/> YES	<input type="radio"/> NO
Weather Sensor:	
<input checked="" type="radio"/> Working	<input type="radio"/> Not Working

Controller Make & Model:

HUNTER ICC2

Controller Status:

WORKING

NOT WORKING

POC Info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

### Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubblers	R	R	S	R	R	R	R	R	R	R	S	R	S	R	R	R
Run Time [Program: A]	25	25	15	25	25	25	25	25	25	25	15	25	15	25	25	25
Run Time [Program: ]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

### Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head-Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

### Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor						1			1							
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking	*															
Additional Labor/Troubleshoot																
Other-See Comments																

### Additional Comments:

Technician Name:

FERNANDO VASQUEZ

Signature

Did you contact the Account Manager? YES / NO

What time? \_\_\_\_\_

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

2.



March 05, 2026

475 West Town Place  
 St. Augustine , FL 32092

Attn: Stephanie Taylor  
 Re: Jasmine Pilot Common Area 13

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

**Scope of Work**

**This proposal is to pilot the jasmine bed on the curblin where turf is currently sutrggling in a shaded area with mature oak trees. The existing turf is to be removed and regraded. Install asiatic jasmine to fill in along the curblin and arond the trees.**

Plants:

Plant Description	Quantity	UM/Size
Asiatic Jasmine	765	1 gal

Miscellaneous:

Description
Demo/Regrade/Prep
Irrigation Adjusments

**Total price\* : \$5,800 \_\_\_\_\_ Initial**

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

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

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

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

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

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

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

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

**Acceptance of Proposal:**

**Stephanie Taylor**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**

**Oscar Miranda Jr.**

**904-312-0382 cell**

**OMirandaJr@ruppertcompanies.com**

Date: \_\_\_\_\_

3.



**March 05, 2026**

**475 West Town Place  
St. Augustine , FL 32092**

**Attn: Stephanie Taylor**

**Re: Blue Citra Turf Pilot Common Area 22**

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

**Scope of Work**

This proposal is to pilot an enhanced version of St Augustine that is made to handle shaded areas. Common area 22 has a good amount of shade from mature oak trees and a bare spot that is ideal to replace and test. All debris will be removed and hauled offsite.

**Materials:**

<b>Description</b>	<b>Quantity</b>	<b>UM/Size</b>
BlueCitra St Augustine	1	Pallet

**Miscellaneous:**

<b>Description</b>
Demo/Regrade

**Total price\* :                               \$1,150\_\_\_\_\_ Initial**

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

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

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

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

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

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

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

**Acceptance of Proposal:**

**Stephanie Taylor**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**

**Oscar Miranda Jr.**

**904-312-0382 cell**

**OMirandaJr@ruppertcompanies.com**

Date: \_\_\_\_\_

4.



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

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

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

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

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

**Acceptance of Proposal:**

**Stephanie Taylor**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**

**Oscar Miranda Jr.**

**904-312-0382 cell**

**OMirandaJr@ruppertcompanies.com**

Date: \_\_\_\_\_

*E.*

*1.*



## Monthly General Manager's Report

*CDD Meeting Date: 03-26-2026*

*Submitted by: Stephanie Taylor & Jason Davidson*

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### **POND FOUNTAIN/Board Action Required:**

We scheduled Lake Doctors to complete an onsite visit for the water fountain on pond 13. The water fountain was not spraying as high as it normally does. Unfortunately, the water fountain nozzle was broken again so Lake Doctors replaced it. We currently have a plastic water fountain nozzle that is comprised of two parts. This is the third time this type of water fountain nozzle has broken in the past two years. Lake Doctors has provided a proposal for a composite premium nozzle. This nozzle is comprised of one piece and is sturdier than our current nozzle. It will enhance the water fountain range by 5.5 feet in height, and our water fountain technician has yet to see this nozzle break. Typically, this is a repair we can make without consulting the Board, but with it changing the aesthetic of the fountain (adding more height to the fountain), we wanted to have Board discussion before any decisions were made. We can replace the water fountain nozzle with a premium nozzle for \$605. These funds would come from Repairs & Maintenance.

### **CROSSWALK PAINTING/Board Action Required:**

I reached out to Duval Asphalt for pricing for a new crosswalk. It is roughly \$200 to paint a new crosswalk. There are 5 areas where the sidewalk switches from one side of the roadway to the other side, and there are no stop signs in the vicinity. For example, the intersection by Drury Court and St. Johns Golf Drive, you can cross SJGD to continue down Drury Court. There are 8 areas where the sidewalk switches from one side of the roadway to the other side and one section of the roadway has a stop sign while other does not. For instance, to continue your walk on the sidewalks on Glenfield Crossing Court, you would cross Foxtail Court. To turn off Foxtail Court into Glenfield Crossing Court, there is a stop sign, but to turn into Foxtail Court, there is not a stop sign. I have reached out to Branden on whether there are any protocols with the County to paint new crosswalks when the roadways are owned by the CDD.

### **SLIDE INSPECTION/Board Action Required:**

I have reached out to the Slide Renu representative and am just waiting to hear back on when we can be put on the schedule. Once I have received that information, I will inform the Board of the scheduled date. The color options they have do not quite color match what we currently have so I will bring the color options to the Board at our upcoming meeting for discussion. The resurfacing will have to occur after Spring Break so the slide will need to be closed for one weekend prior to the school year ending. This information will be given to the Board and the residents, so they are aware of the weekend closure of the water slide.

### **SPEED RADAR SIGN/Board Action Required:**

Don was able to complete an onsite visit and dim the brightness of the radar sign and permanently disable the white lighting. There was a noticeable difference in the brightness when driving by at night, but I did ask for one more slight adjustment to the brightness. I have received the proposal for the exact sign used by the Amenity Center parking lot for the Board to review at the upcoming meeting.

### **CANOPIES/Board Action Required:**

I have reached out to a few tree service companies to schedule a visit for a proposal for the lifting of the canopies for both the sidewalks and the roadways. One of the proposals was substantially higher compared to the other two proposals so I did not include it in the agenda packet. 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.



NIDY	\$284,585.00	\$99,230.00	YES	1" in 10' slope	1.5 inches	YES, up to an inch	YES
Court Surfaces	\$347,700.00	\$99,750.00	YES	1" in 10' slope	1.5 inches	YES, but does NOT include additional fill for the base if needed	YES
Fast Dry Courts	\$299,995.00	\$101,000.00	YES		1.5 inches	YES	YES

Name of Company CNTD:	Number of Layers for Resurfacer Material	Fiberglass Membrane Installation Included:	Number of Layers for Court Paint:	Re-Installation of Current Fencing* Included:	Cost Savings of Completing Both Courts Together:
NIDY	2 layers	NO- not a full membrane installed, but will patch any area that holds water	2 layers	NO- will install NEW fencing	Not included on invoice
Court Surfaces	2 layers	NO- not a full membrane installed, but will patch any area that holds water	2 layers	NO- installation is NOT included	Not included on invoice
Fast Dry Courts	3 layers (1 before the fiberglass membrane and 2 after the membrane installation)	YES	2 layers	YES	\$12,000

**UPCOMING MAINTENANCE PROJECTS/No Board Action Required:**

Once the daily tasks are completed, Robert will be using his remaining hours to complete a number of projects over the upcoming month. He plans to clean the debris out of the storm drain grates throughout the neighborhood. With the number of leaves dropping this season and the recent storm, the storm drain grates are heavily covered by debris. In preparation for the busy pool season, he will do a deep clean/scrub to the splash pad flooring. There is a stop sign on Stonehedge Trail Lane that Robert will straighten. All the crooked golf cart posts will also be straightened around the amenity center. Lastly, he plans to scrub the breezeway ceilings prior to the school year ending.

**SIDEWALK REPAIRS/No Board Action Required:**

I emailed Andrew, and he will be adding this project to the schedule. We are tentatively looking at a project date of April 6th-9th. Should that change, I will let the Board know. Once completed, I have asked that their surveyor review the entire neighborhood to create a list of sidewalk panels that are outside their scope of work and require a complete replacement. I would like to create one comprehensive proposal for all replacements needed. Andrew

will also be creating a history summary that covers all the sidewalk repairs that have been completed in our community.

**MEETING ROOM FLOORING/No Board Action Required:**

I have reached out to my colleagues for any recommended flooring vendors so I can reach out for additional proposals with samples for the meeting room flooring. At this point, I will have two proposals for the CDD meeting. I will reach out to a third vendor, but I will not have any feedback about their quality of work. I was able to schedule an onsite visit with the third vendor so if I can receive all proposals prior to the meeting, I will bring physical copies for the Board members and the audience members. I will also ask our current proposal vendor for a sample as well.

**AWNING POLES ON POOL DECK/No Board Action Required:**

I met with Mark to discuss the projects and the wooden bridges. He unfortunately is unable to complete this awning project prior to the start of Spring Break so this will be scheduled on a weekday when the waterslide is closed and lifeguards are on duty. Once I have the start date, I will update the Board.

**ENTRANCE MONUMENTS/No Board Action Required:**

Once I have the start date for this project, I will let the Board know! I also reached out to Mark for an estimate of a cleaning of the entrance monuments on St. Johns Golf Drive, Eagle Point Drive, and Stonehedge Trail Lane to spruce up the entrances.

**PLAYGROUND RENOVATIONS AND ENHANCEMENTS/No Board Action Required:**

Robert is currently working on installing the swing seat sets. He should have this project completed by the CDD meeting date. I will keep the Board updated on the process!

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.

**AMENITY CENTER SIGN/Board Action Required:**

This project has a lot of moving parts to it! First, the ground that surrounds the sign is not in good condition. This area is between oak trees with very large root beds and little to no turf. This area is included in the long-term landscaping project to be completed. Personally, I think a mulch bed with some colorful plant material would be a nice touch to this area and help showcase the sign. The second item is the poles for the signage. Currently the poles match the styling and color (at least a color match) to the existing streetlight poles. If the Board is interested in replacing the streetlight poles, I would suggest either color matching to the new streetlight pole color or pick a separate color so that they are not dependent on the streetlight poles. Lastly is the sign. I am in the midst of researching a new sign that will be larger but still as sturdy and weatherproof as the current sign. In the meantime, I will speak to Robert about the possibility of cutting the poles at the same height and capping them, so they at least match while we continue this project.



Sign by Amenity Center



Sign by Marquee Board



Closer View of Sign

**SPRING BREAK/No Board Action Required/No Board Action Required:**

I can't believe it, but Spring Break is upon us! We held our pre-season meeting with the lifeguards prior to Spring Break to walk them through their shift responsibilities and what to expect being a lifeguard here at Sampson Creek. We do have a lot of new hires compared to returners so I will be spending every day this Spring Break working with the lifeguards to answer any questions and help coach them through their responsibilities to set them up for a successful pool season. We will begin our audits to help keep the lifeguards rescue ready in May so there will be a flyer that will go out to the residents, so they are aware of the process.

**UPCOMING EVENTS/No Board Action Required:**

Since our last CDD meeting, we have had lots of fun here at Sampson Creek!

-Our raffle concluded for the registration form check. Approximately 70 households participated in the raffle! Three lucky households were able to pick up a nice cookie basket as their prize.

-We had our Spring Paint Workshop on Saturday, February 28<sup>th</sup>. The residents enjoyed the opportunity create their own Spring themed sign to add to their house! It was great seeing the creativity of the residents and how they decorated their signs.

-We originally had our Spring Break Bash scheduled for yesterday, but with the chilly weather, we rescheduled it for this Friday. We will have live music, reptiles, and hot dogs and frozen ice for purchase. The water slide will be open for the residents to enjoy on the warmer afternoon!

-Spring Fling is next Saturday, March 28<sup>th</sup>. We are super "hoppy" to be hosting this event. Come visit the Easter bunny, jump on the inflatables, create an Easter themed craft, or listen to some tunes with our DJ. We will also have the mobile blood drive there for anyone who would like to donate. The Easter egg hunt starts promptly at 12:30 so don't miss out!

-We are hosting a Movie on the Lawn on Friday, April 3<sup>rd</sup>. We will be watching Zootopia 2 so bring your chairs and blankets and enjoy the show!

-We have our Spring community yard sale on Saturday, April 11<sup>th</sup>. This is the perfect time to check out the variety of goods your neighbors have to offer!

-April 11<sup>th</sup> is also our first 21 and up Family Feud night! Much like the TV show, residents will be guessing the most popular answers to a variety of questions.

-April 25<sup>th</sup> is our next resident appreciation day. Stop by to hear what's the scoop on the best community around! We will be giving out Bruster's ice cream as a small token of appreciation to the residents.

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



2.



**SAMPSON CREEK CDD SJGCC**

**03/16/2026**

Overall, lakes look good. February has continued with the dry weather. Pollen counts continue to be high. With the warmer weather upon us we will begin to experience alga blooms, but that is to be expected.

As requested, I have included pictures of the ponds with bulkheads. The bulkheaded ponds look pretty good, however, Pond 25A appears to have had more branches cut and thrown over the side.

Let us know at any time if there are questions or concerns and we'll make sure to promptly respond.

Please see the summary of treatments completed and photos from January:

<b>Zone</b>	<b>Technician</b>	<b>Date</b>	<b>Pond #</b>	<b>Service Provided</b>
1	Marc Thigpen	Feb 12th	20,21,23,24,24A, 25,25A,26	Algae Treatments
2	Luis Gallant	Feb 13th	6,8,19 4,7 2,3,5,10, 11	Algae Treatment Shoreline grasses Inspected
3	Garrett Potter	Feb 16th	1,12,13,14,14A 9,12A,15, 17	Algae Treatment Inspected
	Second Visit			
4	Marc Thigpen	Feb 23rd	20,21,24,24A,24B, 25,25A,26	Algae Treatments
5	Luis Gallant	Feb 26th	4,7,8,10, 11 6,19 2,3,5	Under Water/Shoreline Veg. Algae Treatment Inspected
6	Garrett Potter	Feb 10th	1,12A,14 12,13,15,16	Algae Treatments Inspected
	Notes			

\*Beneficial bacteria/probiotic applied



**Pond 1**

Feb 10, 2026 at 9:30:01 AM  
Leo Maguire Pkwy  
Saint Augustine FL 32092  
United States



**Pond 9**

Feb 10, 2026 at 9:35:07 AM  
366 St Johns Golf Dr  
Saint Augustine FL 32092  
United States



**Pond 14**



**Pond 14A**



**Pond 20**



**Pond 24**



**Pond 25A**



**Pond 25A (Second perspective)**



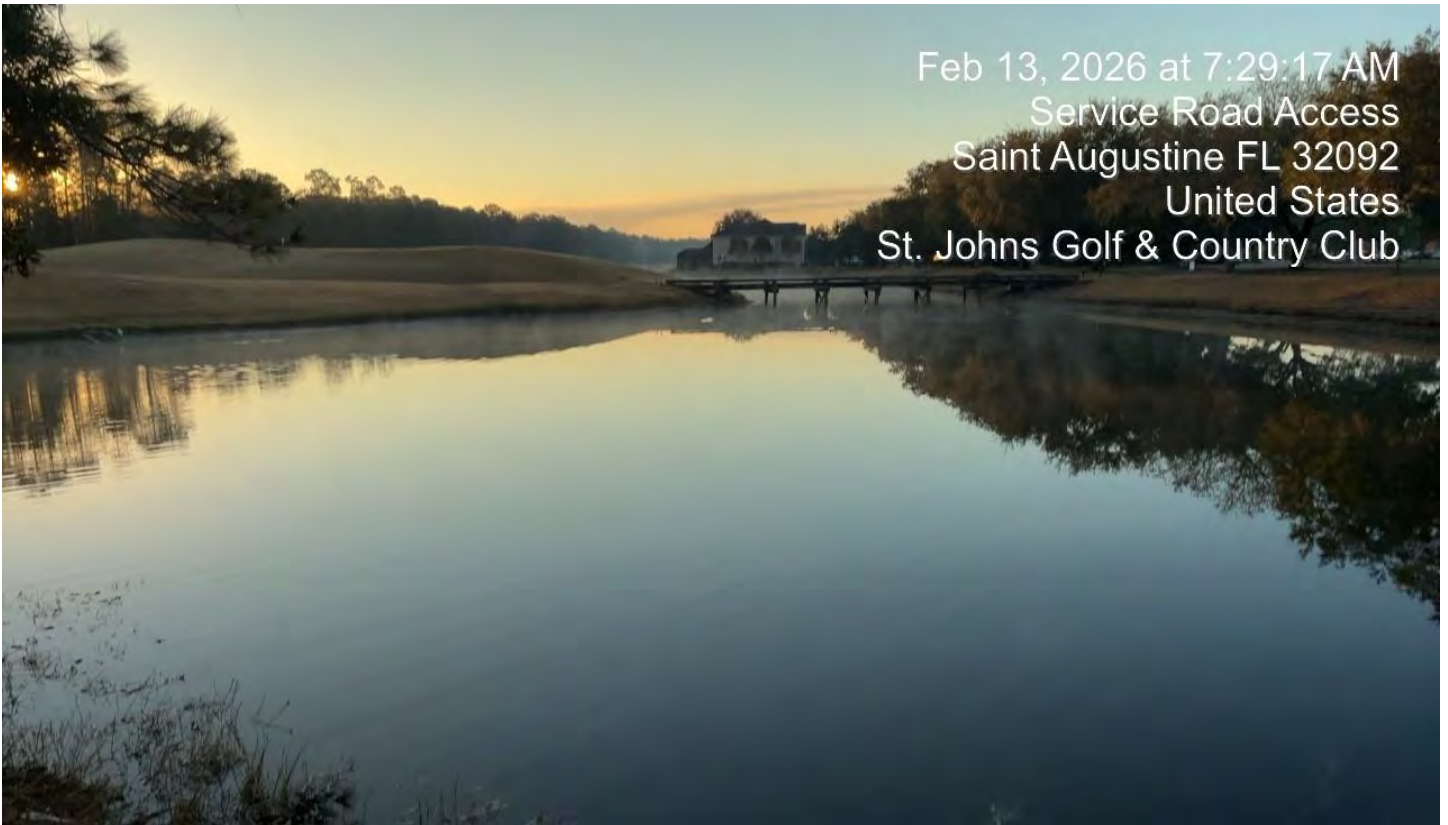
**Pond 2,3**

Feb 26, 2026 at 9:24:12 AM  
Saint Augustine FL 32092  
United States  
St. Johns Golf & Country Club



**Pond 4**

Feb 13, 2026 at 7:29:17 AM  
Service Road Access  
Saint Augustine FL 32092  
United States  
St. Johns Golf & Country Club



**Pond 6**



**Pond 10**



Hi Stephanie,

With spring approaching I am seeing evidence that the algae is starting to make a move. Of course, we will do our best to maintain control of the blooms.

I would like to take a moment to comment on pond 25A: I'm following up here with a couple of pictures from October, you can see the vegetation on the bulkhead has been knocked back compared to the recent picture in the body of the report. However, it does appear additional branches have been cut and pushed over the side, dangling. I will investigate further.

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](mailto:mike.clark@lakedoctors.com)  
[www.lakedoctors.com](http://www.lakedoctors.com)

**Pond 25A (October 2025)**



**Pond 25A (October) Different Perspective**

Oct 2, 2025 at 10:00:50 AM  
2125 Fox Tail Ct  
Saint Augustine FL 32092  
United States



3.

## Soccer Field Report

The ryegrass has matured extremely well over the last month with warmer temperatures. We have received a much needed 2in. of rain since last Thursday. The field is being mowed two times a week with our Toro Reel master fwy unit set at 0.450 inches. This is a quarter of inch lower than we had been mowing it. The bermuda rough around the field is beginning to green back up and is being mowed every other week as this time of year with our rough unit set at 1.75”.

A pre-emerge herbicide called Ronstar along with granular fertilizer was applied at a rate of 267lbs/Acre on Feb. 18<sup>th</sup>. It was watered in thoroughly and will prevent summer weeds from emerging, along with providing continuous nutrition for the turf. We are continuing our foliar fertilizer regiment of every two weeks using fast and slow-release Nitrogen fertilizers including micronutrients once a month. A chipco choice application is scheduled for April 21<sup>st</sup> and will take care of any mole cricket issues throughout the summer months.

5.



**Jacksonville Branch**  
 11621 COLUMBIA PARK DR W  
 JACKSONVILLE, FL 32258  
 (904) 262-5500  
 jacksonville@lakedoctors.com

## SERVICE ORDER

ACCOUNT/SITE	Sampson Creek CDD/SJGCC	ACCOUNT #	707136
BILLING NAME		DATE	3/5/2026
BILLING ADDRESS	219 St Johns Golf Dr St. Augustine, FL 32092	COUNTY #	St. Johns
CONTACT		PHONE #	(904) 940-5850 401
EMAIL ADDRESS	staylor@vestapropertyservices.com	Email Invoice: Y	<input checked="" type="radio"/> N <input type="radio"/>
PO#	MANUFACTURER: AQM	<input type="radio"/> AES	<input type="radio"/> KAS
		<input checked="" type="radio"/> LF	<input type="radio"/> OA
		<input type="radio"/> OTT	<input type="radio"/> AQC
		<input type="radio"/> ARM	<input type="radio"/> ODS

SERVICE REQUEST The fountain nozzle has broken 3 times since 5/3/2024. We recommend upgrading to a premium nozzle which will enhance the size of the fountain pattern and is less likely to break.

NOTES The quoted fountain is a solid piece and will be less likely to break than the existing two part nozzle. There is no warranty with the new nozzle.

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
1	EA	841325K Magnolia premium nozzle kit	325.00	325.00
				0.00
				0.00
				0.00
				0.00
		23.5 X 72 ft dimension		0.00
				0.00
		existing nozzle is 18 X 34		0.00
				0.00
				0.00

SERVICED BY: \_\_\_\_\_

SERVICE DATE: \_\_\_\_\_

WORK AUTHORIZED BY: \_\_\_\_\_

PARTS TOTAL	\$ 325.00
LABOR	\$ 250.00
FREIGHT	\$ 30.00
SUBTOTAL	\$ 605.00
6.500% STATE SALES TAX	\$ 39.33
<b>TOTAL</b>	<b>\$ 644.33</b>

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.  
 Pricing is valid thirty (30) days from date of quotation.



# Terms & Conditions

## Service Order

1. A 50% deposit shall be due payable upon execution of this Service Order should the total cost be over \$1,000.00. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Service Order. The CUSTOMER acknowledges that this service order is executed in the state in which THE LAKE DOCTORS office conducting the work resides and therefore THE LAKE DOCTORS is not responsible for the payment of any out-of-state taxes except as required by law.
2. THE LAKE DOCTORS agrees to install and/or repair within a minimum of fifteen (15) business days from the later of the deposit payment date, or date of the executed Service Order. If service is needed within five (5) business days at the time of the executed Service Order, CUSTOMER will be subject to an additional rate. The offer contained herein is withdrawn and this Service Order shall have no further force effective thirty (30) days from the date of quotation.
3. Equipment/parts sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient materials, or by other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS, at its expense, shall maintain the following insurance coverage: a) worker's compensation with statutory limits, b) automobile liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
9. This Service Order is not assignable by either party.
10. Termination of Service Order in writing by CUSTOMER after initiation of Service Order will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided CUSTOMER authorizes shipment and delivery within a period of ten (10) business days after execution of Service Order.
12. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating form, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
13. CUSTOMER warrants that he or she is authorized to execute the Service Order on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
14. THE LAKE DOCTORS reserve the right to impose a service charge of 5% percent per month on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
15. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Service Order, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
16. This Service Order constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
17. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

6.

## Standard Colors

# SlideRenu®

### ColorShield™ UV4 PolySilox GELCOAT

#### COLOR CHART



Colors represented are ink reproductions and should be used as guides for reference purposes only. ACTUAL COLORS can vary slightly in appearance due to slide location, lighting and surface textures. Contact SlideRenu® if you need an actual swatch.

AquaShield Products, LLC

[www.SlideRenu.com](http://www.SlideRenu.com)

5896 Chandler Court, Westerville, Ohio 43082

Sales: 614-948-2554 • Service: 614-948-2557 • Technical Support: 440-781-0051

*There is an additional \$ 200 charge for custom colors.*

7.

# STRIPE-ALL, LLC dba the Stripe Zone

Expert Pavement Marking & Repair

1015 Atlantic Blvd #284, Atlantic Beach, FL 32203

(904) 334-2726 <> [www.thestripezone.com](http://www.thestripezone.com)

Parking Lots . Airports . Game Courts . Design . ADA . Car Stops . Traffic Signs  
Asphalt Sealcoating . Overlays . Patching . Drainage Repair & Pressure Washing



## PRICE QUOTE # 20260316 / SOLAR RADAR SPEED SIGN

DATE: MARCH 16, 2026  
FOR: SAMPSON CREEK CCD / STEPHANIE TAYLOR  
JOB LOC: 219 ST JOHNS GOLF DRIVE, ST. AUGUSTINE, FL

**PROPOSED:**

*PURCHASE AND / OR INSTALL:*

1: EA TREE-TOP PRODUCTS (NOW BARCO) SOLAR / SPEED AWARE RADAR SPEED LIMIT SIGN

**SKU: SIGN-560**

PURCHASE PRICE: \$4,450 + \$500 (SHIPPING)

INCLUDES YELLOW "YOUR SPEED LIMIT" WITH RADAR SPEED DISPLAY  
60 WATT SOLAR PANEL & 12" LED DISPLAY

**ADDITIONAL:**

1 EA, HI-INTENSITY MUTCD SPEED LIMIT SIGN, BLACK ON WHITE, 24X30"

12' SIGN POST (2" SQ)

STRIPE ZONE PRICE FOR **ADDITIONALS** PLUS SETUP AND INSTALL PRICE: \$2,200.00

Item	Color	Qty	Unit Price	Ext Price
SOLAR RADAR SPEED LIMIT, PURCHASE	W/Y	1	4,450.00	\$4,450.00
SHIPPING	N/A	1	475.00	\$475.00
ADDITIONAL + SETUP & INSTALL	N/A	1	2,200.00	\$2,200.00
<b>TOTAL QUOTE AS LISTED</b>				<b>\$7,125.00</b>



Don Clark / 904-334-2726 / [www.thestripezone.com](http://www.thestripezone.com)

Stripe-All LLC dba the Stripe Zone

QUOTES GOOD FOR JOBS THAT COMMENCE W/IN 30 DAYS OF ABOVE DATE

All work to be accomplished according to existing engineering plans & local/state and federal Traffic Marking Codes

**QUALITY AND WORKMANSHIP SECOND TO NONE - YOUR SATISFACTION GUARANTEED**

8.

Taylor Tree Services, Inc.  
 4600 Ave B  
 St. Augustine, FL 32095 US  
 +19046922008  
 taylorreeservicesinc@gmail.com

# Estimate

ADDRESS
Sampson Creek CDD

ESTIMATE #	DATE
15477	02/26/2026

ACTIVITY	QTY	RATE	AMOUNT
<b>Tree Work</b> Along roadway's in community elevate Oak trees from over roadway up to 14-15 over roadway 8-10 over sidewalk on 707 Oak trees  If there is a limb that has been HIT by a truck it will be cut back and or removed Example " moving, trash amazon truck"  No large cuts will make unless approved by management when onsite  We will the canopy's of the trees touching  Haul away tree debris	1	49,490.00	49,490.00

Customer is responsible for requesting 811 for all utility locates for stump grinding services. All irrigation lines must be marked. Office staff can order locates upon customer request. Customer is responsible for obtaining any permits or approvals from any city, county or association if required. Please don't hesitate to call our office at 904-692-2008 if you have any questions or concerns.

**TOTAL \$49,490.00**

Accepted By

Accepted Date

If you would like schedule your tree work, for fastest response, please reply to this email or click approved and our office staff will contact you.



# Quills Tree Services

255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida  
 32259  
 +1 904-788-1185 | brent@quillstreeservices.com |  
 www.quillstreeservices.com

**RECIPIENT:**

**Saint Johns country club**

219 Saint Johns Golf Drive  
 St. Augustine, Florida 32092  
 Phone: 9045999093

Estimate #484	
Sent on	Mar 15, 2026
<b>Total</b>	<b>\$45,000.00</b>

Product/Service	Description	Qty.	Unit Price	Total
Tree Pruning- Amenities Center	Elevate tree canopies of seven live oaks in the amenities center parking lot, by sidewalk, to approximately 10'.	1	\$700.00	\$700.00
Tree Pruning- Leo Maguire pkwy	Trim tree canopies around both sidewalks down Leo Maguire Parkway from SR 210 down to Stone Hedge Trail Lane. - Tree canopies will be lifted to a height of approximately 10 feet. - Low vegetation encroaching on sidewalk from wood line will be cut back to approximately 5 feet beyond sidewalk.	1	\$9,000.00	\$9,000.00
Tree Pruning- Stone Hedge Trail Lane/ Cross Point Way	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$2,500.00	\$2,500.00
Tree Pruning/ Eagle Point Drive	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$15,000.00	\$15,000.00
Tree Pruning- Drury Court	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,500.00	\$1,500.00
Tree Pruning- Remington Court	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,200.00	\$1,200.00
Tree Pruning-Saint Johns Golf Dr	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$9,500.00	\$9,500.00



# Quills Tree Services

255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida  
32259  
+1 904-788-1185 | [brent@quillstreeservices.com](mailto:brent@quillstreeservices.com) |  
[www.quillstreeservices.com](http://www.quillstreeservices.com)

Product/Service	Description	Qty.	Unit Price	Total
Tree Pruning- Highland View Dr	- Elevate tree canopies over roadway to a height of approximately 14 feet - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,200.00	\$1,200.00
Tree Pruning- Pepper Stone Court	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,000.00	\$1,000.00
Tree Pruning- Meadow View Lane	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,500.00	\$1,500.00
Tree Pruning- Brookhaven Dr	- Elevate tree canopies over roadway to a height of approximately 14 feet. - Elevate tree canopies over sidewalks to a height of approximately 10 feet.	1	\$1,900.00	\$1,900.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable).	1	\$0.00	\$0.00
			<b>Total</b>	<b>\$45,000.00</b>

This quote is valid for a period of 14 days from the date of issuance. After this timeframe, the prices and terms outlined may be subject to modification, necessitating the issuance of a new quote.

Additionally, when evaluating proposals from other tree service companies, we recommend taking a few minutes to review their insurance credentials. This will minimize your legal exposure.

Tree service companies are mandated by State Law to maintain General Liability and Workers' Compensation Insurance. If these coverages are not in place and an injury occurs on your property, the homeowner may be held liable for the resulting damages. Furthermore, professional tree service companies are required to remove all debris from the property upon completion of their work. It is not acceptable for them to leave debris on the side of the road for municipal removal. Homeowners' Associations are increasingly aware of this unethical practice in St. Augustine and the surrounding areas.

If you have any questions regarding this quote or insurance coverage, please do not hesitate to contact us at [brent@quillstreeservices.com](mailto:brent@quillstreeservices.com).

9.



# Beacon Electrical

## *Commercial & Residential State Certified Electrical Contractor EC 13003971*

March 4, 2026

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

Attn: Stephanie Taylor

**RE : New Entrance Pole Light and Fixture**

Dear Mrs. Taylor,

We are pleased to present our **proposal** for the new entrance pole light and fixture at the above-mentioned property. Our proposal is based on our understanding of the owner's request and as detailed in the following scope. **Any exceptions or deviations indicated are part of our bid as noted.**

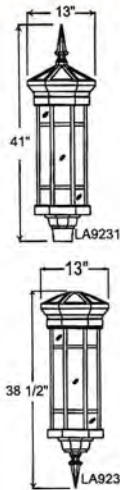
**Base Electrical Scope:**

- Provide labor and material to install new entrance pole light and fixture.
- Provide labor and material to install 120-volt GFI receptacle on the pole for Christmas lights.
- Provide labor and material for a complete and operable system.

<b>Total Proposal Amount .....</b>	<b>\$ 7,740.00.00</b>
------------------------------------	-----------------------

Thank you for the opportunity to provide pricing on this project. Please feel free to contact us with any questions or comments. We look forward to working with you on this project.

Sincerely,  
**Kevin Godwin**  
Beacon Electrical



Specifications

**Material:**  
Durable A356 cast aluminum and aluminum sheet metal. Hardware is stainless steel or zinc-plated steel.

**Lens:**  
Multiple choices of lens.

**Fixture Mounting:**  
Post Mount: Post Cap with set screws. Pendant Mount: Hangs from tenon with Dual Clevis Pins.

**Drivers:**  
Universal Voltage 120-277V is standard. 0-10V dimming is standard. (Refer to Driver Specification section for other specifications.)

**Electrical:**  
A lightning surge protective device is standard (20KA<sup>2</sup> Max/10KA<sup>2</sup> Nominal). Approximately 12" of pull wire extends from luminaire. All luminaires are prewired with 0-10V dimming leads. Post Arms and Wall Mounts are also prewired with line voltage & dimming leads.

**Finish:**  
A polyester powder coat high quality finish. Marine grade finish is available.

**Certifications:**  
UL Listed for outdoor, wet location. LED is IP66.

**Modifications:**  
Consult factory for custom or modified designs.

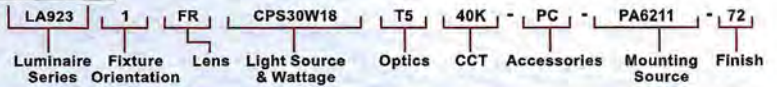
**Buy American:**  
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations. [Click here for additional information.](#)

Project Name: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_ Quantity: \_\_\_\_\_  
 Customer: \_\_\_\_\_

LA923 LED

EPA: 2.15  
Weight: 28.5 lbs.

Catalog Logic



Catalog Number	1	2	3	4	5	6	7	8
LA923	1	SE	CPS46W18	T5	40K	-	- TN4	- 51

**1 FIXTURE ORIENTATION**

1 (Post)
3 (Pendant)

**2 LENS**

FR (Frosted Polycarbonate)
PR (Prismatic Polycarbonate)
SE (Seeded Acrylic)
WH (White Opal Polycarbonate)

**3 LIGHT SOURCE & WATTAGES**

**TIR Performance Platform**

CPS30W18 (30W TIR Performance Platform)
CPS39W18 (39W TIR Performance Platform, CA Title 24)
CPS46W18 (46W TIR Performance Platform)

**4 OPTICS**

T2 (Type II)
T3 (Type III)
T4 (Type IV)
T5 (Type V)

**5 CCT (COLOR TEMPERATURE)**

27K (2700K)
30K (3000K)
35K (3500K)
40K (4000K)

\*Consult Factory for 5000K

**6 ACCESSORIES**

HSS90 (90° House Side Shield)  
 HSS120 (120° House Side Shield)  
 \*EMG-LED10 (10W LED Emergency Driver, See Below For Compatibility)  
 HLMSPC-06 (On/Off Motion Sensor/Photocell, High/Low field-configurable; 15' - 30' Sensor Mounting Height)  
 HLMSPC-10 (On/Off Motion Sensor/Photocell, High/Low field-configurable; 8' - 15' Sensor Mounting Height)  
 PC (Button Photo Cell)  
 TLPC (ANSI C136.41 Twist Lock Photocell, includes receptacle and 120-277V photo cell)  
 TL5 (ANSI C136.41 5-Pin Twist Lock Receptacle only)  
 TL7 (ANSI C136.41 7-Pin Twist Lock Receptacle only)  
 AD (AstroDIM™ - Night-time dimming, consult factory)  
 FAID (Field Adjustable Internal Dimmer)

\*Most Emergency Drivers are remote mount only (consult factory). 10W & 30W Emergency Drivers are not compatible with all LED Light Source and Wattages. For percent lumens in emergency mode, see [Technical Section](#)

**7 MOUNTING SOURCE**

Post Mount Options	Post Mount Arms	Wall Mount Arms
S3 (Slips over Ø3" pole or tenon)	PA3111	WM4511
S4 (Slips over Ø4" pole or tenon)	PA3113	WM4513
S5 (Slips over Ø5" pole or tenon)	PA5151	WM5133
TN3 (Mounts to Ø3" pole with Ø2-3/8" x 4" tenon)	PA5153	WM5161
TN4 (Mounts to Ø4" pole with Ø2-3/8" x 4" tenon)	PA5411	WM5163
TN5 (Mounts to Ø5" pole with Ø2-3/8" x 4" tenon)	PA5413	WM5601
OM (Other Mounting, Please Specify)	PA8521	WM5603

[All Poles](#)    [All Post Mounts](#)    [All Wall Mounts](#)

**Column Mount**

CM Column Mount

Rigid Stem Mount	Pendant Chain Mount
4ST36 (36" Rigid Stem, 4" OD Canopy) Other lengths available, consult factory.	PEND-CH3 (36" Chain/4 5/8" OD Canopy) Other lengths available, consult factory.

See last page for popular mounting sizes/styles.

No CL option anymore. Quoting Seeded Acrylic Lens.

**8 FINISHES**

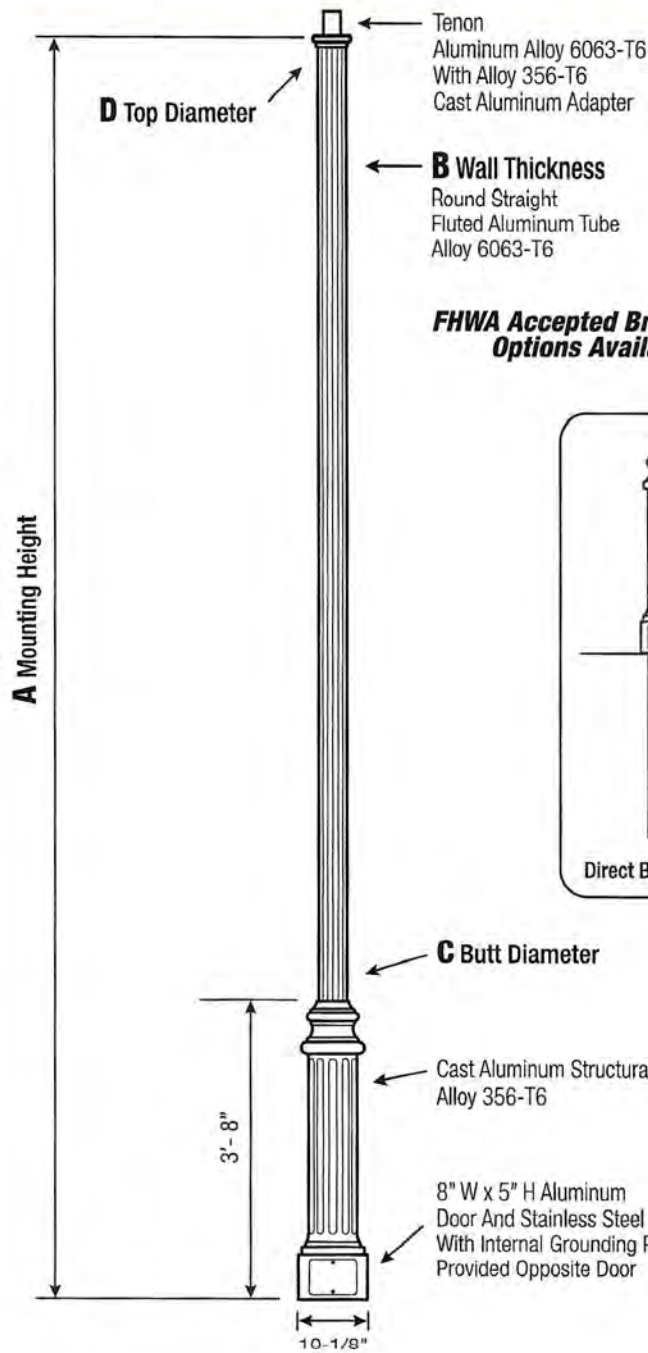
\*Premium and Marine Grade Finish have additional charges

Standard Colors	Standard Grade	Marine Grade*	Standard Colors	Standard Grade	Marine Grade*
Aspen Green	10	10M	Copper Clay	53	53M
Cantaloupe	11	11M	Silver	56	56M
Lilac	12	12M	Black Verde	61	61M
Putty	13	13M	Painted Chrome	70	70M
Raw Unfinished	40	NA	Painted Copper	71	71M
Black	41	41M	Textured Black	72	72M
Forest Green	42	42M	Matte Black	73	73M
Bright Red	43	43M	Textured Architectural Bronze	76	76M
White	44	44M	Textured White	77	77M
Bright Blue	45	45M	Textured Silver	78	78M
Sunny Yellow	46	46M	PREMIUM FINISH	Premium Grade*	Marine Grade*
Aqua Green	47	47M	Textured Desert	80	80M
Galvanized	49	NA	Graystone	82	82M
Navy	50	50M	Oil Rubbed Bronze	83	83M
Architectural Bronze	51	51M	Carbon Graphite	96	96M
Patina Verde	52	52M			

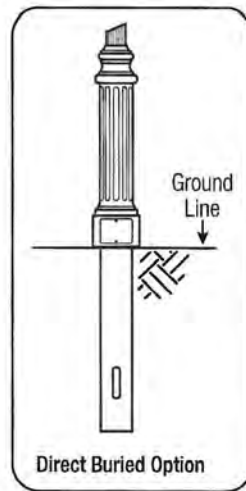
Consult Factory for additional paint charges and availability.

# GEORGETOWN

## STRUCTURAL - STRAIGHT FLUTED ALUMINUM POLE



### FHWA Accepted Breakaway Options Available



Powder Coated Finish per Customer Specification.

C BUTT DIA.	D TOP DIA.	F BOLT CIR. DIA.	G BASE DIA.	H BOLT PROJ.	I BOLT SIZE
4	4	7 ◆	10.125	2	.75 x 17 x 3
5	5	7 ◆	10.125	2	.75 x 17 x 3

◆ Diamond Bolt Pattern

Dimensions in Inches

### Base

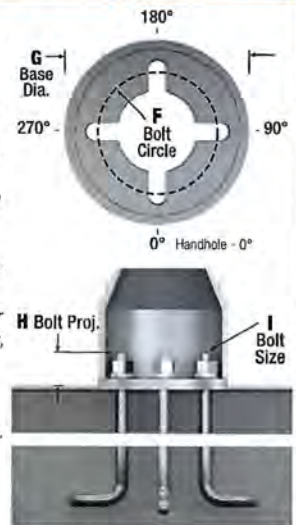
Cast Aluminum, 1-Piece Structural Pedestal Base of Alloy 356 per ASTM B26 or B108. The base shall have an access door with cast aluminum cover and stainless steel attaching hardware. An internal grounding provision will be provided opposite the access door.

### Pole

The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft shall be joined to the structural base by means of a complete circumferential weld in accordance with AWS Specification D1.2. The assembly shall be full-length heat-treated after weld to produce a T6 temper.

### Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.



**NOTE:** All GEORGETOWN pole options may be specified in designs utilizing Direct Buried anchorage.

### Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory installed inside the pole shaft. Customer specification of the damper is available.



**WARNING:** Do not install light pole without luminaire.

www.hapco.com



1 OF 2

# GEORGETOWN

## STRUCTURAL STRAIGHT FLUTED ALUMINUM POLE

A MTG. HGT.	B WALL THICKNESS	C BUTT DIA.	TOTAL LUM. WEIGHT	MAXIMUM EPA						CATALOG NUMBER*
				90	100	110	120	130	140	
8	0.125	4	100	16.9	13.5	11.1	9.2	7.8	6.6	GES08B4-4-SF12-**
	0.188	4	100	19.6	15.8	13.0	10.8	9.2	7.8	GES08D4-4-SF12-**
	0.125	5	100	19.6	15.8	12.8	10.7	9.0	7.8	GES08B5-4-SF12-**
10	0.125	4	100	13.1	10.4	8.5	7.0	5.9	4.9	GES10B4-4-SF12-**
	0.188	4	100	15.3	12.2	10.0	8.2	6.9	5.8	GES10D4-4-SF12-**
	0.125	5	100	15.1	12.0	9.8	8.0	6.8	5.7	GES10B5-4-SF12-**
12	0.125	4	100	10.2	8.0	6.4	5.2	4.3	3.5	GES12B4-4-SF12-**
	0.188	4	100	12.2	9.7	7.8	6.4	5.2	4.4	GES12D4-4-SF12-**
	0.125	5	100	12.0	9.4	7.5	6.1	5.0	4.2	GES12B5-4-SF12-**
14	0.125	4	95	7.9	6.1	4.8	3.8	3.0	2.4	GES14B4-4-SF12-**
	0.188	4	100	9.8	7.6	6.0	4.8	3.8	3.1	GES14D4-4-SF12-**
	0.125	5	100	9.4	7.3	5.6	4.4	3.6	3.0	GES14B5-4-SF12-**
16	0.125	4	70	6.2	4.6	3.5	2.6	2.0	1.5	GES16B4-4-SF12-**
	0.188	4	40	7.8	6.0	4.6	3.6	2.8	2.1	GES16D4-4-SF12-**
	0.125	5	40	7.4	5.6	4.2	3.2	2.4	1.9	GES16B5-4-SF12-**
18	0.125	4	65	4.7	3.4	2.4	1.7	1.2	-	GES18B4-4-SF12-**
	0.188	4	45	6.2	4.6	3.4	2.5	1.8	1.2	GES18D4-4-SF12-**
	0.125	5	40	5.6	4.2	2.9	2.0	1.4	1.0	GES18B5-4-SF12-**
20	0.125	4	80	3.2	2.1	1.4	-	-	-	GES20B4-4-SF12-**
	0.188	4	40	4.9	3.4	2.4	1.6	1.0	-	GES20D4-4-SF12-**
	0.125	5	40	4.2	3.0	1.8	1.0	-	-	GES20B5-4-SF12-**
	0.188	5	40	4.2	3.0	1.8	1.0	0.6	-	GES20D5-4-SF12-**
25	0.125	4	40	1.0	-	-	-	-	-	GES25B4-4-SF12-**
	0.188	4	45	2.3	1.2	-	-	-	-	GES25D4-4-SF12-**
	0.125	5	55	1.4	-	-	-	-	-	GES25B5-4-SF12-**
	0.188	5	40	1.4	0.6	-	-	-	-	GES25D5-4-SF12-**

**EPA Notes:** Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2015 AASHTO LRFD (7th Edition) using a 50-year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

\*4-Bolt Base Anchorage shown. For direct buried design replace -4 in catalog number with -E.

### Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.



### Catalog Number Example -

**GES 14 D 4 - 4 - SF12 - BA**

GEORGETOWN Structural Base, 14' Mounting Height, .188" Wall Thickness, 4" Butt Diameter, 4-Bolt Base, Straight Fluted Shaft - 12 Flute, Black Powder Coat Finish

**Wall Thickness** B = .125" D = .188"  
**Butt Dia.** 4 = 4" 5 = 5"  
**Anchorage** 4 = 4-Bolt Base E = Direct Buried

**Shaft Style**  
 SF12 = Straight Fluted - 12-Flute

**Powder Coat Finish**  
 BA - Black Powder Coat BV - Dark Green Powder Coat  
 BH - White Powder Coat GC - Gray Powder Coat  
 BM - Dark Bronze Powder Coat SC - Special Colors\*  
\* Provide RAL # or Sample Color Chip

### Mounting Options

**Tenon Mount**  
 For Tenon Mount applications specify both Tenon diameter and length.



### Flute Options



CATALOG NUMBER:	QUANTITY:
CUSTOMER NAME:	
PROJECT:	LOCATION:
NOTES:	

*10.*

**TROPICAL PRESSURE & PAINTING, INC.**

**3737 MOODY AVE., ORANGE PARK FLORIDA 32065**

**PHONE NO.: 904-505-5532**

**EMAIL: TPPINC33@YAHOO.COM**

**LICENSED AND INSURED**



**QUOTE 003**

**DATE:** March 8, 2026

**CLIENT NAME:** Samson Creek CDD

**Attn: Stephanie**

Email: [staylor@vestapropertyservices.com](mailto:staylor@vestapropertyservices.com)

**Subject:** Exterior Repaint of Golf Cart Bridge 2

**Location:** St. Johns Golf and Country Club

The following work shall be completed as follows:

- \*\*Pressure wash and mildicide Bridge
- \*\*Remove all loose paint
- \*\*Re-attach numerous loose boards
- \*\*Prime all necessary areas
- \*\*Repaint Bridge with High quality exterior paint from Sherwin Williams

Exterior: \$4,200.00 (Mtrl/Labor incl)

Should you have any further questions, please do not hesitate to contact me at the above given number.

Thank you for your business.

Mark A. Burdetsky,  
Owner

**Website: [www.tropicalpressureandpainting.com](http://www.tropicalpressureandpainting.com)**

**TROPICAL PRESSURE & PAINTING, INC.**

**3737 MOODY AVE., ORANGE PARK FLORIDA 32065**

**PHONE NO.: 904-505-5532**

**EMAIL: TPPINC33@YAHOO.COM**

**LICENSED AND INSURED**



**QUOTE 001 Amended**

**DATE:** March 8, 2026

**CLIENT NAME:** Samson Creek CDD

Email: [staylor@vestapropertyservices.com](mailto:staylor@vestapropertyservices.com)

**Attn: Stephanie**

**Subject:** Exterior Repaint of Golf Cart Bridge

**Location:** St. Johns Golf and Country Club

The following work shall be completed as follows:

**\*\*Pressure wash and mildicide Bridge**

**\*\*Remove all loose paint**

**\*\*Re-attach numerous loose boards**

**\*\*Install 18 solar lighting caps to each 6x6 post**

**\*\*Prime with the use of High Build Primer due to existing paint deterioration**

**\*\*Repaint Bridge with High quality exterior paint from Sherwin Williams**

**\*\*Install 1 additional step at beginning of bridge**

**NOTE:**

The use of a High Build Deck paint will be used for the walk planks

Proper prepping methods will be used to prevent loose paint chips from entering water below

Exterior: \$6,400.00 (Mtrl/Labor incl)

Should you have any further questions, please do not hesitate to contact me at the above given number.

Thank you for your business.

Mark A. Burdetsky,

Owner

**Website: [www.tropicalpressureandpainting.com](http://www.tropicalpressureandpainting.com)**

*SIXTH ORDER OF BUSINESS*

*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

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# T.N. Lee Services LLC

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## PROPOSAL

1/21/25

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

Mr. Westcott:

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

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

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

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

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

Sincerely,

*Nick Lee*

Owner/Project Manager



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

**Sales:** James Merritt  
**| St Johns Golf and Country Club | Design-Build**  
 St Augustine, Florida 32092

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

**Tear Out and Prep \$14,426.54**

	1	Hardscape 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**

	1	Hardscape 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**

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<b>Concrete - Ramp</b>	<b>\$13,333.33</b>
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<b>SOD REPLACEMENT IS NOT IN THIS PROPOSAL</b>	<b>\$0.00</b>
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<b>Subtotal</b>	<b>\$179,006.79</b>
<b>Taxes</b>	<b>\$700.00</b>
<b>Estimate Total</b>	<b>\$179,706.79</b>

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**TERMS**

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

**Landscape Renovation**

**SPECIAL CONDITIONS**

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

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

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

### **SUPPLEMENTAL CONDITIONS**

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

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

## WARRANTY OF CONTRACT

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

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

### Construction Warranty:

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

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

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

### **After Care Tips**

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

#### **Softscape:**

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

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

If you see any signs of stress in your plants, please take a picture and email it to your designer for advice on care.

Please note that some plants may require a little extra water when establishing than others.

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

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

#### **Sod and seed:**

All new sod and seed installations need to be watered daily for two weeks for 30-45 minutes on rotor zones and 15-25 minutes on pop up zones. Once the sod roots into the subbase you can reduce watering. It is normal to see a little browning and yellowing during this process but if you see signs that are concerning, please send a picture to your designer.

All new sod should be treated for sod web worms which may come from the sod farm. Your turf/pest company can take care of this, or you can contact us to have our sister company Turf Organics treat.

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

#### **Hardscape:**

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

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

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

#### **Lighting:**

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

#### **Mulching:**

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

#### **Fertilization:**

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

growth and plant health.

**Pruning:**

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

**Irrigation:**

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

**Contractor:** \_\_\_\_\_  
James Merritt

**Client:** \_\_\_\_\_

**Signature Date:** \_\_\_\_\_  
02/12/2025

**Signature Date:** \_\_\_\_\_

**Email:** james@livealohanow.com

# ESTIMATE

**River Stonework**  
8570 Philips Hwy suite #101  
Jacksonville, FL 32209

phill@riverstonework.com  
(904) 7337077  
www.riverstonework.com



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

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

## Estimate details

Estimate no.: 14025  
Estimate date: 12/12/2024  
Expiration date: 01/12/2025

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

8.		FEES			
9.	<b>Job Site Cleaning</b>	Debris and pallets removal and disposal. Overall cleaning.	1	\$165.00	\$165.00
10.	<b>Delivery</b>		4	\$350.00	\$1,400.00
11.	<b>Sales</b>	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**

**Note to customer**

-Pool renovations, will require professional cleaning.  
 -RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.  
 -Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.  
 -If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.  
 A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc.

Expiry date 01/12/2025

**Accepted date**

**Accepted by**

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



# Estimate

**ADDRESS**

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

**SHIP TO**

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

**ESTIMATE #** 2821

**DATE** 02/14/2025

**EXPIRATION DATE** 03/14/2025

ACTIVITY	QTY	RATE	AMOUNT
Landscape Design/ Installation: New Plant Installations			
<b>Product Sales:Plant Material:Plant Material</b> Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T
<b>Product Sales:Plant Material:Plant Material</b> Sylvester Palm (14ft. Clear trunk)	3	4,955.00	14,865.00T
<b>Product Sales:Plant Material:Plant Material</b> Plumbago (18" Height min.)	22	13.50	297.00T
<b>Product Sales:Plant Material:Plant Material</b> Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T
<b>Product Sales:Plant Material:Plant Material</b> Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T
<b>Product Sales:Plant Material:Plant Material</b> Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T
<b>Product Sales:Plant Material:Plant Material</b> Blue African Lily, 1 gal.	214	7.70	1,647.80T
<b>Product Sales:Plant Material:Plant Material</b> Juniper 'Blue Pacific', 1 gal.	170	6.75	1,147.50T
<b>Product Sales:Plant Material:Plant Material</b> Liriope, 1 gal.	29	6.50	188.50T
<b>Product Sales:Plant Material:Plant Material</b> Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T
<b>Product Sales:Mulch:Mulch</b> Mulch, per cu yd	15	72.50	1,087.50T
<b>Product Sales:Sod</b> Sod, St. Augustine 'Floritam', per sq ft	3,600	0.65	2,340.00T
<b>Product Sales:Sod</b> Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T
<b>Installation:Sod Installation</b> 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
<b>Product Sales:Fertilizer/Soil Amendments</b> Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T
<b>Installation:Landscape Installation:Landscape Installation</b> 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
<b>Installation:Irrigation Installation</b> Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00
Irrigation Installation to Include: -Install 3 new zones for landscape design.			

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

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

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	159,276.25
TAX	5,141.55
<b>TOTAL</b>	<b>\$164,417.80</b>

Accepted By

Accepted Date



**Chad Bishop**

Landscape- Hardscape Designs & Proposals, St. Johns Golf Sampson Creek CDD

To: Daniel Laughlin, Cc: Chad Bishop

November 15, 2025 at 12:23 AM

[Compose](#)

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!



**UrbanEdge**

Professional Landscaping



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)			
<b>Product Sales:Plant Material:Plant Material</b> Japanese Blueberry Tree (8ft. height x 6ft. wide, full to ground)	9	615.00	5,535.00T
<b>Product Sales:Plant Material:Plant Material</b> Sylvester Palm (14ft. Clear trunk)	3	5,350.00	16,050.00T
<b>Product Sales:Plant Material:Plant Material</b> Plumbago (18" Height min.)	22	13.50	297.00T
<b>Product Sales:Plant Material:Plant Material</b> Dwarf Podocarpus 'Pringles' (12" Height x 12" spread)	43	21.25	913.75T
<b>Product Sales:Plant Material:Plant Material</b> Dwarf Fakahatchee grass (24" Height min.)	18	13.00	234.00T
<b>Product Sales:Plant Material:Plant Material</b> Gold Mound Duranta (15" Height x 15" spread)	65	13.50	877.50T
<b>Product Sales:Plant Material:Plant Material</b> Blue African Lily, 1 gal.	214	8.50	1,819.00T
<b>Product Sales:Plant Material:Plant Material</b> Juniper 'Blue Pacific', 1 gal.	170	7.75	1,317.50T
<b>Product Sales:Plant Material:Plant Material</b> Liriope, 1 gal.	29	6.75	195.75T
<b>Product Sales:Plant Material:Plant Material</b> Seasonal Annuals, 4" flower flats	688	1.65	1,135.20T
<b>Product Sales:Mulch:Mulch</b> Mulch, per cu yd	15	72.50	1,087.50T
<b>Product Sales:Sod</b> Sod, St. Augustine 'Floritam', per sq ft	3,600	0.65	2,340.00T
<b>Product Sales:Sod</b> Sod, Bermuda Tifway 419, per sq ft	5,000	0.85	4,250.00T
<b>Installation:Sod Installation</b> 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
<b>Product Sales:Fertilizer/Soil Amendments</b> Fertilizer/Soil Amendments, per cu yd	35	85.00	2,975.00T
<b>Installation:Landscape Installation:Landscape Installation</b> 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
<b>Installation:Irrigation Installation</b> Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00

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

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

ACTIVITY	QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal <b>Installation:Landscape Installation:Landscape Installation</b> Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp <b>Product Sales:Hardscape</b> Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, sealer & portland cement)	2,300	9.50	21,850.00T
<b>Installation:Hardscape Installation</b> Hardscape Installation - To Include: Installation of new upper paver patio deck area.	2,300	6.00	13,800.00
<b>Product Sales:Hardscape</b> Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps)	486	27.50	13,365.00T
<b>Product Sales:Hardscape</b> Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	285	8.50	2,422.50T
<b>Installation:Hardscape Installation</b> Hardscape Installation - To Include: Construction of all retaining walls and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	15,580.00	15,580.00
<b>Product Sales:Grading/Drainage Supplies</b> Pool Deck Trench Drain System	1	685.00	685.00T
<b>Installation:Install Drainage</b> Installation of drainage system	1	1,200.00	1,200.00
<b>Installation:Hardscape Installation</b> Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers.	600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cost.			
Construction Items: Performed by our Licensed Tradesman			
<b>Landscape Construction</b> Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance.  120 linear feet 1 gate New stainless fasteners Concrete set posts	1	6,250.00	6,250.00
<b>Landscape Construction</b> Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans.  Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.	1	2,850.00	2,850.00
<b>Landscape Construction</b> Concrete Ramp Installation: Per specifications of the plan. Estimated 350 sq ft 4" thick.	1	3,850.00	3,850.00
<b>Notes</b> Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
<b>Notes</b> 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$84,851.11		0.00	0.00
There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.			

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	164,679.70
TAX	5,022.53
<b>TOTAL</b>	<b>\$169,702.23</b>

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			
<b>Product Sales:Hardscape</b> Tremron Park Plaza Pavers- Sierra/ Sandstone, per sq ft materials (includes aggregate paver base, sand & portland cement)	4,066	9.50	38,627.00T
<b>Product Sales:Hardscape</b> Tremron Park Plaza Pavers- Sierra/ Sandstone , per sq ft installation	4,066	6.00	24,396.00
<b>Product Sales:Hardscape</b> Tremron Stonegate Block 'Sierra', per sq ft materials (retaining walls and columns)	690	27.50	18,975.00T
<b>Product Sales:Hardscape</b> Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	515	8.50	4,377.50T
<b>Installation:Hardscape Installation</b> 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
<b>Product Sales:Grading/Drainage Supplies</b> Pool Deck Trench Drain System	1	685.00	685.00T
<b>Installation:Install Drainage</b> Installation of drainage system	1	1,200.00	1,200.00
Landscape Design/ Installation: New Patio Terrace Plantings			
<b>Product Sales:Plant Material:Plant Material</b> Specimen Queen Palms (20 ft. Overall)	3	985.00	2,955.00T
<b>Product Sales:Plant Material:Plant Material</b> Triple Pygmy Date Palms (6'-8ft. Overall)	2	750.00	1,500.00T
<b>Product Sales:Plant Material:Plant Material</b> European Fan Palms 30 gal.	14	350.00	4,900.00T
<b>Product Sales:Plant Material:Plant Material</b> Croton 'Petra', 7 gal.	11	60.00	660.00T
<b>Product Sales:Plant Material:Plant Material</b> Cordylone 'Red sister', 3 gal.	8	18.50	148.00T
<b>Product Sales:Plant Material:Plant Material</b> Drift rose 'Icy', 3 gal.	75	32.00	2,400.00T
<b>Product Sales:Plant Material:Plant Material</b> Apostle Iris, 3 gal.	27	22.50	607.50T
<b>Product Sales:Plant Material:Plant Material</b> Drift rose 'Coral', 3 gal.	55	29.50	1,622.50T
<b>Product Sales:Plant Material:Plant Material</b> Flax lily, 3 gal.	35	14.50	507.50T
<b>Product Sales:Plant Material:Plant Material</b> Carex 'Everillo', 1 gal.	60	12.50	750.00T
<b>Product Sales:Plant Material:Plant Material</b> Blue daze, 1 gal.	125	7.75	968.75T
<b>Product Sales:Sod</b> Sod- St Augustine, per sq ft.	1,500	0.65	975.00T
<b>Product Sales:Sod</b>	5,000	0.85	4,250.00T

ACTIVITY	QTY	RATE	AMOUNT
Sod, Bermuda Tifway 419, per sq ft			
<b>Installation:Sod Installation</b> 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	5,850.00	5,850.00
<b>Product Sales:Mulch:Mulch</b> Mulch, per cu yd	8	72.50	580.00T
<b>Product Sales:Fertilizer/Soil Amendments</b> Fertilizer/Soil Amendments, per cu yd	25	85.00	2,125.00T
<b>Installation:Landscape Installation:Landscape Installation</b> Landscape Installation- To Include: Install new plant designs for all patio terrace bed areas based on design plans. Install new sod on top terrace levels to repair from construction. Install fresh mulch in all bed areas. Final clean up and debris removal.	1	14,850.00	14,850.00
<b>Installation:Irrigation Installation</b> 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.			
Construction Items: Performed by our Licensed Tradesman			
<b>Landscape Construction</b> Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance.	1	6,250.00	6,250.00
120 linear feet 1 gate New stainless fasteners Concrete set posts			
<b>Landscape Construction</b> Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans.	1	2,850.00	2,850.00
Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.			
<b>Notes</b> Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
Site Work/ Demolition: Erosion Control & Debris Removal			
<b>Installation:Landscape Installation:Landscape Installation</b> Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
<b>Notes</b> 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$94,167.32	1	0.00	0.00
There is a 3% service fee for using a credit card. Please advise if you would like to pay with a credit card and this fee will be added to your invoice.			

We are grateful for the opportunity to service your landscape needs! Feel free to contact us with any questions you may have!

SUBTOTAL	182,639.75
TAX	5,694.89
<b>TOTAL</b>	<b>\$188,334.64</b>

Accepted By

Accepted Date



**Chad Bishop**

Landscape- Hardscape Designs & Proposals, St. Johns Golf Sampson Creek CDD

To: Daniel Laughlin, Cc: Chad Bishop

November 15, 2025 at 12:23 AM

[Compose](#)

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!

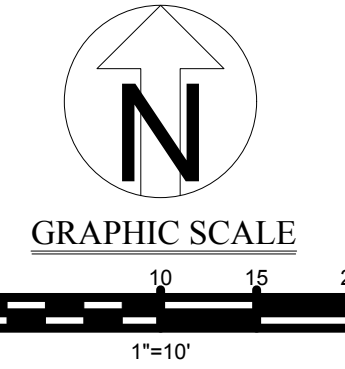
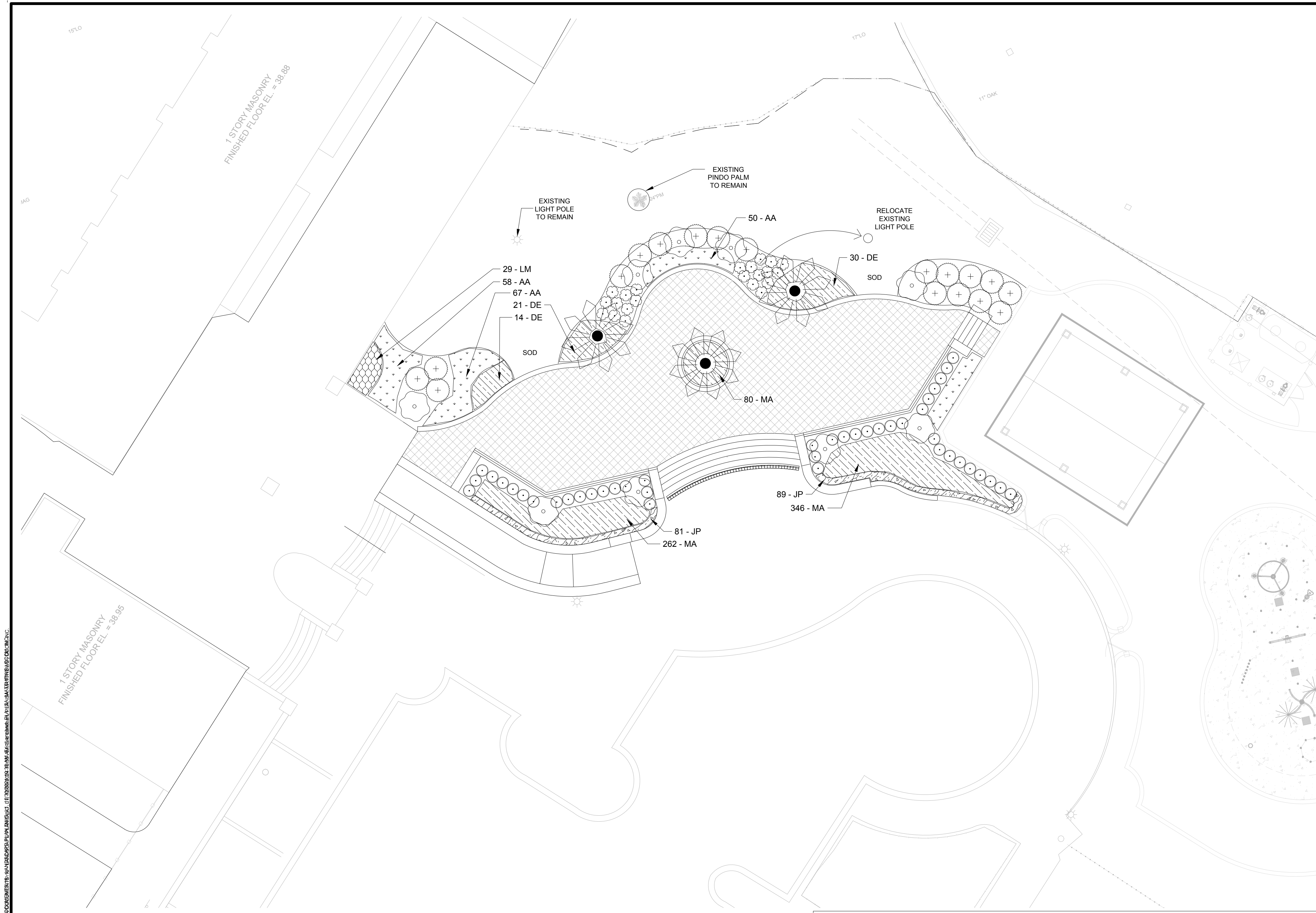


**UrbanEdge**

Professional Landscaping



walk thru design video.wmv



PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY
<b>TREES</b>						
	ED	Elaeocarpus decipiens	Japanese Bluberry Tree	---	8" Ht. x 6" W; Full to ground	9
	PS	Phoenix sylvestris	Wild Date Palm	---	14' ct.	3
<b>SHRUBS</b>						
	PA	Plumbago auriculata	Blue Plumbago	---	18" Ht. Min.	22
	PD	Podocarpus macrophyllus	Dwarf Pringles Yew	---	12" Ht. x 12" Sp.	43
	TD	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	---	24" Ht. Min	18
<b>SHRUB AREAS</b>						
	DE	Duranta erecta "Gold Mound"	Gold Mound Duranta	---	15" Ht. x 15" Sp. / 36" O.C.	65
<b>GROUND COVERS</b>						
	AA	Agapanthus africanus "Blue"	Blue African Lily	1 gal.	Full in pot	214
	JP	Juniperus conferta "Blue Pacific"	Blue Pacific Shore Juniper	1 gal.	Full in pot	170
	LM	Liriope muscari	Lilyturf	1 gal.	Full in pot	29
	MA	Mixed Annuals	Seasonal Annuals	4"-1 GAL. MIX	Full in pot	688

MIXED ANNUALS - LANDSCAPE CONTRACTOR SHALL PROVIDE ANNUAL SAMPLES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. WRITTEN AND OR PHOTOGRAPHS WILL BE SUFFICIENT FOR THE SUBMITTAL. THE GOAL FOR THESE THREE LANDSCAPE AREAS ARE TO PROVIDE A VARIETY OF HEIGHTS, FLOWER COLOR AND LEAF COLOR APPROPRIATE FOR THE SEASON IT IS

**DRAINAGE NOTE:**  
THE LANDSCAPE CONTRACTOR SHALL PROVIDE A GENERAL DESIGN FOR DRAINING ALL ENCLOSED PLANTER ISLANDS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE DESIGN SHALL PROVIDE POSITIVE DRAINAGE FROM ALL ENCLOSED LANDSCAPE AREAS TO A LOW SPOT ON SITE.

- GENERAL NOTES:**
- A. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
  - B. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
  - C. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
  - D. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL
  - E. PINE BARK SHOULD BE USED IN ALL BEDS AND TREE RINGS UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
  - F. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
  - G. IRRIGATION WILL BE PROVIDED (BY OTHERS).
  - H. TREES, SHADE OR UNDERSTORY TREES PLANTED AS PART OF THE REQUIRED LANDSCAPING FOR A DEVELOPMENT SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND TWO INCH DBH, WHEN MEASURED IMMEDIATELY AFTER PLANTING. PALM TREES PLANTED AS PART OF THE REQUIRED LANDSCAPING FOR A DEVELOPMENT SHALL BE SIX (6) FEET FROM GROUND LEVEL TO BASE OF PALM FRONDS. SHADE AND UNDERSTORY TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE CROWN SPREAD OF GREATER THAN FIFTEEN (15) FEET IN NORTHERN FLORIDA AND HAVING TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER SIX (6) FEET OF CLEAR WOOD MEASURED FROM THE GROUNDS. PALM TREES HAVING AN AVERAGE MATURE CROWN SPREAD LESS THAN FIFTEEN (15) FEET MAY BE GROUPED TO CREATE AN EQUIVALENT OF A FIFTEEN-FOOT CROWN SPREAD.
  - I. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
  - J. SOIL IN TREE ISLAND SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
  - K. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5" FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
  - L. SOD ALL DISTURBED AREAS NOT OTHERWISE PLANTED WITH TREES OR SHRUBS. SOD SHALL MATCH EXISTING SOD UNLESS OTHERWISE STATED.
  - M. A MINIMUM OF 3' OF SPACE SHALL BE PROVIDED BETWEEN ANY PROPOSED LANDSCAPING AND FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
  - N. ALL PLANTING AREAS SHALL BE COVERED WITH MULCH, GRASS OR OTHER GROUND COVER WHERE NOT OTHERWISE LANDSCAPED. MULCH IS REQUIRED IN ALL SHRUB BEDS, THREE (3) INCHES THICK AT INSTALLATION AND MAINTAINED AT A MINIMUM OF TWO (2) INCHES THICK.

REGISTERED ENGINEER  
SLEYA R. AGREE P.E.  
CA#26535 FL#73155

REVISIONS  
DESCRIPTION  
NO. DATE

DESIGNED BY: EL  
DRAWN BY: SUB  
CHECKED BY: AA  
DATE: 12-14-23  
JOB NO.: 16080.03

**MATTHEWS | DECCM**  
P.O. BOX 3126, 7 WALDO STREET  
ST. AUGUSTINE, FL 32084  
PHONE: 904.826.1334 • FAX: 904.826.4547  
INFO@MDGINC.COM

LANDSCAPE PLAN  
SAMPSON CREEK CDD - AQUATICS PHASE 2

ST. JOHNS COUNTY  
PREPARED FOR  
SAMPSON CREEK CDD

L1  
OF 6

**PLANTING NOTES**

- 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 if substitution of materials is necessary.
- All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards
- 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
- 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.
- Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
- 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.
- 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 15-0-15 commercial 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 minimum 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.

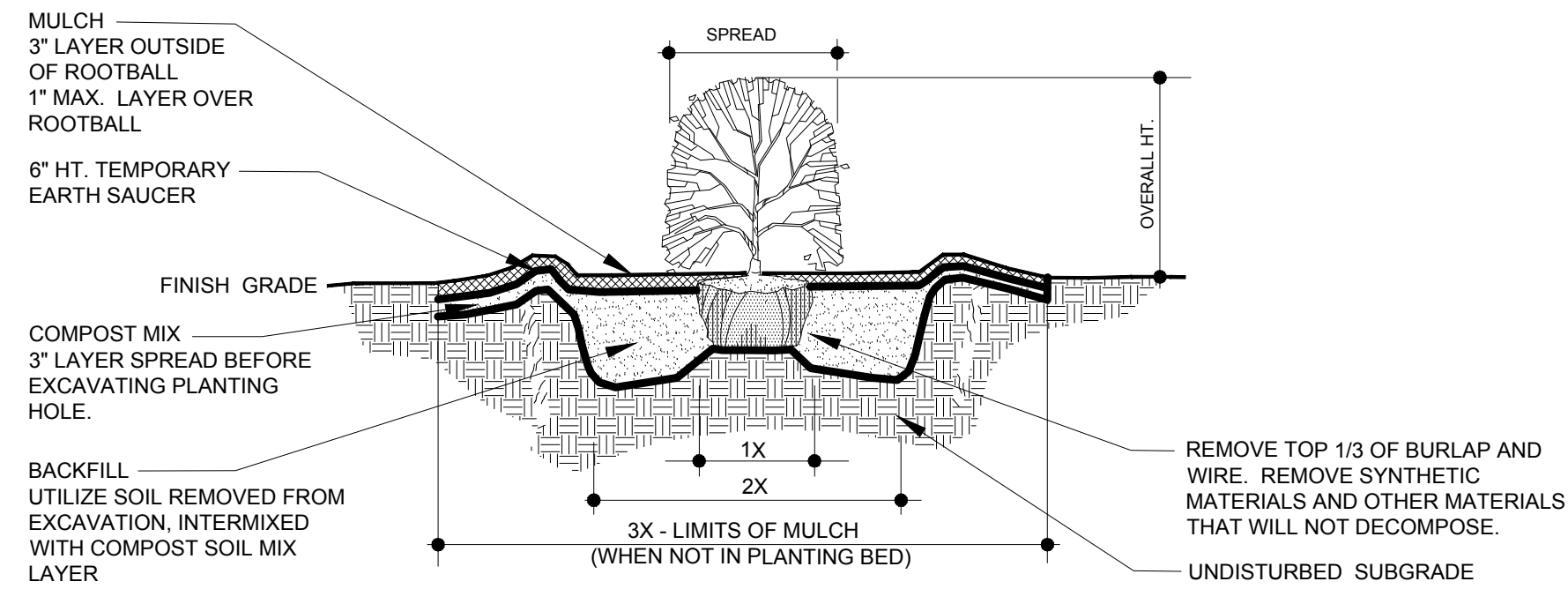
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is 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.

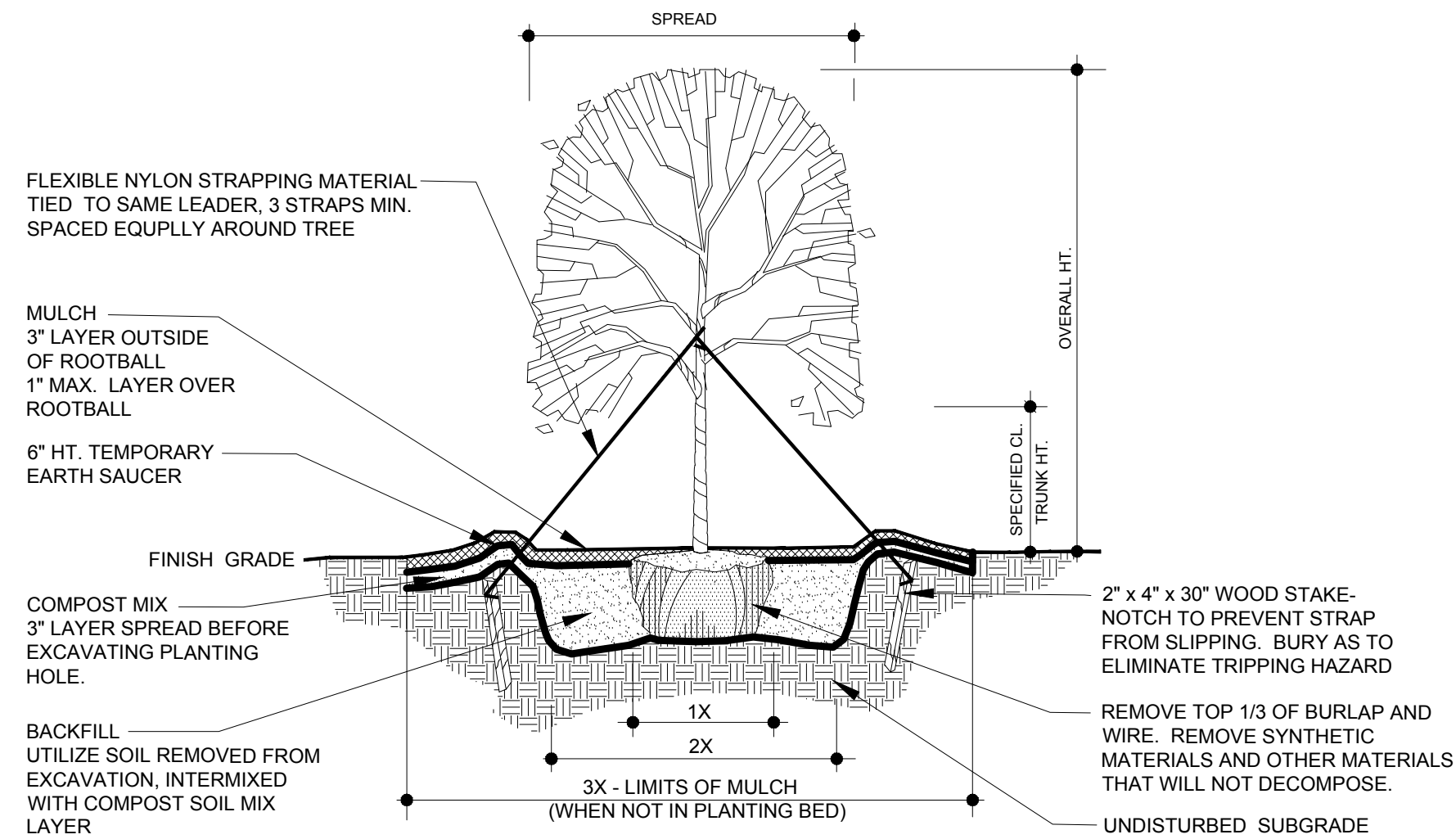
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

19. There will be special care to all existing trees to be retained on site to avoid construction damage.



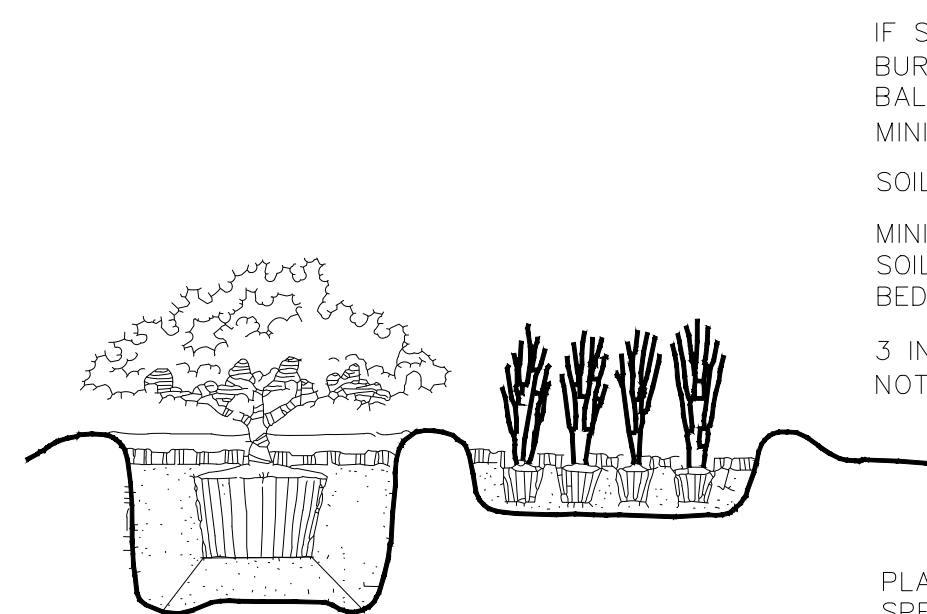
- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
  - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
  - TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
  - ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE.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

**TREE PLANTING - FULL TO GROUND JAPANESE BLUEBERRY TREE**  
N.T.S.



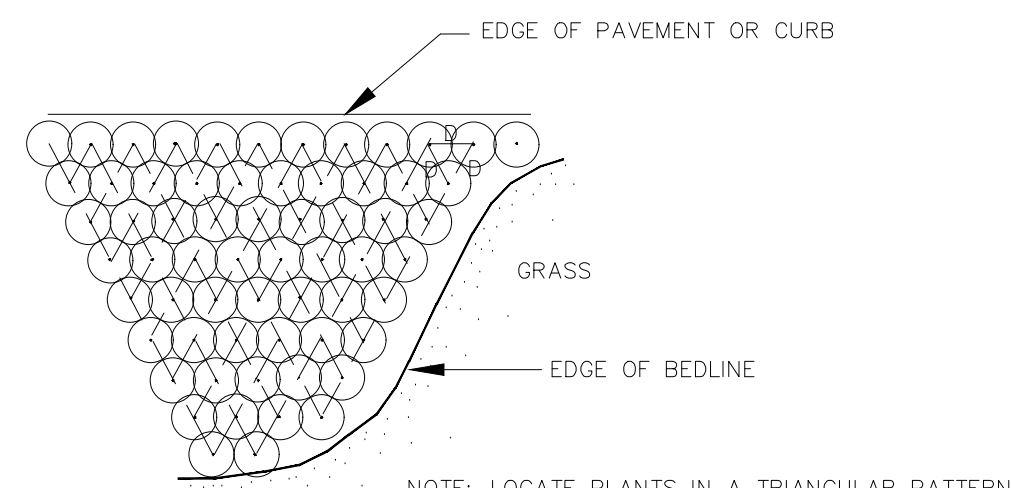
- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
  - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
  - TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
  - ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE.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

**TREE PLANTING - SINGLE TRUNK**  
N.T.S.

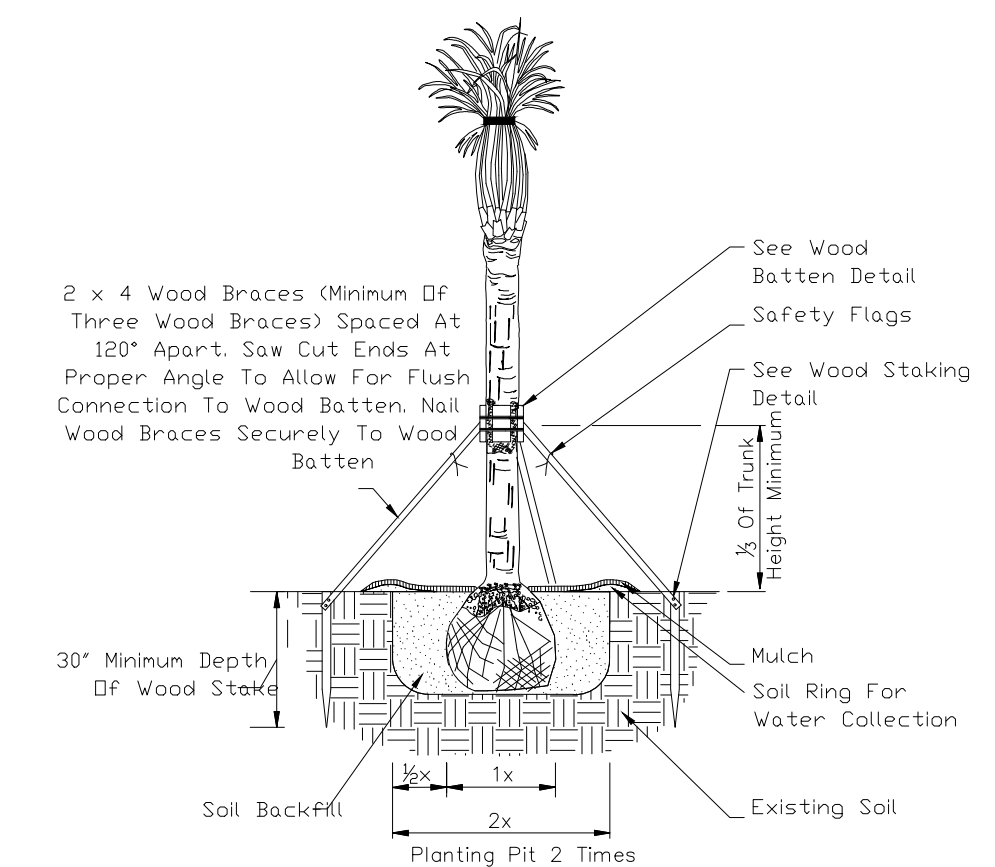


**SHRUB AND GROUND COVER PLANTING DETAIL**

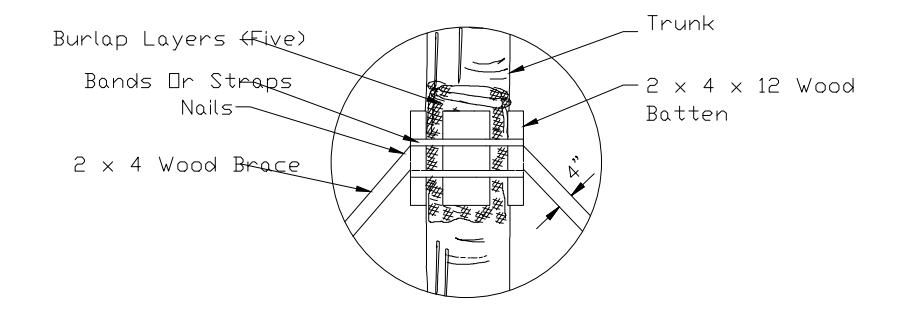
IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL  
MINIMUM 2" PINE BARK MULCH.  
SOIL BERM  
MINIMUM 12" DEPTH OF PLANTING SOIL IN GROUNDCOVER PLANTING BEDS  
3 INCHES MULCH ( SEE LANDSCAPE NOTES FOR TYPE OF MULCH )



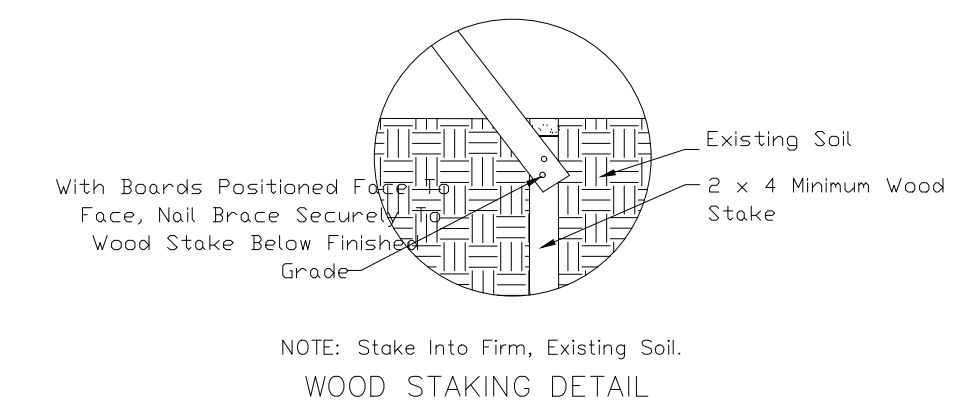
**SHRUB/GROUNDCOVER SPACING PLAN**



**PALM PLANTING**  
FOR UP TO 24" CLEAR TRUNK



**WOOD BATTEN DETAIL**



**WOOD STAKING DETAIL**

**1 PALM PLANTING**  
1/4" = 1'-0"

P-CO-15

**REVISIONS**

NO.	DATE	DESCRIPTION

DESIGNER: EUL SUB EUL  
 DRAWN BY: CHRYL  
 DATE: 12-14-23  
 JOB NO.: 16090.03

**MATTHEWS | BCCM**  
 P.O. BOX 3126, 7 WALDO STREET  
 ST. AUGUSTINE, FL 32084  
 PHONE: 904.826.1334 • FAX: 904.826.4547  
 INFO@MDGINC.COM

**LANDSCAPE NOTES & SPECIFICATIONS**  
**SAMPSON CREEK CDD - AQUATICS PHASE 2**  
 ST. JOHNS COUNTY  
 PREPARED FOR:  
 SAMPSON CREEK CDD

**L2**  
 OF 6

REGISTERED ENGINEER  
 SUEX R. AGREE, P.E.  
 CAP26535 FL #73155





















































*B.*



February 2, 2026

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

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

Chris,

Marand Builders, Inc. is pleased to submit a budget for the above-referenced project in the lump sum amount of **\$390,555.41** (Three hundred ninety thousand five hundred fifty-five dollars and forty-one cents). This price is based on drawing set titled **St. John's Golf & Country Club Swim & Tennis Building Addition** dated 11/27/2025 by Bhide & Hall Architects.

**Assumptions and Clarifications:**

**1. General Conditions:**

1. Price is good for 30 days from submission. All cost escalations received prior to receipt of executed PO/Contract will be submitted as a change order. Currently, some manufacturers will not guarantee costs until the date the product is shipped, which may result in a change order. Marand will diligently work to have all subcontractors order materials immediately upon submittal approval to help reduce the risk of cost increases. Marand reserves the right to invoice for stored material with proper proof of receipt and storage in an insured warehouse.
2. Price is based on standard AIA 101 agreement.
3. Work to be completed during property business hours.
4. It is assumed that clear access to the site will be made available to us during work hours stipulated above.
5. No costs included for environmental remediation for Asbestos Containing Material, lead, contaminated soils, etc.
6. Provisions for LEED design, certification or commissioning are not included.
7. All design fees, including architectural and engineering design fees, are excluded.
8. Our proposal is based on a preliminary schedule with a duration of 16 weeks, with an expected start date dependent on material availability. We have included for a 5-day work week.
9. Construction commencement to be no sooner than 4 weeks from receipt of building permit and executed contract or PO.
10. Delays for abnormal weather are not included and will be reimbursed via change order for costs and time. See rate sheet below if not stipulated in an MSA.
11. Change Orders to be inclusive of direct costs, time, insurance, bonds, and a fee of 10%.

12. Project to be managed through Procore Project management software and scheduled through MS Project. There are no costs required for Owner, Architect or Engineer. Online training will be provided, if needed.
13. 1 set of redlined, .pdf as-builts to be provided at closeout.

## 2. Scope of Work Clarifications:

1. Division 1 – General Conditions
  - 16 weeks of Project Management and Supervision time
  - Port-A-John for workers.Division 1 – General Requirements
  - Safety/OSHA, dumpsters, cleaning, misc. tools, temp facilities
2. Division 2 – Existing Conditions
  - Demo per plans
  - Exclude Asbestos Survey
3. Division 3 – Concrete
  - New 225 SF of slab for added storage and food prep areas
  - Foundations for extension
  - Equipment pads
4. Division 4 – Masonry
  - See add alt below
5. Division 6 – Wood & Plastics
  - Plam millwork upper and lower cabinets
  - Plam shelving
  - Solid surface countertop and bar
6. Division 7 – Thermal & Moisture Protection
  - New asphalt shingle roof system for expansion
  - Waterproofing
  - Misc caulking & Sealants
  - We plan to re-use the existing insulation above the existing ceilings.
7. Division 8 – Openings
  - Sliding barn doors included
  - Windows to match existing as closely as possible
  - Exclude Shutters
8. Division 9 – Finishes
  - Metal framing and sheathing for expansion exterior walls
  - Interior drywall & framing for walls, ceilings, and soffits
  - Wall finishing
  - 2'X2' ACT
  - LVT flooring with vinyl base
  - Paint walls & ceilings
  - Stucco finish for exterior extension and column wraps
  - Finish Scheme number 2 included
9. Division 12 – Furnishings
  - Excludes window coverings

- Furniture removal, receiving, handling, uncrating, debris removal, etc. are not included.
  - FF&E by owner including signage.
10. Division 22 – Plumbing
- Install salvaged sink in same location
  - Intragel bowl sink is excluded.
11. Division 23 – HVAC
- Demo existing ductwork
  - Install new ductwork and lineal slot diffusers
  - Excludes any repairs to existing systems
  - Excludes new T-Stat
12. Division 26 – Electrical
- New light fixture package (18 new can lights, 3 new 2’X2’ lights, 75LF of cove lighting for clouds
  - Under Cabinet Lighting is included
  - Install of new outlets
13. Division 27 – Low Voltage
- New data outlets per drawings
  - Costs to remove existing cabling, or to make code compliant, not included
  - Low Voltage for data/comm, security, audio/visual, sound masking, BAS/BMS, is not included.
14. Division 33 – Utilities
- Exclude sewer underground work
  - Costs to remove existing cabling, or to make code compliant, not included
  - Low Voltage for data/comm, security, audio/visual, sound masking, BAS/BMS, is not included.

**3. Allowances:**

Included in base bid.

1. (3) \$500 each allowance per Pendant lighting fixture
2. \$2500 for landscaping

**4. Alternates:**

Not included in base bid

1. \$23,241.41 Add for stone veneer at column wraps

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

Employees	Total Hourly Cost	Total Weekly Cost
General Superintendent	\$135.00	\$5,400.00
Lead Superintendent	\$115.00	\$4,600.00
Superintendent	\$105.00	\$4,200.00
Assistant Superintendent	\$65.00	\$2,600.00
Senior Project Manager	\$140.00	\$5,600.00
Project Manager	\$105.00	\$4,200.00
Assistant Project Manager	\$75.00	\$3,000.00



Project Coordinator	\$65.00	\$2,600.00
Estimator	\$100.00	\$4,000.00
Senior Estimator	\$135.00	\$5,400.00

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

Sincerely,

*Dustin Woods*

Dustin Woods

Estimator

904-684-3497

dwoods@marandbuilders.com



Brogdon Builders, LLC  
6919 Distribution Ave S Unit 4  
Jacksonville, FL 32256  
(904) 683-2301

January 14, 2026

Re: Sampson Creek CDD Amenity Addition

Mr. Daniel Laughlin,

We are pleased to submit our proposal for the Sampson Creek CDD Amenity Addition. This estimate is based on the following plan sets:

- Architectural Set by Bhide & Hall Architects dated November 17, 2025.
- Architectural Specifications by Bhide & Hall Architects dated November 17, 2025.
- Electrical Set by Bhide & Hall Architects dated November 17, 2025.
- Mechanical Set by Bhide & Hall Architects dated November 17, 2025.
- Addendum 01 by Bhide & Hall Architects dated January 08, 2026.

**Our Total Base Bid Lump Sum:** **\$320,355.84**

**Alternate 1:**

**Use vinyl exterior windows in lieu of aluminum** **-\$24,495.00**

**Total Lump Sum with Alternate 1:** **\$295,860.84**

**Scope of Work:** Furnish all labor, materials, equipment, tools, services, and incidentals to complete all work required as shown in drawings

**Clarifications:** LED light track is not included due to no specification on manufacturer. Site work is not included. Any additional work not included in Plan Sets is subject to a Change Order.

Sincerely,

*Steve Brogdon*

Steve Brogdon  
Brogdon Builders, LLC  
Vice President

**Project: Sampson Creek CDD Amenity Addition**

**Date: 01/14/2026**

**Plans Dated: 11/17/25**

**Estimator: SWB**



**BROGDON BUILDERS**

<b>DIVISION</b>	<b>ITEM</b>	<b>ESTIMATE</b>
01	PROJECT SUPERVISION	43,000.00
01	GENERAL CONDITIONS	9,800.00
03	CONCRETE	12,300.00
06	WOODS, PLASTICS, AND COMPOSITES	27,500.00
06	MILLWORK	29,000.00
07	ROOF	5,600.00
07	INSULATION	800.00
07	STUCCO AND STONE VENEER	25,200.00
08	DOORS AND HARDWARE	7,400.00
08	WINDOWS	39,500.00
09	METAL STUDS, DRYWALL AND CEILING	19,000.00
09	FLOORING	9,500.00
09	PAINTING	13,000.00
10	SPECIALTIES	3,900.00
22	PLUMBING	600.00
23	HVAC	13,100.00
26	ELECTRICAL	24,000.00
	<b>SUBTOTAL</b>	
51	CONTRACTOR'S FEE 12.00%	33,984.00
	<b>CONSTRUCTION COST</b>	
	GENERAL LIABILITY 1.00%	3,171.84
	<b>TOTAL CONSTRUCTION COST</b>	<b>320,355.84</b>
08	VINYL WINDOWS IN LIEU OF ALUMINUM	(24,495.00)
	<b>TOTAL CONSTRUCTION COST WITH ALTERNATE</b>	<b>295,860.84</b>

*C.*



Job #22747

October 29, 2025

## PROPOSAL

*Billing:*

Sampson Creek  
219 Saint Johns Golf Drive  
Saint Augustine, FL 32092

*Job Address / Shipping:*

Sampson Creek  
219 Saint Johns Golf Drive  
Saint Augustine, FL 32092

Contact: Stephanie Taylor  
Telephone: 904-599-9093  
E-mail: staylor@vestapropertyservices.com

Dear Stephanie:

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

### Tennis Courts

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

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

### Basketball Courts

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

[www.fast-dry.com](http://www.fast-dry.com) & [www.10-s.com](http://www.10-s.com)

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479  
**CONSTRUCTION** <> **RESURFACING** <> **MAINTENANCE** <> **SUPPLY**



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

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

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

Sincerely,

Fast Dry Courts, Inc.  
Sean Froehling  
Account Executive

[www.fast-dry.com](http://www.fast-dry.com) & [www.10-s.com](http://www.10-s.com)

National: (800) 432-2994 - Local: (954) 979-3111 - Fax: (954) 978-8479  
**CONSTRUCTION** <> **RESURFACING** <> **MAINTENANCE** <> **SUPPLY**



October 21, 2025

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

Please call 800-331-1723 or send email to [info@courtsurfacesfla.com](mailto:info@courtsurfacesfla.com) should you have any questions.

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

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

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



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

**Pricing**

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

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

*This Price is good for thirty (30) days.*

ACCEPTED BY: Court Surfaces

\_\_\_\_\_  
 For: Bryan McMandon  
 Managing Member

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



### **Scope of Work**

#### **Demo/New Build – Two Basketball Courts –Asphalt ~(105' x 92')**

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



***Pricing***

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

First Draw: Due upon acceptance	\$ 33,250.00
Second Draw: Due upon completion of asphalt	\$ 33,250.00
Final Draw: Due upon completion of job	\$ 33,250.00

*This Price is good for thirty (30) days.*

ACCEPTED BY: Court Surfaces

\_\_\_\_\_  
For:

\_\_\_\_\_  
Bryan McMandon  
Managing Member

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



## **Terms and Conditions**

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



### General Information

#### Proposal Submitted To

Contact Name: Stephanie Taylor  
Account Name: Sampson Creek CDD  
Bill To: 219 Saint Johns Golf Drive  
St. Augustine, FL, 32092

#### Location

Project Name: Sampson Creek Tennis & Basketball Courts  
Project Address: 219 Saint Johns Golf Drive  
St. Augustine, FL 32092  
US

Email: staylor@vestapropertyservices.com

Created Date: December 30, 2025

Created By: Chris Tappan

### Pricing

Reconstruct Four (4) Tennis Courts & Resurface Two (2)  
Basketball Courts

Total Amount: \$301,055.00

### Site Terms

Material is guaranteed to be as specified and work will be according to standard practices. Changes from specifications involving additional costs will only be done upon a written order and will become an extra above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days.

### Scope of Work

#### BASKETBALL SCOPE OF WORK - \$16,470.00

- Machine sand surface of court.
- Patch large open cracks 1/16" or larger with acrylic patch mix.
- Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- Apply two (2) coats of Acrylic Resurfacer over the entire surface of the court.
- Apply two (2) coats of Color Coating over the entire surface of the court.
- Court Color: TBD Standard Color
- Paint regulation court markings with white textured line paint.

#### TENNIS SCOPE OF WORK - \$284,585.00

- Mobilization & Layout.
- Demo and remove existing asphalt courts and equipment.
- Remove and dispose of existing court fencing.
- Topdress limerock base (assuming no more than 1"); laser grade and compact.
- Pave 1 1/2" of SP 9.5 RAP Asphalt on court. Approximate Paved Area: 120' x 120' per battery (two total batteries)

- Furnish and install four (4) new sets of black tennis posts and nets complete with concrete footings.
- Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- Apply two (2) coats of Acrylic Resurfacer over the entire surface of the court.
- Apply two (2) coats of Color Coating over the entire surface of the court:
- Inbounds Color: Dark Blue
- Outbounds Color: Dark Green
- Paint regulation tennis court markings with white textured line paint.
- Furnish and install approximately 960 LF of 10' high black powder-coated perimeter fencing complete with four (4) gates, complete with bottom rail.
- Furnish and install approximately 160 LF of black powder-coated divider fencing between courts tapered down to 4' high.

EXCLUSIONS: Survey, site prep, suitable site access, permits, mass importation of clean fill, testing, erosion control, sodding, tree & landscape removal, curb, trench drains, irrigation, windscreen, relocation of utilities, shade structures, sidewalks, benches, court lighting, or conduit.

**OPTIONAL ADD:**

- Option 1 - ILO resurfacing basketball courts, reconstruct courts per same scope of work as tennis court reconstruction - ADD \$82,760.00

**Notes:**

- It is recommended owner should spray insects and vegetation on or around courts two weeks prior to work commencement.
- Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- Owner to provide suitable access for equipment, water, and electric as required.
- Should owner request additional material applied or other work performed to the surface of court which is not outlined above, it will be at an extra cost.
- Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

It should be noted that as your court ages, it will develop cracks. Cracks develop in courts for various reasons with the most common being:

- Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
- Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
- Changes in subsurface stability reflecting through the court surface.

Nidy does NOT provide any written or implied guarantee of courts being free from existing or new cracks; thus, cannot and does not warrant against new cracks appearing or old cracks reappearing after the court has been resurfaced.

**Warranties/Exclusions:**

Color Coating is warranted against any excessive fading for a period of one (1) year from application. Surface is warranted against peeling and flaking for a period of one (1) year from application. Problems from normal wear, vandalism, and improper care are excluded.

Squeegee marks are a normal part of the acrylic surfacing process and are recognized within ASBA industry standards. Because coatings are applied in layers with a squeegee, some slight variations in color or texture may appear, especially on lighter courts or in hot/humid conditions. These are considered cosmetic only and, per ASBA guidelines, do not affect the playability, durability, or quality of the court.

<b>Acceptance</b>
-------------------

Work performed in addition to the specifications listed above require additional charges. Upon acceptance, please sign and return one copy. **ACCEPTANCE:** The above specifications, conditions, and price(s) are acceptable. I authorize Nidy to do the work as specified.

Date Of Acceptance: \_\_\_\_\_ Acceptance Signature: \_\_\_\_\_

Approved amount including  
accepted Option(s):        \$ \_\_\_\_\_

Please indicate selected  
Option(s): \_\_\_\_\_



## Project Information Sheet

**\*\*Completed form must accompany signed contract/proposal\*\***

**Owner Name and Physical Address:**

**Project Name and Physical Site Address:**

**Billing Name and Address:**

**Billing Email:**

**Project Manager's Contact Name, Phone & Email Address:**

Name:

Phone Number:

Email Address:

*D.*



customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.

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

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

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.

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

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

**Acceptance of Proposal:**

**Stephanie Taylor**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**

**Oscar Miranda Jr.**

**904-312-0382 cell**

**OMirandaJr@ruppertcompanies.com**

Date: \_\_\_\_\_

*E.*



**March 16, 2026**

**475 West Town Place  
St. Augustine , FL 32092**

**Attn: Stephanie Taylor**

**Re: Tennis Court Relandscape**

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

**Scope of Work**

This proposal outlines the relandscaping plan for the tennis court area. Along approximately 700 linear feet, a 1-foot border inside the fence line will be finished with river rock and integrated French drains. Podocarpus will be installed to create a clean, evergreen screening hedge. All existing hollies and ligustrums will be removed and replaced with crape myrtles, accented by lirioppe. Between each crape myrtle, dwarf bottlebrush will be planted in a staggered pattern to add color and texture.

Both entrances to the tennis courts will feature matching landscape designs. The goal is to create an inviting, vibrant entryway using blue daze groundcover, Hawaiian ti plants, and robellini palms.

**Plants:**

<b>Plant Description</b>	<b>Quantity</b>	<b>UM/Size</b>
Podocarpus	380	3 gal
Dawrf Bottlebrush	220	3 gal
Liriope Big Blue	220	1 gal
Crape Myrtle Best Red	21	15 gal
Hawaiin Ti	20	3 gal
Blue Daze	60	1 gal
Robellini Palm	4	15 gal



- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
  - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

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

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

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

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

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

**Acceptance of Proposal:**

**Stephanie Taylor**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC  
Oscar Miranda Jr.  
904-312-0382 cell  
OMirandaJr@ruppertcompanies.com**

Date: \_\_\_\_\_

*SEVENTH ORDER OF BUSINESS*

## Sampson Creek Agreement Tracker

<b>Description</b>	<b>Entity</b>	<b>First Contract Date</b>	<b>Contract Start Date</b>	<b>Contract Renewals</b>	<b>Contract End Date</b>
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.

*TENTH ORDER OF BUSINESS*

*A.*

**MINUTES OF MEETING  
SAMPSON CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **February 19, 2026** at 6:00 p.m. at the St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
Branden Marcinell	Matthews
Stephanie Taylor	Vesta Property Services
Jason Davidson	Vesta Property Services
Nick Angelo	Ruppert Landscape Irrigation Manager
Joe Miletello	Ruppert Landscape
Residents	

*The following is a summary of the actions taken at the February 19, 2026 Board of Supervisors meeting of the Sampson Creek Community Development District.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 6:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS****Public Comment** *(regarding agenda items listed below)*

Mr. Laughlin opened the public comment period. Resident Michael Schwebel of 208 St. Johns Golf Drive drafted a letter regarding pickleball, which his neighbors signed and sent to the Board, the District Manager and the HOA. Mr. Schwebel was discouraged by what he was reading in the minutes and would like for his letter to be added to the record and posted on the CDD website, as it had good information and good talking points. They could not install pickleball by someone's home, as it would be a nuisance and impact the use of the home. It was unreasonable to assume that there would not be litigation. He questioned whether the CDD was insured and who would pay for the defense or indemnify in the event of a lawsuit. Ms. Weitzel appreciated the letter and the attachments. Mr. Davis pointed out that the packet of information that Mr. Schwebel enclosed in his email, was thorough and was amenable to adding a link to the documents page on the CDD website. Mr. Laughlin would add it to the website. Mr. Yuro appreciated the time that Mr. Schwebel put into this, although he did not agree with some of the points made in the letter, for example saying that sound mitigation would not work, as from everything that Mr. Yuro read, sound mitigation did work.

In addition, Mr. Yuro pointed out that Mr. Schwebel mentioned several times that the Board could not allow a minority to drive a decision, if one person feels that they were harmed or inconvenienced. Furthermore, no decisions have been made and was unsure whether the Board was ready to make any final decisions but wanted to ensure that the Board understood all of the options. There was threat of legal action, but it was implied and believed that the Board had to the right to make improvements to the amenity area and questioned whether the Board's exposure to liability against lawsuits was increased due to this specific situation. Mr. Haber concurred that there was certainly a threat of litigation if they installed pickleball courts next to someone's home and was something that the Board needed to keep in mind. He was fine with posting the letter on the District's website, as it was a public record, but was reluctant to post it without a statement that it was being posted at the request of the author and was not the position of the CDD, unless the Board agreed with the contents of the letter. Furthermore, the District had the right to make improvements, especially improvements of a similar kind, to the District's amenity facilities.

Mr. Haber reviewed the letter and did some research on pickleball cases. It discusses the Board having to make certain decisions based on minorities and majorities and the standard that

this Board must follow, as an elected official, which was to do what was in the best interest of the District. It was impossible to make 100% of the community satisfied with their decisions nor were they obligated to do. However, his research was limited to only instances where individuals or entities were bringing suit against the District as a government and to the extent that the Board was going to make a decision that would result in litigation, he preferred to do more in-depth research to provide a more definitive answer. However, he did not see anything that would lead him to believe that there was a great danger to not successfully defend a decision to install pickleball courts, wherever they choose to do so, assuming that they were properly permitted and take certain considerations, such as sound abatement, to show that the Board was trying to make a decision that was in the best interest of the CDD. Furthermore, if this course of action was pursued, Mr. Haber would want to have the Board authorize him to spend additional time performing more detailed research. At this time, they had a threat of litigation, but they would not get sued with the Board still discussing the issue, without any definitive decision being made. Therefore, Mr. Haber was comfortable with the Board having the discussion and keeping their options open with respect to the installation of pickleball courts, notwithstanding the letter and the threat of litigation.

Mr. Haber further pointed out if the decision was made that the District would get sued, under Florida law, parties were only entitled to attorney's fees, if there was a contractual or statutory provision or something that provides for it. Otherwise, in litigation, regardless of the outcome, each party was responsible for their own fees. He was not aware of anything that would shift the burden of attorney's fees in the event of litigation, even if the District defended it. However, even if the District fully succeeded and was victorious in the lawsuit, the District would not be able to recover attorney fees for defending the lawsuit. If the Board wanted to post that information, Mr. Laughlin offered to include that the Board was posting it as information that was received from a homeowner and the Board was not endorsing any of the commentary. Mr. Yuro felt that the added language was appropriate but asked that Mr. Laughlin provide it to Mr. Haber before it gets posted. *There was Board consensus for Mr. Laughlin to post Mr. Schwebel's email to the CDD website, include a disclaimer and provide to Mr. Haber before posting.*

Ms. Weitzel pointed out that the District had amenities that were in terrible shape and before this Board entertains spending over \$300,000 to build a brand-new facility, they needed to

ensure that the current facilities were in perfect condition. Furthermore, at this point in time, the Board needed to take a stand and make a decision about whether or not this was something they were moving forward with or to focus on improving their current amenities. If residents were unhappy with the Board's decision, they could serve on the Board. Resident Chuck Hood of 260 St. Johns Golf Drive recalled that the District completed an exhaustive acoustical study for the cemetery location and the noise was deemed to be acceptable, but this location was discarded, because people did not want additional traffic on their street. He suggested that the Board look at the property behind Hole 17 that was CDD property, to develop three pickleball courts. Mr. Hood was not against pickleball but was against affecting his neighbors. Abatement on the basketball courts, would require a solid structure such as a building, according to the acoustical study. Therefore, they needed to find another viable location, build a building that shuts all of the noise out or not pursue this matter. Mr. Yuro was not certain that pickleball was ever going to happen but felt that it was important for the Board to keep their options open. He understood the frustration, if they introduced a new amenity in that area, but improving the amenity area with a new amenity, was not the same as adding a new amenity in an area where there never was an amenity. Mr. Hood asked if residents would purchase homes here, if there was pickleball before they moved in. Mr. Yuro indicated that residents purchased next to an amenity area.

Mr. Davis pointed out that future amenity capital improvements was on the agenda, as a way to capture the items that the Board was the most interested in doing at this time, versus items that were discussed over time. There was no effort to design a pickleball court, but appreciated the additional commentary that Mr. Hood provided. Mr. Hood did not recall the basketball court being a location under consideration for pickleball. Mr. Yuro pointed out that it was discussed a long time ago. Mr. Hood felt that pickleball should be eliminated, as they spent a great deal of time talking about it and they were not getting anywhere. Mr. Clay Wild pointed out that every two or three months, a petition was submitted and after two years of going back and forth, the Board should make a decision. Mr. Davis did not want to make a decision today; however, it keeps coming back up by residents and felt that the Board did a thorough job of running a sound study. The Board selected the cemetery and did some cost estimates, but Brookhaven residents requested that the Board not put pickleball there. As a result, the Board decided to set it aside. Mr. Davis appreciated the information provided by Mr. Schwebel, as they now had the opinion of residents who did not want pickleball courts at the basketball court

location. The letter would be included on the record. There being no further comments, Mr. Laughlin closed the public comment period.

#### **FOURTH ORDER OF BUSINESS**

#### **Amenities Booking Requests**

Mr. Laughlin presented an amenity booking request from the Stingrays Swim Team for the 2026 season. Mr. Chris O'Connor, President of the St. Johns Stingrays, requested access of the pool from April 28, 2026 through July 12, 2026. Participants would practice after school and in the morning when school was out. There would be three or four home meets, one mock meet and a banquet at the end of the season. Mr. Yuro asked if there were any scheduling issues. Ms. Taylor did not recall any. Mr. Leary asked if they were using all of the lanes or some of them. Mr. O'Connor indicated that they leave one lane open. Mr. Leary pointed out that residents could use the left-hand side of the pool.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the amenity center request from the Stingrays Swim Team for the 2026 season was approved.
--

Ms. Taylor presented an amenity booking request from the HOA for a neighboring community, The Preserves at St. Johns, to use the meeting room quarterly for their HOA meetings. Mr. Yuro did not have an issue, if there was no conflict, but since it was outside of the CDD, asked if the CDD could allow them use of the room. Mr. Haber confirmed that the CDD was always able to open it up to more groups, but it could set a precedent. Mr. Davis asked if they should set a fee. Mr. Laughlin recalled that another CDD had their meeting at another CDD, as their facility was undergoing renovations. They received approval from the Board, but did pay a fee. Ms. Taylor suggested charging a \$50 rental fee. Mr. Haber pointed out that it was fee that the District was charging for the use of facility and if it was something that the Board wanted to have in place, they could approve it on a temporary basis, with the understanding that a public hearing would be scheduled, in order to charge the fee going forward. Mr. Davis pointed out that the \$50 fee was only for a patron renting the room, who was a homeowner and paid assessments for the upkeep of the building and preferred to deny this request, as there were other rentable facilities nearby. Ms. Weitzel and Mr. Yuro did not want to have outside use. *There was Board consensus to deny this request.* Mr. Laughlin asked if the Board wanted to consider a rental fee

of \$200 to \$500 and set a rate hearing. Mr. Davis recalled that the Board discussed it before and decided not to have a fee.

## **FIFTH ORDER OF BUSINESS**

### **Discussion of Amenity Policy Updates**

Mr. Laughlin reported that the purpose of this agenda item, was to discuss the following language in Bring Your Own Bottle (BYOB):

- *Alcoholic beverages may not be served or sold, but must only be considered BYOB where Patrons and their Guests are assisting themselves. The Patron is solely responsible for ensuring that alcohol is consumed in a safe and lawful manner in accordance with all applicable laws, regulations and policies.*

Mr. Laughlin confirmed that all of the changes discussed at the last meeting, was incorporated and asked if Mr. Haber had any concerns about the BYOB. Mr. Haber pointed out that as long as the CDD was compliant with Florida Law, with respect to alcoholic restrictions on a wet deck, he had no issues, understanding that alcohol has increased liability. However, this Board had the authority to make determinations and had the benefit of sovereign immunity. Mr. Laughlin pointed out that this was specifically for rentals. If alcohol was being served, they must hire a licensed bartender, at the recommendation of the insurance company. Mr. Davis recalled that there was a cocktail making event. Ms. Taylor pointed out that they had a licensed bartender for this event and the purpose of this language was for when a resident wanted to reserve the room for a birthday party. They must have a licensed bartender or liability insurance, but if they did it as BYOB, they did not have to do this. Most people did not want to pay for a bartender or liability insurance. Mr. Laughlin pointed out that many of the CDDs he managed, had BYOB language.

Ms. Weitzel felt it was impractical to think that anyone who rented this room was going to hire a bartender. Mr. Davis questioned what would happen if someone wanted to host the cocktail making party and not the CDD. Ms. Taylor indicated that it must go through the Board. Mr. Davidson pointed out if a resident wanted to have a bartender, staff would request the bartender's COI, to ensure that they were certified to serve alcohol. Mr. Leary questioned how easy it was to get a bartender, how much it typically cost and how many events had alcohol. Ms. Taylor confirmed that they had more than 10 baby showers and bridal showers that were more catered to adults. Event liability insurance typically cost \$110 per day and to hire a bartender, they must pay for the alcohol and the bartender would charge \$100 to \$125 per hour for their

services. Mr. Davidson believed that this helped the District, as it provided guidelines. Mr. Leary asked if someone from Vesta was present for such an event. Ms. Taylor indicated that they typically had security. Mr. Davidson pointed out that there were Districts that require staff to be present, which would be an additional fee to the District, as it would be outside of the contracted service hours. Mr. Davis recalled that this was one of the potential edits last month and the Board decided to pass on it. However, he was fine with the BYOB language.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the updates to the amenity policies for Bring Your Own Bottle as discussed were approved.

## SIXTH ORDER OF BUSINESS

## Staff Reports

### A. Landscaping Team

#### 1. Report

Mr. Nick Angelo, Ruppert Landscape Irrigation Manager, was present to discuss the irrigation portion, as Mr. Oscar Meranda could not attend this meeting.

- **Proposal for Irrigation System Upgrade** (*Item 6A4*)

Mr. Angelo presented a proposal to convert one of the controllers to a smart controller, which had flow sensing capabilities. This would provide potential water savings of up to 30%, because when it rains, the controller would automatically shut it down for several days, based on the amount of water it detected. The controller needs to be upgraded anyway, as the current rain sensors did not do that. Mr. Laughlin pointed out that this allowed staff to shut off the system if something breaks. Mr. Angelo explained that they could schedule not allowing watering between 8:00 a.m. to 4:00 p.m. They get alerts when a valve was stuck or there was a mainline break and would automatically shut itself down if water was moving in that timeframe. It would help them to function and respond quicker. Mr. Laughlin asked if it would identify where the problem was, so they did not have to spend the time trying to locate it. Mr. Angelo confirmed that this was the case. Mr. Leary understood that this was Phase 1, for a Centralis System, at a cost of \$4,000 and questioned the number of phases. Mr. Angelo confirmed that there were two phases; the controller, which could operate on a conventional system. They could also upgrade to do a flow sensor and two wire system. In Phase 2, they would run new wire to all of the valves, have new decoders and surge suppressors. Currently, when they had surges, something would get fried.

Mr. Leary questioned the annual cost for the Centralis System and the warranty. Mr. Angelo indicated it was \$110 annually and there was a one-year manufacturer's warranty. However, if it was due to Mother Nature, it would not be warrantied. Mr. Leary questioned the amount of their annual water bill. Mr. Yuro pointed out that most of the water comes from the ponds. Without the Phase 2 project, Mr. Yuro asked if Phase 1 was recommended. Mr. Angelo recommended it, as it provided at least a 15% savings on their water bill. Mr. Joe Miletello of Ruppert Landscape, indicated that the current rain sensors dry out and they had to change them every other year and were not the most reliable. With the Centralis System, they could put in parameters. Mr. Leary felt that their biggest problem was outages and dead sod. Mr. Angelo pointed out that they only perform an inspection the first week of every month, unless someone called them to come back out. Currently if a valve goes down, unless someone called them, they would not know to come out and replace it, but with the Centralis System, they would know about it, because it would detect it and provide an alert. Mr. Davis questioned the cost of Phase 2. Mr. Angelo indicated that it was \$250,000. Mr. Yuro asked if the system would detect a mainline break. Mr. Angelo confirmed that a mainline break was separate and would cost \$10,000. However, they could provide an estimate, if this was something that the Board wanted to do.

Mr. Leary was frustrated that they had ongoing issues with irrigation and it took until now, to provide a proposal for long-term improvements. However, if it improved their irrigation, he was in favor of moving forward, as he was relying on Ruppert's judgement and recommendation. Ms. Taylor pointed out that it would not go throughout the entire community, as they had battery operated controllers. This was just for the controller behind Hole 17, which irrigated half of Leo Maguire Parkway, all the way down to Eagle Point Drive. Mr. Yuro asked if there was any overlap with the golf course. Mr. Angelo confirmed that there was no overlap. Mr. Leary estimated that for all of the proposals that Ruppert submitted,, the cost would be \$32,000. Mr. Yuro noted that this was more than their contingency. Mr. Laughlin confirmed that the contingency for the entire year was \$52,000. Mr. Yuro wanted to discuss the other proposals before approving this one.

## **2. Proposal for Landscape Demo Around Tennis Courts**

Ms. Taylor presented a proposal from Ruppert, in the amount of \$10,700, to demolish all of the plantings surrounding the tennis court. It was not for re-landscaping. They were working on the second quote. However, they have to remove two Oak trees between Courts 2 and 3 and asked if the Board was in favor of not putting trees there and putting in fencing, as it would change the quote for the re-landscaping. Ms. Weitzel felt that ideally they should remove all of the landscaping and put in benches, versus installing any landscaping, as the roots were pushing up the courts. Mr. Davis asked if the county was fine with removing those two trees and not replacing them. Mr. Yuro pointed out that the trees were dead. Mr. Davis recalled that one was dying and the other was perfectly thriving. Ms. Taylor understood that they could remove the trees and had to replace them, but not in the same area and would double check with the county, as they had to pay an application fee. Mr. Yuro believed that they did not have to re-plant, because of the large amount of trees in the community. Mr. Davidson pointed out that the easiest way would be to find out what the threshold was and count up to that point; however, they were well beyond it. Mr. Yuro felt that this was premature, until they had a count of the trees.

## **3. Proposal for Irrigation Zone 15 Controller Replacement**

Ms. Taylor presented a proposal from Ruppert for a controller replacement in Irrigation Zone 15, which was in the amount of \$695. This controller was covered up by plant material, which was why it was missed in their original audit. Ruppert asked if the CDD could purchase this one, instead of being in the all-inclusive irrigation. Mr. Davis asked if they had seen it, how it would have been addressed. Ms. Taylor indicated that it would have been included in the original audit. Ms. Weitzel assumed that they needed to get the controller. Mr. Laughlin pointed out that the zone should be functional. Mr. Angelo explained that the proposal was for a hybrid controller on a small post, as the current controller was battery operated and was in the ground. It would never get missed again. Ms. Weitzel felt that it was something that they had to do. Mr. Yuro agreed that they needed to do it.

## **4. Proposal for Irrigation System Upgrade**

This item was discussed.

**5. Proposal for Tree Canopy Elevation Along St. Johns Golf Drive)**

Ms. Taylor presented a proposal from Ruppert to elevate 13 Oak trees along St. Johns Golf Parkway to the amenity parking lot entrance, in the amount of \$3,120. They elevated the ones closer to the basketball courts, but not the ones leading up to the Amenity Center, turning off of Leo Maguire Parkway. This would allow for more sunlight to come into those areas. Mr. Leary was not disputing that it needed to be done, but asked if there was a sod plan, to be done at the same time. Ms. Taylor would request one. Mr. Davidson pointed out that there was a season to lift these trees. If they did it during the growth season, it would promote quicker growth. Therefore, it was better to do this when it was dormant. Mr. Yuro asked if there was something in the contract about elevating trees up to a certain height. Mr. Davidson confirmed that this was beyond that.

**6. Proposal for Parkway Sod Replacement**

Ms. Taylor presented a proposal from Ruppert for sod replacement down Leo Maguire Parkway, on the walking path side, in the amount of \$24,600. Mr. Leary recalled that this proposal was \$50,000 at the last meeting. Ms. Taylor confirmed that it was \$50,000, but it was for all of Leo Maguire Parkway and she requested that Mr. Meranda focus on the turf area on the left side of Leo Maguire Parkway. Mr. Davidson suggested looking at top dressing in some of those areas, to see if it would come back. Mr. Leary pointed out that there was no sidewalk there. It just goes into the forest. Mr. Yuro understood that the \$24,600 was not to do soil from one end of Leo Maguire Parkway to the other and was just to do sections that were in bad shape. Ms. Taylor confirmed that this was the case. Mr. Laughlin pointed out that this expenditure could be paid from capital, but would take a good portion of the contingency. Mr. Leary noted that this area was in bad shape and had been for a long time, but questioned whether it was the whole length of Leo Maguire Parkway or the upper half where it was worse. Ms. Taylor indicated that it goes in phases. Mr. Yuro estimated that the \$24,600 equated to \$702 per pallet. Mr. Davis felt that this was a good price, as a pallet of sod at Home Depot was \$600 and this proposal included labor and installation. Mr. Laughlin recalled that there was pricing in the agreement for certain items, such as St. Augustine, which was \$650 per pallet. Mr. Yuro pointed out that they would need a few pallets of Bermuda sod at the basketball court, especially if they get consistent irrigation. Mr. Davis asked if the automation of the irrigation system would effect this area on Leo Maguire Parkway. Mr. Angelo confirmed that it would improve the water situation.

Mr. Davis asked the Board if they should approve the irrigation and place the sod on hold, until they could see if the irrigation improved the area and focus on the area around the Amenity Center. Mr. Geary was in favor of putting the sod on hold and approving all of the other proposals. Mr. Leary recommended approving the proposal for the controller and tree canopy, but hold off on doing the sod, until they received proposals for the other locations. Mr. Davis wanted to spend a large amount of money on Leo Maguire Parkway, before they spend money on sod at the Amenity Center. Mr. Leary noted two or three tracks that were bad and that five or six pallets of sod, might help in those areas. Mr. Yuro was in favor of purchasing sod for the worst areas, but was hesitant to approve \$24,600 worth of sod. Ms. Weitzel suggested doing this like the sidewalk repairs, where they repair the biggest hazards. Mr. Davidson recommended focusing the area on the right-hand side of St. Johns Golf Parkway, going past the golf course. Ms. Weitzel recalled receiving an email today with pictures showing how terrible it looked. Mr. Davidson recommended once the Board had everything in front of them, segregating the areas throughout multiple years and concentrating on the visible, high-traffic and entry areas. He would then work with Ruppert and Mr. Leary on those areas.

Mr. Geary asked if they needed to lift the tree canopies between now and the next meeting. Mr. Davidson recommended lifting the tree canopies and going ahead with the irrigation system controller replacements and upgrades. He would like for the Board to consider sod at the next meeting, because it would take a period of time for the sod to arrive, which puts them right at the growing season. They were also looking at a couple of areas for Bermuda, such as heavily shaded areas, which he was working with Mr. Meranda on. They wanted to bring in sod that could survive in these shaded areas, closer to tree rings and then look at some additional ground cover for around those trunks, as string trimming could damage the trees and the root systems around it. They could then come back at the next meeting and discuss what was necessary to get those areas sodded. In the meantime, they would continue to work on making sure that they had everything for 2027 and spreading it out in the future, due to the expensive cost. He could see it as a three-year project.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the proposal from Ruppert Landscape for the Irrigation Zone 15 controller replacement in the amount of \$695 was approved.
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On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the proposal from Ruppert Landscape for a central controller irrigation system in the amount of \$4,034 was approved.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the proposal from Ruppert Landscape for the tree canopy elevation along St. Johns Golf Drive in the amount of \$3,120 was approved.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

Mr. Marcinell recalled that at the last meeting, a resident at 228 St. Johns Golf Drive requested a visit for water in the curb line, which he inspected before this meeting. There was approximately 30 feet of standing water along the curb, which goes 2 feet out into the roadway. A quick Google search shows that the only rain they had, was from Sunday and Monday, totaling  $\frac{3}{4}$  of an inch. The water has been there for a while and would probably always remain wet, due to a tree that was in the curb, blocking the flow. This area was the only wet area, due to contributions from the cul-de-sac. It was an ongoing issue. Mr. Davis asked if this area was right across from Stonebridge Path. Mr. Marcinell indicated that it was just off of the main road. Mr. Davis asked if Mr. Marcinell saw anything that was obvious. Mr. Marcinell confirmed that the tree root was lifting the curb. Mr. Yuro pointed out that this was occurring all over the neighborhood. Mr. Marcinell would document all of this. At 504 Stonebridge Court, there was a 20-foot drainage easement. Mr. Haber provided easement language, as well as ownership language for the retaining wall at 942 Eagle Point Drive. Mr. Yuro asked if Mr. Haber or Mr. Marcinell were in contact with the owners. Mr. Laughlin indicated that he contacted the owners regarding attorney fees and provided them with an estimate but had not heard back from them. Mr. Haber confirmed that he had not had any contact with the owners.

**D. District Manager**

. Mr. Laughlin reported that they would start discussing the budget next month, as the District must approve the Proposed Budget at the May meeting, since the June meeting was after the 15<sup>th</sup>, which was the deadline to approve the budget. A draft would be provided to the Board

at the next meeting for discussion in March and April, for approval at the May meeting. In August, the Board would adopt the final budget.

**E. General Manager**

- 1. Amenities and Operations Report**
- 2. Lake Doctors**
- 3. Soccer Field Report**
- 4. Sidewalk Repair Update**

Ms. Taylor presented the Amenities and Operations and Lake Doctors Reports. She and Mr. Meranda performed a complete ride through of the community. They broke it down into 28 areas. Pictures of the current state of each area, was provided to the Board, as well as suggestions that she and Mr. Meranda had. Their overall suggestion, which the Board was in favor of, focused on the high traffic focal points and eventually getting to enhancements. Ms. Taylor would be working on that with Mr. Meranda.

**5. Proposals for Slide Resurfacing**

Ms. Taylor reported that Safe Slide was able to complete their onsite visit on Wednesday, January 21<sup>st</sup>, for resurfacing of the water slide and they provided a proposal of \$30,436. Slide Renu provided a proposal of \$25,050. They had not resurfaced the slide for quite some time and there was some discomfort when going down the slide, due to normal wear and tear. However, there were no structural concerns. This expenditure was budgeted for the 2027/2028 Fiscal Year and was included in the Reserve Study for \$23,000. She recommended doing the resurfacing sooner rather than later, because the contractors were getting booked up. Mr. Yuro asked if there was money in the reserve to cover this expenditure. Mr. Laughlin confirmed that there were sufficient funds. Mr. Yuro did not want to have any injury issues, if the slide was in bad shape. Ms. Taylor pointed out that the landing spot at the top, needed some additional work, which was in both proposals and the seams were starting to show wear and tear. Therefore, in an abundance of caution, she preferred to do the resurfacing this season than waiting until next season.

Mr. Yuro was in favor of moving forward with the resurfacing. Mr. Leary questioned the two vendors experience and performance. Ms. Taylor indicated that both vendors served Vesta at multiple locations and there were positive results from both. Therefore, she felt comfortable with either vendor. Mr. Leary did not recommend joining the seams, as there were some pros and cons. Ms. Taylor agreed, explaining that Safe Slide included an additional option to put in

fiberglass at the seams, but this was for a higher usage water slide. Typically, they caulk the seam, but if they put in fiberglass, they would not have to worry about the wear and tear. Mr. Leary did not feel that they needed to invest in the ongoing maintenance package, but felt comfortable with the Slide Renu proposal. Ms. Weitzel and Mr. Yuro agreed. Mr. Geary asked if they were getting complaints about the slide. Ms. Taylor confirmed that she had not received any complaints, but Vesta likes to review the slide and pool pumps before pool season, to ensure that everything was ready to go. Ms. Weitzel pointed out that when she used the slide with her child on the lap, it was slightly uncomfortable. Mr. Davidson indicated that before the Summertime, he walks around the slide and looks for specific things. If there were seams needed attention and there was fading, they try to repair it, because they did not want delamination, resulting in the need for severe restoration.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the proposal from Slide Renu for slide resurfacing in the amount of \$25,050 was approved.

#### **6. Landscaping Projects**

This item was discussed.

#### **7. Proposal for Painting Pool Awning**

Ms. Taylor reported that the awning poles by the lap lane cabana, needed some repair, as paint was chipping off of all of the supports. Mark with Tropical Pressure & Painting provided a proposal for \$3,800, to remove all of the paint, prime and repaint. He worked at other Vesta locations and they received good results from him. Because it was close to the pool, they needed to be extra cautious, which explained some of the additional labor amount. Ms. Weitzel questioned where the \$3,800 would come out of. Mr. Laughlin confirmed that it would come out of the repair and maintenance (R&M) line item. Mr. Davis was in favor of this proposal. Mr. Yuro felt that it was reasonable.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from Tropical Pressure & Painting for repainting of the pool awning in the amount of \$3,800 was approved.

- **Proposal for Pressure Washing Entry Monuments (Item 6E9)**

Ms. Taylor presented a proposal from Tropical Pressure & Painting to pressure wash and milicide the three brick entry monuments, in the amount of \$200. These were the monuments at Eagle Point Drive, St. Johns Golf Drive and Stonehedge Trail Lane. Mr. Leary questioned why the Board had to approve a \$200 expenditure. Ms. Taylor indicated that the Board typically did not approve these expenditures, but she wanted to bring it to the Board. Mr. Davis appreciated Ms. Taylor informing the Board about it, as it was a good idea. *There was Board consensus to pressure wash and milicide the three brick entry monuments.*

### **8. Proposal for Painting Golf Cart Bridge**

Ms. Taylor presented a proposal from Tropical Pressure & Painting to repair the wooden bridge by the entrance monument on Leo Maguire Parkway, close to CR 210, in the amount of \$5,800. The bridge needed some re-touching of loose wooden boards. However, most of the caps that were on the railing, were falling off and they would replace them. They would also pressure wash, milicide it, remove the paint and re-paint it. Mr. Davis recalled that at the last meeting, the Board wanted to see what it would cost to repair the wooden bridge on the 18<sup>th</sup> Hole and then ask the golf course if the CDD could do the repair work and hopefully the golf course would pay some money towards it. Mr. Laughlin confirmed that they would need approval from the golf course. Ms. Taylor would include photos from the CR 210 bridge into her next report. She believed that the cost would be within the price range of \$5,800. Mr. Leary requested photos of the bridge by the entrance monument on Leo Maguire Parkway. Ms. Taylor would include it in the next report. Mr. Davis asked if the bridge was lit. Ms. Taylor did not believe so. Mr. Yuro recalled that there was a light on both ends. Mr. Davis suggested installing lit caps. Ms. Taylor would look into this. Mr. Davis requested photos of the bridge at night and provide a quote for the bridge on the 18<sup>th</sup> Hole.

### **9. Proposal for Pressure Washing Entry Monuments**

This item was discussed.

- **Sidewalk Repair Update (Item 6E4)**

Ms. Taylor reported that Precision Sidewalk came onsite and provided a proposal for all of the sidewalk hazards on Meadowview Lane, Stonehenge Trail Lane and Brookhaven Drive.

The majority of the severe sidewalks were completed and now they were looking at moderate severe sidewalks, just under 1 inch. To complete all of the sidewalk hazards on those roads, would cost \$25,026. Ms. Weitzel questioned whether they completed all of the sidewalk repairs on St. Johns Golf Drive. Ms. Taylor reiterated that the majority of the severe sidewalks were completed, but they had some panels that had to be replaced and was getting in touch with 2 Men Concrete. However, she was happy to have Precision Sidewalk repair sidewalks on St. Johns Golf Drive. Ms. Weitzel pointed out that the sidewalks on St. Johns Golf Drive were the ones that people walked the most. Mr. Davis recalled that there was a trip and fall on Stonebridge Trail Lane. Ms. Weitzel asked if this item was budgeted. Mr. Laughlin confirmed that the funds would come from capital. Originally, they were using the bond funds, but it was now coming out of the capital, unless the Board wanted to use the bond funds. Mr. Yuro felt that they needed to repair the sidewalks, as they identified hazards. If they ignored it, they were putting themselves in a bad position. Mr. Davis recommended grinding sidewalks every couple of months, to keep everybody happy and safe.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor the proposal from Precision Sidewalk Safety for sidewalk repairs in a not-to-exceed amount of \$27,000 was approved.
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Ms. Taylor previously provided proposals for the tennis and basketball courts. The only update that she had, was to provide the proposal from Ruppert for the landscape demolition. They were currently working on the re-landscaping and there would be some renderings as well as prices, for the next meeting. She would reach out to the vendors to see how much the proposal would change, if they installed new fencing. Mr. Davis asked if they were considering French drains around the outside edge of the tennis courts. Ms. Taylor indicated that the re-landscaping would push back any plant material, at least 1 to 2 feet and coordinate with piping, around the tennis courts with decorative rocks, which would help the water go straight into the pipes. There were currently six French drains. This would be a better way to stop water from going onto the tennis courts. Mr. Davis felt that it was more important to get the water off of the tennis courts.

Regarding the playground renovations, Ms. Taylor reported that Robert was able to install the panels this week. They looked good, but was still waiting for the wooden slat replacement. Mr. Davis asked if this was for the benches and picnic tables. Ms. Taylor replied

affirmatively, which she was trying to coordinate with the vendor. They have not yet installed the swing seats, but they were delivered. Ms. Weitzel reported that the dome looked great. Ms. Taylor confirmed that Robert worked hard on it. They tried a couple of things on the plastic slide and were going to keep figuring out how to make it look better. It was still on their radar. Regarding the access control system update, they were currently using a new system, which went online the last week of January. It was a major success; however, there were some cards that fell through the cracks, during the transition from one system to the other, but everyone was reasonable about it. They were doing a raffle for anyone who comes into the office and fills out a registration form in the month of February. Approximately 75 to 100 people were using the mobile access, which they received positive results for.

#### **10. Proposal for Pool Pump**

Ms. Taylor recalled that the Board wanted to table the purchase of pool pumps and listed this item on the agenda as a reminder. Mr. Leary suggested including this item on the budget items list, so they could plan for it. Ms. Taylor did a review of the street sign posts, street light poles and street names. Every one of them was in good shape, but paint was starting to chip at the bottom, which was common, but it was not being structurally compromised. If they painted the bottom, they would have to paint the pole to match it, but did not think that they were at that point yet. The street signs were looking good, but two were faded. They may want to replace them sometime soon. The street light poles were probably in the worst shape, but were not structurally compromised. However, the Caution Child at Play or Speed Limit Signs, had algae on them and would ask Robert to clean them. However, he does have a few items on his list, so it might take time to get to it. Mr. Leary asked if this included the sign at the golf course entrance. Ms. Taylor indicated that this was a separate item.

Regarding the tree canopies, Ms. Taylor was still working with the vendors. She obtained one proposal, from a vendor who performed an onsite visit this past week and was working on a third vendor. This was for the lifting of the canopies on the roadways and sidewalks. Mr. Leary asked if they should do this shortly. Mr. Laughlin confirmed that this amount was spent in the past, as this was completed a few times over the years. The last time that it was done was in 2023. Ms. Taylor anticipated it costing \$45,000 to \$50,000, based on the cost of inflation, but did not expect to do it this fiscal year and recommended it for Fiscal Year 2027. Regarding the

Amenity Center sign, which was right before the turn into the parking lot, they included some solar lights, which were not strong. Changing the turf, would fall under when they do everything with Ruppert. She recommended doing this through a pilot program, to see what plant material would work, as there were many Oak trees with huge root beds. The sign was missing a cap that needed to be replaced and would be one of the signs that Robert would clean, to make it look sharper. Mr. Leary appreciated that, as the sign was pitiful and recommended getting a new sign, which the golf course should work with them on. Ms. Weitzel agreed, as the sign said, "*Golf and Country Club.*" Ms. Taylor pointed out that there was a similar sign before the marquee board on Leo Maguire Parkway. The words may not be the same, but it had the same logo on top and was the same type of material. Therefore, if they wanted to change the Amenity Center sign, she recommended changing both signs. Mr. Leary questioned how much it would cost to get a new sign. Ms. Taylor would find out. Mr. Davis suggested having a cost share with the golf course.

Ms. Taylor reported that a street light pole was knocked down a couple of months ago; however, this type of pole was not made any more and trying to find one that matched, has been difficult. She was checking in with Beacon Electric on a regular basis and would continue to work with them. Mr. Yuro asked if this was one that was towards the front of the neighborhood. Ms. Taylor replied affirmatively. Regarding the Summer season preparations, all of their seasonal hiring was completed and camp registration was open. Regarding upcoming events, last Saturday was Resident Appreciation Day and free donuts were provided to residents. Next Saturday, there would be a paint workshop with Ancient City Designs. Participants would create their own Spring themed sign. There was a Spring Break Dash on Tuesday, March 17<sup>th</sup>. There would be live music and Frankie's and Edie's would be providing hot dogs and Italian ice. Parks Critters would be providing a variety of reptiles. A Spring Fling was being held on March 28<sup>th</sup>. This was their Easter event and the Easter Bunny would be there for photos. There would also be craft stations, face painting, balloon artists, inflatables and an Easter Egg Hunt. It was brought to Ms. Taylor's attention, that there was some e-bike usage on the pond bank of Pond 14A, across from Stonehedge Trail Lane on Leo Maguire Parkway. Robert was able to put the pond bank back in its original state and it was now level again. They would keep an eye on it and see what happens. Signage could be placed back there, if the Board was interested. The e-bike and e-scooter policy was posted on social media and through an e-blast.

Mr. Davis asked if all of the areas that use was prohibited, were mentioned. Ms. Taylor replied affirmatively, but they could make it clearer. Mr. Davidson asked if there was language or a map showing the areas. Ms. Taylor indicated that there was language. Mr. Davidson recommended including a map, so it was easier to understand. Ms. Weitzel was in favor of having a sign, but questioned the cost. Ms. Taylor confirmed that a sign was inexpensive. Mr. Yuro questioned what the sign would say. Ms. Taylor indicated that it would say, "*CDD Property – No Trespassing.*" Mr. Davis wished that there was a way to get residents to discipline their kids about e-bike use and fix the damage that they caused. He was going into the forest to pick up trash left behind, but rather than have staff pick it up, residents should be picking it up. Mr. Laughlin pointed out that another CDD does a community clean up. Ms. Taylor would include a map in the e-blast and post on the bulletin board. They would monitor this area and bring it back to the Board if she had any additional report. Mr. Davis suggested doing another bulk email to residents. Ms. Taylor received a proposal from a local business that frequents the meeting room, offering to re-do the flooring, in the amount of \$6,263.73. They would provide a discount and install LVP, which was common for high foot traffic.

Regarding the bulkhead, Mr. Laughlin received an email from the resident regarding attorney's costs. While they understood the Board's position, they were willing to pay for and maintain the wall to remedy an erosion issue, caused by a CDD managed lake and requested that the Board absorb any attorney costs. Mr. Yuro understood that the resident was saying that they pushed the CDD to fix the erosion, as all of the lakes had erosion and it would cost more than the attorney fee. Mr. Laughlin pointed out that technically, it was the resident's property, but it was part of the District's stormwater system. Mr. Davis asked if the CDD was responsible for repairing shorelines for ponds that encroach onto homeowners property. Mr. Haber indicated that the District had responsibility for the permitted stormwater system and if the shoreline was part of a pond or lake that was part of that system, even if the pond itself was located on a homeowners lot, the CDD may be responsible to maintain it, to ensure that the stormwater system was functioning. Mr. Davis questioned if dirt on the homeowner's property erodes down into the pond, whether it was the District's responsibility to repair it. Mr. Haber indicated if part of the lot was part of the permitted pond bank, there were certain requirements that must be met to comply with the District's stormwater permit. However, if what was occurring was on the homeowner's property, the CDD would not be obligated to fix it.

Mr. Geary questioned what type of costs they were looking at for attorney's fees. Mr. Laughlin believed that it could be anywhere from \$500 to \$2,500. Ms. Weitzel pointed out if they were putting something in that has not been there before, this was the homeowner's choice and the CDD should not be responsible for paying for their attorney's fees. Mr. Laughlin indicated that District Counsel would be doing all of the work, which would typically be billed to the District. Mr. Leary felt that they were setting a precedent. Mr. Yuro recalled that they have never done this before. Mr. Laughlin confirmed that they never had a situation like this and believed that the resident was more concerned about having the easement taken away in the future. Mr. Davis pointed out if the resident was just restoring the shoreline to what it was when they purchased the house, they would not be coming to the CDD. The only reason that they were coming to the CDD, was because they wanted to install a wall. Mr. Marcinell confirmed that they were tying to an existing wall. Mr. Davis felt that it was reasonable for the resident to pay the attorney's fees, as they were looking for a change. *There was Board consensus for the resident to pay for the District Counsel fees and Mr. Laughlin would reply to the resident.*

Resident Erin Radecki thanked the Board for saving the playground and felt that it was the best playground in St. Johns County. She loved the energy of the community, but did not like that they would be taking away a basketball court and replacing it with a pickleball court. She lived in the community for almost 12 years and would like to make her backyard pretty. However, it was CDD property. They would like to move the property line and landscape it. Mr. Davis recalled at the end of last month's meeting, staff asked the Radecki's to cover the legal fees and questioned the status. Mr. Laughlin indicated that Mr. Haber provided some language for an agreement to help streamline the process and there would be some legal costs. Mr. Radecki pointed out that the last thing that they wanted to do, was to spend thousands of dollars in legal fees, when the Board's answer would have been no. If the Board was against it, they could table it and move on. He understood that they would be setting a precedent, as other neighbors might want to do the same thing, but questioned how many neighbors were willing to spend thousands of dollars on a fence that they might have to move back at some point, because a future Board decided that they did not want to give the land to the residents to manage. Therefore, there would be a risk, but understood why the Board might say no.

Mr. Laughlin asked if there was any hesitation from the Board. Mr. Yuro was fine with it, as long as Mr. Haber worked out whatever language he was comfortable with. Ms. Weitzel

indicated that she was fine with it and was more in favor of having an easement. Mr. Laughlin confirmed that the process of purchasing the property was complicated, as they must allow other people the right to purchase the land. Therefore, having an easement was simpler. Ms. Weitzel pointed out if the Radecki's were willing to help make this area look nice, she had no problem with it. Mr. Marcinell asked if they would be moving their fence into an easement. Ms. Radecki confirmed that they did not yet have a fence, but since they were building a pool, they were required to have a fence. Mr. Radecki pointed out that it would be ideal to move the fence back, but they could place it on their property line. Mr. Geary was not in favor of putting a fence or anything on the easement, as it would be setting a precedent. However, he liked the idea of this area looking nice, but questioned whether the CDD should be making that area nice. Mr. Radecki recalled coming to a prior meeting and saying that the area looked horrible, as it was a dirt pit with some crab grass and a bunch of leaves. However, it was being mowed, but was told that there was no irrigation. They could put in irrigation to make the area look nice at their own cost, if the CDD provided the right to do so. They would like to include some bushes to provide a buffer. The fence was negotiable.

Mr. Geary did not like the idea of blocking off CDD land from the other residents, but had no problem irrigating it and making it look nice. Ms. Weitzel pointed out that most people use that land to drive their golf cart on and questioned whether that would be possible with a fence. Ms. Radecki indicated that they did not need to go that far back with the fence. Mr. Radecki confirmed that they were not blocking it off and there was room for people to take their carts or walk. Mr. Leary understood that the fence would be on the property line and the easement would have plant materials to provide privacy. Mr. Davis asked if the county had a buffer for fence placement. Mr. Marcinell confirmed that there were easement allowances, such as a pipe going through the middle of the drainage easement, as it was supposed to be maintained, opened and clear for access and maintenance. If maintenance was required for the pipe, the removal of the fence and replacement of the fence, was the responsibility of the homeowner. The repair was the responsibility by the CDD and HOA. Therefore, a fence within an easement was allowed, depending on what was underneath it and what the allowances were for that easement language.

Mr. Marcinell felt that the bigger necessity was having irrigation coming from the Radecki's property within the easement, to maintain the vegetation. The irrigation choice was the

Radecki's, but the CDD would have to grant permission for the irrigation to come onto the property. The Radecki's would also be responsible for the plantings. Maintenance would come down to an agreement. The fence would be in question, because of the increase in buffer, as vegetation, does provide for sound suppression and visibility, but all items would be allowable within that easement. He did not believe that there was a pipe underneath the easement. Mr. Laughlin understood that there was currently no easement, but the CDD would grant the Radecki's one. Mr. Marcinell confirmed that there was currently a drainage easement and they would be modifying that easement to allow the Radecki's to have irrigation. Mr. Yuro was 99% certain that there was not a pipe underneath it and pointed out that every house had irrigation into CDD property, because the sprinklers go up to the street. Mr. Davis recalled that the HOA had rules about where the fence could be placed and asked if that was relevant to this discussion. Mr. Radecki confirmed that the HOA was not concerned about the placement of the fence.

Mr. Yuro pointed out that the CDD was not looking to vacate that easement. The CDD was deciding whether to allow access over it, which simplified things with the county. Ms. Radecki indicated that she submitted a survey from Superior Fence to the HOA. Mr. Yuro had no issue with the request, as long as Mr. Haber could draft language that was agreeable to the Radecki's. Mr. Laughlin suggested that the Board approve it subject to the agreement being completed and paying for attorney costs. Mr. Radecki was agreeable to paying the attorney costs, but voiced concern about the Board saying no after they paid it. Mr. Laughlin pointed out that the agreement would not be drafted and no legal costs would be paid until the request was officially approved. Mr. Marcinell suggested that the Radecki's coordinate with the HOA through their ARB application, as it was an agreement between the CDD and the Radecki's and there were clear lines, in case a future Board had questions. Mr. Davis felt that it was appropriate to see if there was language in the ARB application, that the homeowner acknowledges that if the HOA denies their request, they would move the fence. Mr. Laughlin pointed out when the homeowner submits the ARB, the HOA would see that there was an easement and would contact the CDD.

Mr. Geary voiced concern that the fence goes past the property line. Mr. Marcinell pointed out that the fence could still technically go in the middle of the easement. According to their survey, there would be a gain of 10 feet. The Radecki's property line ends in the middle with a 10-foot easement on their side for drainage and a 10-foot easement on the CDD's side for

drainage. They would come out 10 feet with the fence. Mr. Davis supported Mr. Geary's concern that if the fence goes beyond the existing property line, the rest of the neighborhood would be aware of it and they would be upset that there was a fence in the middle of open land. Mr. Radecki pointed out that if a future Board tells them to move the fence back and they had to pay for it, they were fine with it. Ms. Weitzel felt that if the Radecki's were willing to take the risks and understand that this was a possibility and were fine with it, they could cross that bridge later. Mr. Davis asked if the Board should approve it pending District Counsel preparing the agreement. Mr. Laughlin requested that the Board approve it subject to the agreement being completed.

On MOTION by Mr. Davis seconded by Ms. Weitzel with Mr. Leary, Mr. Yuro, Mr. Davis and Ms. Weitzel in favor and Mr. Geary dissenting, authorization for Mr. and Mrs. Radecki to use easement land outside of their property line up to the edge of their easement at 504 Stonebridge Path Court, subject to an agreement and paying District Counsel fees for the agreement was approved.

Mr. Laughlin reported that Mr. Haber would draft the agreement, send it to him and Mr. Yuro as Chairman, would have to sign it, but if the Board wished, the agreement could be brought back to the Board for final approval. Mr. Yuro did not need to see it again, if Mr. Haber was comfortable with it. The Board agreed.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion of Future Amenity Capital Improvements**

- A. Pool Deck Renovation**
- B. Amenity Meeting Room Upgrade**
- C. Tennis and Basketball Court Replacements**

Regarding the amenity meeting room upgrade, Mr. Laughlin reported that two proposals were received, after the final bid package was completed. There has been no contact from the low bidder, Bradshaw, but he heard from the architect. The first proposal was from Marand Builders, in the amount of \$390,555.41. The second proposal was from Brogdon Builders, in the amount of \$320,000; however, if they used a vinyl exterior window instead of aluminum, the amount would decrease to \$295,000. The estimate from Bradshaw, the low bidder, was \$226,000. Mr. Davis recommended setting it aside and concentrating on the basketball court

replacement. Mr. Leary questioned what changed, as a few meetings ago, the Board was ready to proceed with this project and completing it before Summer and they spent \$16,000 to get to this point. He was surprised that they had not heard back from Bradshaw and recalled that none of the bids included appliances, which was another \$20,000. Mr. Geary wanted to take out a bank loan over a five-year term to do all three projects. Mr. Yuro agreed with Mr. Davis, due to having a \$300,000 to \$400,000 bill to reconstruct their basketball courts. However, if they wanted to use the money in the bank for the tennis and basketball court reconstruction and take out a bond for the improvements, that was more appropriate, but they should have input from residents. Mr. Laughlin pointed out if they take out a bond, the CDD must have public hearings and pay exorbitant fees, versus taking out a five-year loan. However, with the five-year loan, the residents must pay higher assessments.

Mr. Geary felt that the tennis and basketball courts were a priority and estimated if they take out a \$500,000 loan, to do the amenity meeting room upgrade and tennis and basketball court reconstruction, it would cost \$100 per household per year for five years. Mr. Laughlin pointed out that once the Board was ready, the Underwriter could present all of the options and provide numbers to do a five-year loan or 30-year bond. Ms. Weitzel agreed that the tennis and basketball court reconstruction needed to be done, as it was something that the Board did not anticipate, but was in favor of doing the pool deck renovation and amenity meeting room upgrade. However, the proposal for \$300,000 to upgrade this room, was a bit much. From the resident comments, everyone has agreed that the lighting, flooring and walls needed an upgrade and was in favor of making the improvements, but was unsure about how they could redo this room without spending \$300,000. The Board needed to be proactive and start making these projects become a reality.

Mr. Davis felt that the pool deck project would be great and had a beautiful design, but they only had one pool of money to work with. There were aspects of the amenity meeting room upgrade that he loved such as blowing out a wall and putting in windows, but he did not think that the ceiling design was great and did not like the sliding barn door. The cracks were not going to get any better on the basketball courts and there were holes in the court, along the edges. There was no hope that it was going to get better, because the drainage situation on the courts was such, that the landscaping was above the level of the court in some areas and the water could not drain. Therefore, he was at the point of moving towards using the money for the

reconstruction of the tennis and basketball courts and doing minor repairs on this room. Then they could ask residents to help them put together an excellent design option for this room, figure out how to do the financing and convince the residents that it was a good thing to do. Mr. Leary suggested that they look into the amenity meeting room upgrade, as this room did not stand up to rooms in other communities. He could not speak to the cost, as it was outside of his expertise. He wanted to find out what the other Board Members felt, because three to four meetings ago, there was consensus to move forward, which has now flipped. Ms. Weitzel felt that the floor in this room was a necessity and asked if the majority of the cost to upgrade the amenity meeting room, was due to blowing out the wall. Mr. Laughlin indicated that they were blowing out the wall in two areas and there was a roof extension. Mr. Leary pointed out that there was a kitchen and there would be a transformation. The proposal from Marand Builders provided a breakdown for concrete, masonry, wood and plastics, thermal and moisture protection, openings, furnishing, plumbing, HVAC, electrical and utilities.

Ms. Weitzel liked the idea of the windows, flooring, ceiling and re-doing the walls, but questioned the Board's thoughts about the pool deck area. Mr. Geary thought it was a great idea. Mr. Yuro and Mr. Leary supported it. Mr. Laughlin pointed out that the bond money could also be used for sidewalk and road repairs. Mr. Leary would like to have an option for repair of the tennis courts and reconstruction. Mr. Geary recalled everyone saying that the tennis courts were irreparable. Mr. Davidson confirmed that according to the contractors he spoke with, there was no repair option, because they had no ability to warranty it. Mr. Leary questioned whether they asked the contractor who resurfaced the courts to provide a proposal. Ms. Taylor indicated that she tried calling them, but had not received a response. There were three proposals. She reached out to the second bidder. They provided a cost for resurfacing, but were not going to do an onsite visit and based the cost on the 2023 onsite visit. Mr. Leary pointed out that more than resurfacing was needed and asked if there was still a two-year life on the courts. Ms. Taylor confirmed that they were looking at a maximum of two years, but they could run into safety concerns earlier than that.

Mr. Leary requested that the three vendors attend the next three meetings and speak to the Board one at a time, so that the Board could ask questions. Mr. Laughlin would include them at the beginning of the agenda. Mr. Geary asked if there was anyone that they could eliminate due to the price. Ms. Weitzel liked Fast Dry, as they were the most proactive. Mr. Yuro would

disqualify the vendor that they used the last time, as cracks appeared within two months and the project took twice as long as it was supposed to take. Mr. Leary suggested asking the builders to come in one at a time. Mr. Davis was not amenable to the design, as he did not like the ceilings and bar area, but loved the windows. Ms. Weitzel asked if they were going with one company, just to do the floors or have one vendor do everything. Mr. Laughlin pointed out if they did an entire renovation, they would want it all to be done by one vendor. However, there was a proposal to just do the floors and nothing else, which would be paid out of the capital. Ms. Weitzel felt that they were throwing \$7,000 down the drain, as they would have to pull up the floor anyway when they do construction. Ms. Taylor did not suggest doing the floors separately, if they were going to do an entire renovation.

Mr. Leary asked if the floor was safe. Mr. Geary pointed out that it was not aesthetically appealing and to bring it to a safety factor would be challenging. Ms. Taylor indicated that there were resident concerns about the flooring. Mr. Geary questioned whether they should do the flooring, as they would probably be discussing what to spend the money on for months. Mr. Leary felt that any floor like this should be repaired, but did not know the most cost-effective way of doing it. However, if they did not have to dig up the entire floor and repair it, that could be an option. If the Board wanted to proceed with the flooring, he could obtain additional proposals, in order to see the different pricing. Mr. Yuro pointed out that regardless of what they do, they needed to consider the type of flooring, as luxury vinyl plank may not do well with the kids using this room for camps. Mr. Davidson indicated that it was scratch resistant and was no different than what they currently had. Ms. Weitzel asked if it was better than a porcelain tile. Mr. Davidson pointed out that porcelain tile was nice, but it was cold, slippery and loud. Mr. Yuro was not opposed of doing something to the floor, but requested a sample of the flooring to see what it looked like. Ms. Taylor asked if the Board wanted the same color as the current flooring. Mr. Yuro was looking for the experts to provide a recommendation.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2026-02, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2026 General Election**

Mr. Laughlin presented Resolution 2026-02, instructing the St. Johns County Supervisor of Elections to conduct the 2026 General Election. This was a bookkeeping item, as the General

Election was coming up this year. The seats that were up for election, were Seat 3, Mr. Yuro's seat, Seat 5, Mr. Leary's seat and Seat 1, Mr. David's seat. Once they get closer to June, there would be a qualifying period to be on the ballot for November. Mr. Davis asked whether it would be on the primary ballot. Mr. Laughlin explained if a someone qualified and no one else ran for the seat, it would not be on the ballot.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor Resolution 2026-02, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2026 General Election was adopted.

Mr. David reported that on the CDD website, where each Supervisor was listed, Mr. Leary, in Seat 5, was in the second box and should be in the fifth box. Mr. Laughlin would reach out to the website administrator.

#### **NINTH ORDER OF BUSINESS**

#### **Contracts Review**

Mr. Leary asked if they had a new contract for athletic field maintenance, as the list says it was from 2015. Mr. Laughlin did not change it, because they did not change vendors, but could include that it was updated. Ms. Weitzel questioned the email regarding the Fitness Center. Mr. Laughlin did not plan on talking about it, as it was a dead issue, but wanted to share it with the Board. Mr. Yuro confirmed that he received the same letter in the mail with no return address. Mr. Leary received the same letter.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisors' Request**

Ms. Weitzel requested that the brightness of the speed limit sign be lowered. Mr. Laughlin reported that Ms. Taylor was working on it. Mr. Geary wanted to increase it, in order to get people to slow down and pay attention to how fast they were going. Ms. Weitzel pointed out that she was receiving messages about it. Mr. Davis would like the sign to be replaced with the exact same sign that was in the other position, which was much more subtle, not as bright and blinks, instead of showing stupid colors. It did not make sense to have two different signs that were functioning in different manners and did not think that the white light was appropriate, as they were taking offensive action on someone going the speed limit, by shining a bright light into

their face to get their attention. Ms. Weitzel agreed, as it provided pushback. Mr. Leary pointed out that this sign was temporary. Mr. Yuro questioned why it was not the same sign that was there for two years. Mr. Laughlin noted that it was provided by the same vendor and was under the impression that it was going to be the same sign. Mr. Davis would be surprised if they did not hear from one of the homes that could see the sign from their property and would like to use no offensive measures.

Mr. Davis indicated in doing research, he found that there were State and Federal Laws, that the signage not have any intentionally distracting features. They were doing the wrong thing for their community and recommended taking down the sign, replacing it with the same type of sign that they had before and then discuss the positioning of the sign, because it was buried behind trees. Ms. Weitzel recalled that this was a hot topic for residents. Mr. Laughlin pointed out that they were only approved within a certain parameter and this was the only location that did not effect residents. Mr. Leary did not think that they would be able to move the sign, although they could, because the CDD owned the property, but it took a long time to get to this final location. A resident wanted to desperately fix the speeding problem, because they had so many issues with speeding vehicles and begged the CDD to put the sign there. He did not see it causing it issue with other residents who lived by it. In terms of changing the sign, they could go back to the vendor and explore it. The white light was an additional feature that would be temporarily turned off. Mr. Davis pointed out that the vendor was onsite last week, but they did not disable it. They only placed a piece of tape over it. Mr. Leary indicated that the purpose of the tape was to reduce the brightness. The vendor was planning on coming back and work on lowering the brightness and felt that the Board should give them a chance to make those changes. However, the sign has been amazingly effective, as traffic speeds going through that crossing, have dramatically reduced. It was working as planned.

Ms. Weitzel pointed out that the boy who lost his life, was one of her students. Mr. Davis noted that was a totally different situation. Ms. Weitzel acknowledged that it was a different situation, as accidents do happen, but the crosswalk where the accident occurred, had golf carts coming out from the field and trees blocking people from seeing kids on bikes. It was also a crosswalk that was heavily used and was in favor of having something that encourages people coming from St. Johns Golf Drive, to slow down, as people were speeding down St. Johns Golf Drive. There should be the same sign that was in the opposite direction. If a sign was not

available, they needed to remove the light, as having the green and red lights, were too much. Mr. Davis pointed out that the pre-existing sign that faces Leo Maguire Parkway, was visible for 200 yards; however, the current sign was not visible from a distance, was very bright and had two modes, green and red with a white spotlight. The red light with a white spotlight, activated at 25 MPH, which was perfectly legal. If they had the exact same sign that they already had, the only objection that he had, was the placement behind the two trees, as opposed to being placed in a long straightaway, which can be seen for some distance. However, if they keep the same sign, they were doing the wrong thing for their community, as they were using public money to install an intentional distraction.

Mr. Geary loved the new sign, but would like to put white bars at the major crosswalks, as the paint on the road was ugly. Mr. Laughlin offered to have those painted, as they were District owned streets. Mr. Geary asked if they could paint crosswalks at other spots in the neighborhood. Mr. Yuro indicated that they could and probably should, especially where they were not at a stop sign. Mr. Geary liked the fact that the sign showed red when going faster than the speed limit, as it prompted drivers to slow down, but preferred to have white bars at the crosswalks. Mr. Laughlin would obtain proposals, if the Board was agreeable to painting them. Mr. Yuro was in favor of it. *There was Board consensus.* Mr. Leary asked if the white light was permanently disabled and if the luminescence of the existing sign was taken down, whether that would resolve the issue. Mr. Laughlin indicated that Ms. Taylor asked the vendor to adjust the sign so it turned red at 26 MPH. Mr. Geary would not vote to remove the sign. Mr. Yuro felt that it should match the sign that they had. Ms. Weitzel agreed. Ms. Taylor would have the vendor adjust the brightness and to disable the white light, if possible, obtain a quote for an exact replica of the existing sign closest to the Amenity Center parking lot and paint the crosswalks with horizontal bars. Mr. Laughlin suggested finding out if there was a yellow setting.

## **ELEVENTH ORDER OF BUSINESS**

### **Public Comments**

There being no comments, the next item followed.

## **TWELFTH ORDER OF BUSINESS**

### **Approval of Consent Agenda**

- A. Minutes of January 15, 2026 Meeting**
- B. Financial Statements as of December 31, 2025**
- C. Check Register**

Mr. Laughlin presented the minutes of the January 15, 2026 Board of Supervisors meeting, Financial Statements as of January 31<sup>st</sup> and Check Register for February 19, 2026, totaling \$269,595.35. This included the \$175,000 transfer into the State Board of Administration account.

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

**THIRTEENTH ORDER OF BUSINESS                      Proposals for Security Services**

The Board entered into a Closed Session to discuss the proposals for security services at 9:08 p.m. The Closed Session ended at 9:13 p.m.

**FOURTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – March 26, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for March 26, 2026 at 6:00 p.m. at this location.

**FIFTEENTH ORDER OF BUSINESS                      Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*



# Sampson Creek Community Development District

[ PERIODS INCLUDED: October 01,  
2025 thru February 28, 2026 ]



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*Tuesday, March 17, 2026*

# Financial Services Dashboard Status Report - February 2026 EOM Report



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

Last Updated: **3/17/26**  
 % of Fiscal Year Completed: **41.67%**

Topic Status

## Financial State Of The Union:

[ PERIODS INCLUDED: October 01, 2025 thru February 28, 2026 ]

10) In Good Order

### Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	\$	331,113.27			<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	\$	548,368.05			<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
<b>Current Ending Fund Balance/Cash &amp; Cash Equivalents</b>	<b>\$</b>	<b>879,481.32</b>			<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>

FYTD Tax Assessments Collected	\$	1,750,947		95.03%	<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
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### General Fund

Category	Budget	Actuals	Actuals % Budget		
<b>Total Revenues</b>	\$ 1,232,236	\$ 1,160,666	94%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>

[ PERIODS INCLUDED: October 01, 2025 thru February 28, 2026 ]

<b>Total</b>	\$ 1,135,698	\$ 467,880	41%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
Administrative	\$ 159,079	\$ 71,363	45%		<span style="background-color: #ffc107; color: white; padding: 2px;">20) Watch Item</span>
Field Operations	\$ 976,619	\$ 396,517	41%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>

### General Fund - Material Line items

#### Administrative

Engineer	\$ 15,000	\$ 11,956	80%		<span style="background-color: #ffc107; color: white; padding: 2px;">20) Watch Item</span>
Attorney	\$ 23,963	\$ 6,317	26%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>

#### Field Operations

Security Operations	\$ 83,500	\$ 32,896	39%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
Repairs & Maintenance	\$ 32,849	\$ 15,898	48%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
Electric	\$ 82,500	\$ 35,043	42%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
Landscape	\$ 248,398	\$ 74,061	30%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>

#### Recreation Facility

Onsite Staffing	\$ 193,091	\$ 81,455	42%		<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
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#### Long Term Debt

	<u>10/1/25</u>	<u>Principal Payments</u>	<u>2/28/26</u>	
Series 2016	\$ 4,200,000	\$ -	\$ 4,200,000	<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
Series 2020	\$ 2,470,000	\$ -	\$ 2,470,000	<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
	<u>\$ 6,670,000</u>	<u>\$ -</u>	<u>\$ 6,670,000</u>	

### Capital Reserve

	<u>Budget</u>	<u>Actual to Date</u>	<u>Encumbered</u>	<u>Variances</u>	
Capital Outlay	\$ 63,797	\$ 80,479	\$ -	\$ (16,682)	<span style="background-color: #ffc107; color: white; padding: 2px;">20) Watch Item</span>
Funding <sup>(1)</sup>	\$ 175,000	\$ 175,000	\$ -	\$ -	<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>
Account Balance	\$ 349,137	\$ 336,854	\$ -	\$ (12,282)	<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>

### Series 2020 Construction Account

	<u>10/1/25</u>	<u>Actual to Date</u>	<u>Interest Income</u>	<u>2/28/26</u>	
Account Balance	\$ 526,195	\$ 41,836	\$ 6,278	\$ 490,637	<span style="background-color: #28a745; color: white; padding: 2px;">10) In Good Order</span>

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

## Financial Services Dashboard Status Report - February 2026 EOM Report



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

Last Updated: **3/17/26**  
 % of Fiscal Year Completed: **41.67%**

Topic	Status
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<b>2023-2024 Capital Reserve Repairs</b>	
Description	Expenditures
<b>Landscaping &amp; Irrigation</b>	
Irrigation Pumps/Equip. Partial Allowance	\$ 8,000.00
Landscaping Replacement Allowance	\$ 8,000.00
<b>Painting</b>	
Amenity Exterior	\$ 11,106.00
<b>Playground</b>	
Wood Playground Equipment Refurbishment	\$ 6,000.00
<b>Total for 2023-2024</b>	<b>\$ 33,106.00</b>

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

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

***Sampson Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Sampson Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 46,587	\$ -	\$ -	\$ 46,587
Petty Cash Account	\$ 523	\$ -	\$ -	\$ 523
Capital Projects Account	\$ -	\$ -	\$ 21,005	\$ 21,005
Due from General Fund	\$ -	\$ -	\$ 4,064	\$ 4,064
Deposits	\$ 820	\$ -	\$ -	\$ 820
<b>Investments:</b>				
US Bank Custody	\$ 880,234	\$ -	\$ -	\$ 880,234
State Board of Administration	\$ -	\$ -	\$ 311,785	\$ 311,785
<b>Series 2016</b>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 528,801	\$ -	\$ 528,801
Construction	\$ -	\$ -	\$ 7,144	\$ 7,144
<b>Series 2020</b>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 103,243	\$ -	\$ 103,243
Construction	\$ -	\$ -	\$ 491,020	\$ 491,020
<b>Total Assets</b>	<b>\$ 928,164</b>	<b>\$ 938,135</b>	<b>\$ 835,018</b>	<b>\$ 2,701,317</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 45,002	\$ -	\$ -	\$ 45,002
Due to Capital Reserve	\$ 3,680	\$ -	\$ -	\$ 3,680
Due to General Fund	\$ -	\$ -	\$ 384	\$ 384
<b>Total Liabilities</b>	<b>\$ 48,682</b>	<b>\$ -</b>	<b>\$ 384</b>	<b>\$ 49,066</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 820	\$ -	\$ -	\$ 820
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 722,182	\$ -	\$ 722,182
Debt Service - Series 2020	\$ -	\$ 215,953	\$ -	\$ 215,953
Capital Projects - Series 2016	\$ -	\$ -	\$ 7,144	\$ 7,144
Capital Projects - Series 2020	\$ -	\$ -	\$ 490,637	\$ 490,637
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 336,854	\$ 336,854
Unassigned	\$ 878,661	\$ -	\$ -	\$ 878,661
<b>Total Fund Balances</b>	<b>\$ 879,481</b>	<b>\$ 938,135</b>	<b>\$ 834,634</b>	<b>\$ 2,652,251</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 928,164</b>	<b>\$ 938,135</b>	<b>\$ 835,018</b>	<b>\$ 2,701,317</b>

**Sampson Creek**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,216,236	\$ 1,155,791	\$ 1,155,791	\$ -
Interest Income	\$ 15,000	\$ 6,250	\$ 4,032	\$ (2,218)
Clubhouse Income	\$ 1,000	\$ 417	\$ 843	\$ 426
<b>Total Revenues</b>	<b>\$ 1,232,236</b>	<b>\$ 1,162,458</b>	<b>\$ 1,160,666</b>	<b>\$ (1,792)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,600	\$ 400
FICA Expense	\$ 918	\$ 383	\$ 352	\$ 31
Engineering	\$ 15,000	\$ 6,250	\$ 11,956	\$ (5,706)
Dissemination	\$ 2,337	\$ 974	\$ 974	\$ 0
Arbitrage	\$ 1,200	\$ 500	\$ -	\$ 500
Assessment Roll	\$ 5,843	\$ 5,843	\$ 5,843	\$ 0
Attorney	\$ 23,963	\$ 9,985	\$ 6,317	\$ 3,668
Annual Audit	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Trustee Fees	\$ 8,869	\$ 3,695	\$ -	\$ 3,695
Management Fees	\$ 67,702	\$ 28,209	\$ 28,209	\$ (0)
Information Technology	\$ 1,169	\$ 487	\$ 487	\$ (0)
Telephone	\$ 400	\$ 167	\$ 343	\$ (176)
Postage	\$ 600	\$ 250	\$ 186	\$ 64
Printing & Binding	\$ 400	\$ 167	\$ 104	\$ 62
Insurance	\$ 12,053	\$ 12,053	\$ 10,885	\$ 1,168
Legal Advertising	\$ 1,350	\$ 563	\$ 353	\$ 210
Other Current Charges	\$ 1,000	\$ 417	\$ 580	\$ (164)
Office Supplies	\$ 100	\$ 42	\$ -	\$ 42
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 159,079</b>	<b>\$ 76,824</b>	<b>\$ 71,363</b>	<b>\$ 5,461</b>

**Sampson Creek**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field</b>				
General Manager (Vesta)	\$ 193,091	\$ 80,455	\$ 81,455	\$ (1,000)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 69,332	\$ 48,622	\$ 20,710
Landscape Maintenance (St Johns Golf)	\$ 30,000	\$ 12,500	\$ 13,033	\$ (533)
Landscape Maintenance Contingency	\$ 52,000	\$ 21,667	\$ 12,406	\$ 9,261
Lake Maintenance	\$ 30,000	\$ 12,500	\$ 13,800	\$ (1,300)
Security	\$ 83,500	\$ 34,792	\$ 32,896	\$ 1,895
Lifeguards/Pool Monitors	\$ 46,434	\$ 19,348	\$ 230	\$ 19,117
Pool Maintenance	\$ 35,000	\$ 14,583	\$ 16,784	\$ (2,201)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Janitorial Maintenance	\$ 22,500	\$ 9,375	\$ 9,320	\$ 55
Electric	\$ 82,500	\$ 34,375	\$ 35,043	\$ (668)
Water	\$ 18,500	\$ 7,708	\$ 12,094	\$ (4,385)
Refuse Service	\$ 500	\$ 208	\$ -	\$ 208
Permits	\$ 2,000	\$ 833	\$ -	\$ 833
Fitness Equipment Lease	\$ 27,000	\$ 11,250	\$ 11,061	\$ 189
Repairs & Maintenance	\$ 32,849	\$ 13,687	\$ 15,898	\$ (2,211)
Street & Tennis Court Lighting Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 8,333	\$ 2,552	\$ 5,782
Tennis Court Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Supplies	\$ 12,500	\$ 5,208	\$ 9,216	\$ (4,008)
Special Events	\$ 25,000	\$ 15,999	\$ 15,999	\$ -
Holiday Decorations	\$ 15,000	\$ 15,000	\$ 14,526	\$ 474
Property Insurance	\$ 45,091	\$ 45,091	\$ 41,961	\$ 3,130
Telephone/Internet/Cable TV	\$ 14,000	\$ 5,833	\$ 6,405	\$ (572)
Website Maintenance	\$ 1,056	\$ 440	\$ 495	\$ (55)
Office Supplies	\$ 700	\$ 292	\$ 219	\$ 73
Contingencies	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
<b>Subtotal Field Expenditures</b>	<b>\$ 976,619</b>	<b>\$ 447,560</b>	<b>\$ 396,517</b>	<b>\$ 51,043</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 976,619</b>	<b>\$ 447,560</b>	<b>\$ 396,517</b>	<b>\$ 51,043</b>
<b>Total Expenditures</b>	<b>\$ 1,135,698</b>	<b>\$ 524,385</b>	<b>\$ 467,880</b>	<b>\$ 56,505</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 96,538</b>		<b>\$ 692,786</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserve Transfer	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ -
Interfund Transfer-Excess/Shortage DS Revenues	\$ 24,338	\$ 24,338	\$ 30,582	\$ 6,245
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (150,662)</b>	<b>\$ (150,662)</b>	<b>\$ (144,418)</b>	<b>\$ 6,245</b>
<b>Net Change in Fund Balance</b>	<b>\$ (54,124)</b>		<b>\$ 548,368</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 54,124</b>		<b>\$ 331,113</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 879,481</b>	

**Sampson Creek**  
**Community Development District**  
**Month to Month**  
**FY 2025**

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 102,241	\$ 138,748	\$ 862,084	\$ 52,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,155,791
Interest Income	\$ -	\$ 735	\$ 493	\$ 641	\$ 2,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,032
Clubhouse Income	\$ -	\$ 428	\$ -	\$ 415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 843
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 103,404</b>	<b>\$ 139,241</b>	<b>\$ 863,140</b>	<b>\$ 54,881</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,160,666</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
FICA Expense	\$ 77	\$ 61	\$ 61	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352
Engineering	\$ 5,941	\$ 2,489	\$ 954	\$ 1,582	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,956
Dissemination	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843
Attorney	\$ 4,774	\$ -	\$ 1,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,317
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,642	\$ 5,642	\$ 5,642	\$ 5,642	\$ 5,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,209
Information Technology	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487
Telephone	\$ 53	\$ 66	\$ 68	\$ 76	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
Postage	\$ -	\$ 159	\$ -	\$ -	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186
Printing & Binding	\$ 47	\$ 3	\$ 16	\$ 13	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104
Insurance	\$ 10,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,885
Legal Advertising	\$ 71	\$ 70	\$ 70	\$ 70	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353
Other Current Charges	\$ 100	\$ 119	\$ 103	\$ 111	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 34,900</b>	<b>\$ 9,702</b>	<b>\$ 9,550</b>	<b>\$ 8,863</b>	<b>\$ 8,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 71,363</b>

**Sampson Creek**  
**Community Development District**  
**Month to Month**  
**FY 2025**

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	8/31/202	Sep-26	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field/Amenity Operation Manager (Vesta)	\$ 16,291	\$ 16,291	\$ 16,291	\$ 16,291	\$ 16,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,455
Landscape Maintenance (Brightview Landscape)	\$ 9,748	\$ 9,748	\$ 9,748	\$ 9,632	\$ 9,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,622
Landscape Maintenance (St Johns Golf)	\$ 2,611	\$ 2,565	\$ 2,689	\$ 2,580	\$ 2,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,033
Landscape Maintenance Contingency	\$ 383	\$ 5,361	\$ 806	\$ 3,783	\$ 2,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,406
Lake Maintenance	\$ 4,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,800
Security	\$ 7,066	\$ 6,446	\$ 6,312	\$ 7,357	\$ 5,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,896
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Pool Maintenance	\$ 3,276	\$ 2,891	\$ 4,346	\$ 2,933	\$ 3,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,784
Splash Pad Maintenance/Chemicals	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Janitorial Maintenance	\$ 2,661	\$ 1,611	\$ 1,611	\$ 1,611	\$ 1,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,320
Electric	\$ 6,637	\$ 6,635	\$ 7,335	\$ 7,381	\$ 7,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,043
Water	\$ 1,416	\$ 4,218	\$ 2,832	\$ 1,217	\$ 2,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,094
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ 2,212	\$ 2,212	\$ 2,212	\$ 2,212	\$ 2,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,061
Repairs & Maintenance	\$ 1,700	\$ -	\$ 1,125	\$ 920	\$ 12,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,898
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Replacements-Amenity Center	\$ -	\$ -	\$ 171	\$ 2,215	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,552
Tennis Court Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 2,421	\$ 909	\$ 1,482	\$ 1,821	\$ 2,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,216
Special Events	\$ 5,120	\$ -	\$ 3,406	\$ 4,430	\$ 3,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,999
Holiday Decorations	\$ -	\$ 7,273	\$ 7,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,526
Workers Compensation Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 41,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,961
Telephone/Internet/Cable TV	\$ 1,113	\$ 1,093	\$ 1,334	\$ 1,440	\$ 1,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,405
Website Maintenance	\$ 99	\$ 99	\$ 99	\$ 99	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 109,574</b>	<b>\$ 70,212</b>	<b>\$ 71,912</b>	<b>\$ 68,783</b>	<b>\$ 76,036</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 396,517</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 109,574</b>	<b>\$ 70,212</b>	<b>\$ 71,912</b>	<b>\$ 68,783</b>	<b>\$ 76,036</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 396,517</b>
<b>Total Expenditures</b>	<b>\$ 144,474</b>	<b>\$ 79,914</b>	<b>\$ 81,462</b>	<b>\$ 77,645</b>	<b>\$ 84,386</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 467,880</b>
<b>Excess (Deficiency) of Revenues over Expendi</b>	<b>\$ (144,474)</b>	<b>\$ 23,490</b>	<b>\$ 57,779</b>	<b>\$ 785,495</b>	<b>\$ (29,505)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 692,786</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ (175,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (175,000)
Interfund Transfer-Excess/Shortage DS Revenue	\$ -	\$ 30,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,582
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ 30,582</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (175,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (144,418)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (144,474)</b>	<b>\$ 54,073</b>	<b>\$ 57,779</b>	<b>\$ 785,495</b>	<b>\$ (204,505)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 548,368</b>

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 552,515	\$ 525,043	\$ 525,043	\$ -
Interest	\$ 2,500	\$ 1,042	\$ 4,054	\$ 3,012
<b>Total Revenues</b>	<b>\$ 555,015</b>	<b>\$ 526,084</b>	<b>\$ 529,097</b>	<b>\$ 3,012</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 61,988	\$ 61,988	\$ 61,988	\$ -
Principal - 5/1	\$ 430,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 61,988	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 553,975</b>	<b>\$ 61,988</b>	<b>\$ 61,988</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,040</b>		<b>\$ 467,109</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ (24,338)	\$ (24,338)	\$ (30,582)	\$ (6,245)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (24,338)</b>	<b>\$ (24,338)</b>	<b>\$ (30,582)</b>	<b>\$ (6,245)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (23,298)</b>		<b>\$ 436,527</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 86,325</b>		<b>\$ 285,656</b>	
<b>Fund Balance - Ending</b>	<b>\$ 63,027</b>		<b>\$ 722,182</b>	

**Sampson Creek**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 73,780	\$ 70,113	\$ 70,113	\$ -
Interest	\$ 750	\$ 313	\$ 2,115	\$ 1,802
<b>Total Revenues</b>	<b>\$ 74,530</b>	<b>\$ 70,426</b>	<b>\$ 72,228</b>	<b>\$ 1,802</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 31,475	\$ 31,475	\$ 31,475	\$ (0)
Principal - 5/1	\$ 10,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 31,475	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 72,950</b>	<b>\$ 31,475</b>	<b>\$ 31,475</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,580</b>		<b>\$ 40,753</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 1,580</b>		<b>\$ 40,753</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 61,026</b>		<b>\$ 175,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 62,607</b>		<b>\$ 215,953</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest	\$ 5,000	\$ 2,083	\$ 2,945	\$ 862
Misc. Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 2,083</b>	<b>\$ 2,945</b>	<b>\$ 862</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 63,797	\$ 26,582	\$ 80,479	\$ (53,897)
<b>Total Expenditures</b>	<b>\$ 63,797</b>	<b>\$ 26,582</b>	<b>\$ 80,479</b>	<b>\$ (53,897)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (58,797)</b>		<b>\$ (77,534)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 116,203</b>		<b>\$ 97,466</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 232,934</b>		<b>\$ 239,388</b>	
<b>Fund Balance - Ending</b>	<b>\$ 349,137</b>		<b>\$ 336,854</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 90	\$ 90
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90</b>	<b>\$ 90</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 90</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 90</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 7,053</b>	
<b>Fund Balance - Ending</b>			<b>\$ 7,144</b>	

**Sampson Creek**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 6,278	\$ 6,278
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,278</b>	<b>\$ 6,278</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 41,836	\$ (41,836)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,836</b>	<b>\$ (41,836)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (35,559)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (35,559)</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 526,195</b>	
<b>Fund Balance - Ending</b>			<b>\$ 490,637</b>	

# *Sampson Creek*

## *Community Development District*

### **Long Term Debt Report**

#### **FY 2026**

<b>Series 2016, Special Assessment Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$4,200,000</b>
<b>Series 2020, Special Assessment Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$2,470,000</b>
<b>Total Current Bonds Outstanding</b>		<b>\$6,670,000</b>

**2016 Bond**

**2020 - Combined**

**Stated:**

**\$ 7,595,000.00    \$ 2,156,730.51    \$ 9,751,730.51**  
**\$                    0.28**

**\$ 2,520,000.00    \$ 1,080,046.24    \$ 3,600,046.24**  
**\$                    0.43**

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

**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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2016 Debt Service</i>	<i>2020 Debt Service</i>	<i>Total</i>
11/03/25	Distribution #1	\$ 20,658.97	\$ 1,054.96	\$ 392.08	\$ 19,211.93	\$ 12,681.69	\$ 5,760.93	\$ 769.31	\$ 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
12/16/25	Distribution #4	\$ 133,829.77	\$ 5,353.20	\$ 2,569.53	\$ 125,907.04	\$ 83,110.57	\$ 37,754.75	\$ 5,041.72	\$ 125,907.04
12/23/25	Distribution #5	\$ 89,590.69	\$ 3,583.63	\$ 1,720.14	\$ 84,286.92	\$ 55,637.35	\$ 25,274.45	\$ 3,375.12	\$ 84,286.92
01/13/26	Distribution #6	\$ 1,383,915.59	\$ 55,356.60	\$ 26,571.18	\$ 1,301,987.81	\$ 859,435.30	\$ 390,416.77	\$ 52,135.73	\$ 1,301,987.80
01/26/26	INTEREST	\$ -	\$ -	\$ -	\$ 4,012.78	\$ 2,648.81	\$ 1,203.28	\$ 160.68	\$ 4,012.77
02/19/26	Distribution #7	\$ 83,800.05	\$ 2,306.34	\$ 1,629.87	\$ 79,863.84	\$ 52,717.70	\$ 23,948.14	\$ 3,198.00	\$ 79,863.84
<b>TOTAL</b>		<b>\$ 1,856,009.45</b>	<b>\$ 73,423.30</b>	<b>\$ 35,651.71</b>	<b>\$ 1,750,947.22</b>	<b>\$ 1,155,791.02</b>	<b>\$ 525,042.67</b>	<b>\$ 70,113.49</b>	<b>\$ 1,750,947.18</b>

94.69%	<b>Gross Percent Collected</b>
<b>\$ 104,112.35</b>	<b>Balance Remaining to Collect</b>

*C.*

**SAMPSON CREEK**  
*COMMUNITY DEVELOPMENT DISTRICT*

**Check Run Summary**

March 26, 2026

**GENERAL FUND**

<b><i>DATE</i></b>	<b><i>CHECK NUMBERS</i></b>	<b><i>AMOUNT</i></b>
02/19/26	9078-9081	\$5,757.56
02/27/26	9082-9085	\$14,617.84
03/05/26	9086-9093	\$37,069.59
03/12/26	9094-9097	\$10,495.86
03/17/26	9098-9102	\$8,782.92
<b><u>AUTOPAY</u></b>		
02/27/26	8020-8022	\$4,284.06
03/17/26	8023-8027	\$13,567.81
<b>Total</b>		<b>\$94,575.64</b>

**CAPITAL RESERVE FUND**

<b><i>Date</i></b>	<b><i>Check Numbers</i></b>	<b><i>Amount</i></b>
02/19/26	274-275	\$18,444.68
<b>Total</b>		<b>\$18,444.68</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/19/26	00319	2/04/26	1110956- SVCS 02/26	202602	320	57200	41000		COMCAST	*	910.72	910.72	009078
2/19/26	00287	2/17/26	02000018 SCRB FLOOR/FANS 02/26	202602	320	57200	45300		DARRYL HALL	*	215.00	215.00	009079
2/19/26	00340	2/12/26	194608 SVCS THRU 01/26	202601	310	51300	31100		MATTHEWS DESIGN GROUP, INC.	*	1,581.84	1,581.84	009080
2/19/26	00502	2/11/26	4305 SOLAR RADER UNIT 02/26	202602	320	57200	54500		THE STRIPE ZONE	*	3,050.00	3,050.00	009081
2/27/26	00469	1/25/26	5307 POOL SVCS 02/26	202602	320	57200	45200		CBUSS ENTERPRISES	*	3,838.00	12,711.70	009082
		2/25/26	5539 POOL SVCS 03/26	202603	320	57200	45200			*	3,473.70		
		2/26/26	5328 REPLACE FILTER GRIDS 2/26	202602	320	57200	54500			*	5,400.00		
2/27/26	00048	2/23/26	53198726 FIRST AID SUPPLIES 02/26	202602	320	57200	54600		CINTAS CORPORATION	*	68.64	68.64	009083
2/27/26	00461	2/26/26	I4041348 MAINT 02/26	202602	320	57200	54500		FITNESS MACHINE TECHNICIANS OF	*	295.00	295.00	009084
2/27/26	00430	2/26/26	3703042 SVCS 12/25	202512	310	51300	31500		KUTAK ROCK LLP	*	1,542.50	1,542.50	009085
3/05/26	00397	3/01/26	SAMPSON2 SECURITY SVCS 03/26	202603	320	57200	34501		CENTRAL SECURITY AGENCY	*	4,897.00	4,897.00	009086
3/05/26	00048	2/28/26	93615816 ZOLL 3 AED AGREEMENT 2/26	202602	320	57200	54600		CINTAS CORPORATION	*	308.00	308.00	009087
3/05/26	00319	2/28/26	1110618- SVCS 03/26	202603	320	57200	41000		COMCAST	*	533.74	533.74	009088

SAMC SAMPSON CREEK SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/26	00285	3/01/26	JAK03260	202603	320-57200-45300		JANI-KING OF JACKSONVILLE	*	1,611.00	1,611.00	009089
3/05/26	00031	3/01/26	3518308	202603	320-54100-46300		THE LAKE DOCTORS, INC.	*	2,360.00	2,360.00	009090
3/05/26	00497	2/26/26	810368	202602	320-54100-46202		RUPPERT LANDSCAPE LLC	*	1,250.00	10,997.58	009091
		2/28/26	812001	202602	320-54100-46200			*	9,747.58		
3/05/26	00501	2/28/26	00075970	202602	310-51300-48000		USA TODAY MEDIA CORP.	*	71.36	71.36	009092
3/05/26	00377	3/01/26	431066	202603	320-54100-34000		VESTA PROPERTY SERVICES, INC	*	16,290.91	16,290.91	009093
3/12/26	00319	3/04/26	1110956-	202603	320-57200-41000		COMCAST	*	910.72	910.72	009094
3/12/26	00131	3/01/26	432	202603	310-51300-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	5,641.83	6,007.97	009095
		3/01/26	432	202603	310-51300-35100			*	97.42		
		3/01/26	432	202603	310-51300-31300			*	194.75		
		3/01/26	432	202603	310-51300-42500			*	9.45		
		3/01/26	432	202603	310-51300-41000			*	64.52		
3/12/26	00340	3/09/26	194799	202603	310-51300-31100		MATTHEWS DESIGN GROUP, INC.	*	989.70	989.70	009096
3/12/26	00421	2/28/26	02282026	202602	320-54100-46201		ST JOHNS GOLF & COUNTRY CLUB	*	2,587.47	2,587.47	009097

SAMC SAMPSON CREEK SHENNING

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
3/17/26	00048	1/26/26	53145458 202601 320-57200-54600	FIRST AID CABINET CINTAS CORPORATION	*	35.40	35.40 009098
3/17/26	00496	3/10/26	59621441 202603 320-57200-44000	MARCH 26 EQUIPMENT LEASE DE LAGE LANDEN PUBLIC FINANCE LLC	*	2,212.29	2,212.29 009099
3/17/26	00131	2/01/26	431 202602 310-51300-34000	FEB 26 MGMT FEES	*	5,641.83	
		2/01/26	431 202602 310-51300-35100	FEB 26 INFO TECHNOLOGY	*	97.42	
		2/01/26	431 202602 310-51300-31300	FEB 26 DISSEMINATION	*	194.75	
		2/01/26	431 202602 310-51300-42000	POSTAGE	*	26.24	
		2/01/26	431 202602 310-51300-42500	COPIES	*	25.20	
		2/01/26	431 202602 310-51300-41000	TELEPHONE	*	79.70	
				GOVERNMENTAL MANAGEMENT SERVICES			6,065.14 009100
3/17/26	00019	3/11/26	66227490 202603 320-57200-54500	PEST CONTROL SERVICES	*	77.00	
		3/11/26	66227525 202603 320-54100-46202	RODENT CONTROL SERVICES	*	163.00	
				NADER'S PEST RAIDERS, INC.			240.00 009101
3/17/26	00377	2/28/26	431423 202602 320-57200-45100	LIFEGUARD/POOL MONITORS	*	230.09	
				VESTA PROPERTY SERVICES, INC			230.09 009102
				TOTAL FOR BANK A		76,723.77	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/27/26	00467	2/15/26 1583807	202602 320-57200-34500	OFF DUTY OFFICER 02/26 ROLLKALL TECHNOLOGIES LLC	*	273.00	273.00 008020
2/27/26	00431	2/09/26 3470-022	202602 320-57200-41050	CC PURCHASES 02/26	*	99.00	
		2/09/26 3470-022	202602 320-57200-54600	CC PURCHASES 02/26	*	590.20	
		2/09/26 3470-022	202602 320-57200-54500	CC PURCHASES 02/26	*	3,177.16	
		2/09/26 3470-022	202602 320-57200-49400	CC PURCHASES 02/26	*	5.69	
		2/09/26 3470-022	202602 320-57200-51000	CC PURCHASES 02/26	*	47.82	
				TRUIST BANK			3,919.87 008021
2/27/26	00022	2/17/26 4200-021	202602 320-54100-43100	SERVICES THRU 02/12/26 JEA	*	91.19	91.19 008022
3/17/26	00016	3/06/26 FEB26	202602 320-54100-43000	SERVICE THRU 03/06/2026 FLORIDA POWER & LIGHT	*	7,054.86	7,054.86 008023
3/17/26	00022	2/20/26 82743242	202602 320-54100-43100	SERVICE THRU 02/12/2026 JEA	*	2,320.34	2,320.34 008024
3/17/26	00467	3/01/26 1592387	202603 320-57200-34500	OFF-DUTY POLICE-03/01/26 ROLLKALL TECHNOLOGIES LLC	*	273.00	273.00 008025
3/17/26	00467	3/05/26 1594843	202603 320-57200-34500	OFF-DUTY POLICE-03/05/26 ROLLKALL TECHNOLOGIES LLC	*	273.00	273.00 008026
3/17/26	00431	3/09/26 3470-030	202602 320-57200-41050	CC PURCHASES THRU 3/9/26	*	99.00	
		3/09/26 3470-030	202602 320-57200-54600	CC PURCHASES THRU 3/9/26	*	3,547.61	
				TRUIST BANK			3,646.61 008027
TOTAL FOR BANK Z						17,851.87	
TOTAL FOR REGISTER						94,575.64	

SAMC SAMPSON CREEK SHENNING

# Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.



## Your bill at a glance

For 219 SAINT JOHNS GOLF DR, UNIT HMOFC, SAINT AUGUSTINE, FL, 32092-1053

Previous balance		\$1,780.27
Payments - thank you	Page 3	-\$1,780.27
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$898.20
Taxes, fees and other charges	Page 3	\$12.52
<b>New charges</b>		<b>\$910.72</b>

**Amount due Feb 25, 2026 \$910.72**

## Your bill explained

- 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 Feb 04, 2026 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

001.320.57200.41000  
Feb 2026

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937  
98330310 DY RP 04 20260204 NNNNNNNY 0000459 0002

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

Account number

**8495 74 140 1110956**

Payment due

**Feb 25, 2026**

**Please pay**

**\$910.72**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash



Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574140111095600910729

## Download the Comcast Business App

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

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

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



## Faster speeds. More solutions. Bigger savings.

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

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



## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

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

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you



<b>Payments</b>		<b>-\$1,780.27</b>
Payment	Jan 12	-\$854.55
Payment	Jan 22	-\$925.72

<b>Regular monthly charges</b>		<b>\$898.20</b>
<b>Comcast Business</b>		<b>\$876.20</b>
<b>Bundled services</b>		<b>\$456.95</b>
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00	
Equipment Fee Voice.	\$27.95	
<b>TV services</b>		<b>\$329.35</b>
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	\$4.70	
Broadcast TV Fee	\$49.70	
<b>Voice services</b>		<b>\$89.90</b>
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90	

<b>Service fees</b>		<b>\$22.00</b>
Directory Listing Management Fee	\$11.00	
Voice Network Investment	\$11.00	

<b>Taxes, fees and other charges</b>		<b>\$12.52</b>
<b>Other charges</b>		<b>\$12.52</b>
Federal Universal Service Fund	\$5.94	
Regulatory Cost Recovery	\$6.58	

**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](https://business.comcast.com/myaccount) for more details

You've saved \$68.50 this month with your service discount.



Account Number  
8495 74 140 1110956

Billing Date  
Feb 04, 2026

Services From  
Feb 14, 2026 to Mar 13, 2026

Page  
4 of 4

## Additional information

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

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://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/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.



2/17/26

Invoice # 02000018

Darryl Hall  
168 Prince Phillip Drive  
St. Augustine, FL. 32092

Bill To:

Stephanie Taylor  
Sampson Creek C.D.D.  
2199 St. Johns Golf Dr.  
St. Augustine, FL. 32092

Description	Terms	Amount
Top scrub aerobic floor	Due upon receipt	\$175.00
Clean ceiling fans		40.00
	Total Due	\$215.00

Thank You,

Darryl Hall

**General Cleaning**  
**320-57200-45300**



Stripe-All, LLC  
 dba The Stripe Zone  
 1015 Atlantic Blvd # 284  
 Atlantic Beach, FL 32233  
 904-334-2726

# Invoice

Date	Invoice #
2/11/2026	4305

[www.thestripezone.com](http://www.thestripezone.com)

**Bill To**

SAMPSON CREEK CCD  
 219 St John's Golf Drive  
 St Augustine, FL 32092  
 Daniel Laughlin

**Notes**

JOBSITE: ST. JOHNS COLF DR  
 St. Augustine, FL 32092  
 Install Radar Speed Limit Warning Sign  
 Wiorjk Completed: 2/10/2026

P.O. Number	Due Date	Project
Install Agreement	2/21/2026	Procure & Install: Solar Radar Speed Warning Signj

Quantity	Item #	Description	Price Each	Amount
1	02	SOLAR RADAR SPEED LIMIT UNIT	850.00	850.00
1	02	ADDITIONAL HARDWARE, SETUP, INSTALL & TESTING	2,200.00	2,200.00
<p>Repairs and Maintenance            320-57200-54500</p>				

Thank you - we appreciate the work!

**Total**

\$3,050.00

# INVOICE

**C Buss Enterprises Inc**  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



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

**Pool Maintenance**  
**320-57200-45200**

## Invoice details

Invoice no.: 5307  
Terms: Net 30  
Invoice date: 01/25/2026  
Due date: 02/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: FEBRUARY	1	\$1,850.00	\$1,850.00
2.	<b>LIQUID BLEACH</b>	PER GAL	350	\$4.75	\$1,662.50
3.	<b>SULFURIC ACID</b>	PER GAL	30	\$8.70	\$261.00
4.	<b>DE POWDER</b>	DIATOMACEOUS EARTH POWDER, PER LB	50	\$1.29	\$64.50

**Total** **\$3,838.00**

## Ways to pay

BANK

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

[View and pay](#)

# 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.: 5539  
Terms: Net 30  
Invoice date: 02/25/2026  
Due date: 03/27/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: MARCH	1	\$1,850.00	\$1,850.00
2.	<b>TRICHLOR</b>	PER LB	18	\$7.95	\$143.10
3.	<b>LIQUID BLEACH</b>	PER GAL	300	\$4.75	\$1,425.00
4.	<b>MURIATIC ACID</b>	PER GAL	5	\$11.12	\$55.60

**Total** **\$3,473.70**

## Ways to pay

BANK

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

[View and pay](#)

**Pool Maintenance**  
**320-57200-45200**

# 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.: 5628  
Terms: Net 30  
Invoice date: 02/26/2026  
Due date: 03/28/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>FILTER GRIDS 19"</b>	REPLACE 19" ROUND DE FILTER GRIDS	120	\$45.00	\$5,400.00

**Total** **\$5,400.00**

## Ways to pay

BANK

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

[View and pay](#)

**Repairs & Maintenance**  
**320-57200-54500**



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

**Service / Billing #** (904)562-7000  
**Fax #** (904)562-7020  
**Payment Inquiry #** (877)275-4933

# Invoice

**Ship To** Pool  
 SAMPSON CREEK CDD  
 219 SAINT JOHNS GOLF DR  
 SAINT AUGUSTINE, FL 32092-1053

**Invoice #** 5319872607  
**Invoice Date** 02/23/2026  
**Credit Terms** NET 30 DAYS  
**Customer #** 10552255  
**Cintas Route** LOC #0292 ROUTE 0009  
**Order #** 7061839804  
**Payer #** 10552255

**Bill To** Pool  
 SAMPSON CREEK CDD  
 219 SAINT JOHNS GOLF DR  
 SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 00000000005150417	<b>Unit Description:</b> 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	
43729	X-LONG BANDAGE MEDIUM	1 BOX	\$19.20	\$19.20	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
100039	TRIPLE ANTIBIOTIC OINT SM	1 BAG	\$14.04	\$14.04	
	<b>Unit Subtotal:</b>			<b>\$43.69</b>	
<b>Unit</b> 000000000017631113	<b>Unit Description:</b> 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	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 000000000017631116	<b>Unit Description:</b> OFFICE HALLWAY				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 000000000999900999	<b>Unit Description:</b> Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
	<b>Unit Subtotal:</b>			<b>\$24.95</b>	
	<b>Invoice Sub-total</b>			<b>\$68.64</b>	
	<b>Tax</b>			<b>\$0.00</b>	
	<b>Invoice Total</b>			<b>\$68.64</b>	

Supplies  
 320-57200-54600



Note

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

Remit To

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

# Invoice

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

Fitness Machine Technicians  
7251 Salisbury Road Suite 4  
Jacksonville, FL 32256  
www.fitnessmachinetechnicians.com  
(904) 478-0072

**Invoice**



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

Invoice #	140413480
Invoice Date	2/26/2026
Amount Due	\$295.00

Item	Description	Quantity	Unit Price	Price
Commercial Repair Service	Preventive Maintenance - Fitness Center	1	\$295.00	\$295.00

Subtotal	\$295.00
Tax	\$0.00
Total	\$295.00
Amount Paid	\$0.00
Amount Due	\$295.00

**Terms**

Due upon receipt. Finance charges may accrue.

**Repairs & Maintenance**  
**320-57200-54500**

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 26, 2026

**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. 3703042

Client Matter No. 17923-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3703042

17923-1

Re: General

For Professional Legal Services Rendered

11/01/25	S. Sandy	0.20	66.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/10/25	W. Haber	0.30	58.50	Prepare for and participate in agenda call
11/20/25	W. Haber	2.40	468.00	Prepare for and participate in Board meeting
12/08/25	A. Cox	0.40	42.00	Review agreement for installation of signage improvements and confer with Haber regarding same
12/09/25	W. Haber	0.40	78.00	Participate in agenda call
12/12/25	W. Haber	0.40	78.00	Review and revise agreement for solar speed limit sign
12/14/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts

**KUTAK ROCK LLP**

Sampson Creek CDD  
February 26, 2026  
Client Matter No. 17923-1  
Invoice No. 3703042  
Page 2

12/17/25	A. Cox	0.70	73.50	Review and revise agreement for installation of signage improvements with Stripe AL LLC and confer with Haber regarding same; disseminate agreement and confer with Laughlin regarding same
12/18/25	W. Haber	2.80	546.00	Prepare for and participate in Board meeting
TOTAL HOURS		8.10		
TOTAL FOR SERVICES RENDERED				\$1,542.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,542.50</u>

001.310.51300.31500



### Client Information

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

<b>Receipt</b>	
Transaction #:	364782
Date:	02/16/2026
Total Amount:	<b>\$273</b>

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6264828	1583807		St Johns Golf - Leo		4.00	\$60/hr	\$240
				<b>Total Officers Pay</b>			<b>\$240</b>
				<b>Coordination</b>			
				Casey Romein	0.00	\$0/hr	\$0
				<b>Total Coordination Fees</b>	<b>0.00</b>	<b>\$0/hr</b>	<b>\$0</b>
				<b>Total Jurisdiction Fees</b>			<b>\$20</b>
				<b>Subtotal</b>			<b>\$260</b>
				<b>RollKall Fees</b>			<b>\$13</b>
				<b>Tax</b>			<b>\$0</b>
						<b>Total</b>	<b>\$273</b>

District Credit Card Receipt Report 2025-2026

Card Holder:	Sampson Creek CDD		Month:	January 10 2026 - February 9 2026	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Constant Contact	1/9/2026	1.320.57200.41050	\$ 99.00	\$ 99.00	Web Email Subscription
Amazon	1/9/2026	1.320.57200.54600	\$ 4.51	\$ 4.51	Supplies - Signage
Home Depot	1/15/2026	1.320.57200.54500	\$ 35.98	\$ 35.98	Repairs & Maintenance - Playground
Amazon	1/16/2026	1.320.57200.54600	\$ 130.00	\$ 130.00	Supplies - Printer Ink
Home Depot	1/21/2026	1.320.57200.54500	\$ 20.40	\$ 20.40	Repairs & Maintenance - Playground
Amazon	1/21/2026	1.320.57200.54600	\$ 195.23	\$ 195.23	Supplies - Amenity Center Supplies
Amazon	1/22/2026	1.320.57200.54600	\$ 49.89	\$ 49.89	Supplies - Printer Ink
Amazon	1/25/2026	1.320.57200.54600	\$ 24.81	\$ 24.81	Supplies - Cleaning Supplies
Pro Playgrounds	1/29/2026	1.320.57200.54500	\$ 2,899.00	\$ 2,899.00	Repairs & Maintenance - Playground
Amazon	1/29/2026	1.320.57200.49400	\$ 5.69	\$ 5.69	Event Supplies - Raffle
Amazon	1/31/2026	1.320.57200.54500	\$ 217.20	\$ 217.20	Repairs & Maintenance - Facility Lights
Amazon	2/3/2026	1.320.57200.51000	\$ 47.82	\$ 47.82	Office Supplies
Cronin Ace Hardwa	2/4/2026	1.320.57200.54500	\$ 4.58	\$ 4.58	Repairs & Maintenance - General
Amazon	2/6/2026	1.320.57200.54600	\$ 155.98	\$ 155.98	Supplies - Amenity Center Supplies
Amazon	2/6/2026	1.320.57200.54600	\$ 29.78	\$ 29.78	Supplies- Sanitizer
			\$ 3,919.87	\$ 3,919.87	

001.320.57200.41050 \$99.00  
 001.320.57200.54600 \$590.20  
 001.320.57200.54500 \$3177.16  
 001.320.57200.49400 \$5.69  
 001.320.57200.51000 \$47.82



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:** 02/26/2026

**User Name:** sampsoncreekamenities

**Payments from 01/09/2026 to 02/01/2026**

Date	Description	Charge Amount	Credit Amount
01-09-2026 02:42:33 AM	Payment - Credit Card (MasterCard) *****9319		\$99.00

**Billing questions? Contact Support**

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

Web Email Subscription  
320-57200-41050



Final Details for Order #112-8116077-8210648

Order Placed: January 8, 2026  
Amazon.com order number: 112-8116077-8210648  
Order Total: \$4.51

Shipped on January 9, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Sutter Signs Please Ring Bell for Assistance Sign, Durable ABS Plastic with Full Adhesive Backing, Sign for Door or Wall, 4x6"	\$4.51
Sold by: Maxton & Company (seller profile)	
Condition: New	
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$4.51 Shipping & Handling: \$0.00 ----- Total before tax: \$4.51 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$4.51</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$4.51 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$4.51 Estimated Tax: \$0.00 ----- <b>Grand Total: \$4.51</b>
<b>Credit Card transactions</b>	MasterCard ending in 9319: January 9, 2026: \$4.51

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

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Supplies

320 - 57200 - 54600



How doers  
get more done.

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

1324 00052 84831 01/15/26 09:23 AM  
SALE CASHIER HILLARY

678885202354 DECK-OVER 500 <A> 44.98N  
BEHR PREM ADV DECKOVER 5000 11F  
MAX REFUND VALUE \$35.98

-----Pro Paint-----  
44.98 Pro Paint -9.00  
MUST RETURN ALL ITEMS FOR A FULL REFUND  
-----

SUBTOTAL 35.98  
TAX + PIF 0.00  
TAX EXEMPT  
TOTAL \$35.98  
XXXXXXXXXXXX9319 MASTERCARD USD\$ 35.98  
AUTH CODE 02712E/1523400 TA  
Chip Read  
AID A0000000041010 MASTERCARD

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0256 SUMMARY  
THIS RECEIPT PO/JOB NAME: playground

2026 PRO XTRA SPEND 01/14: \$854.96  
INCLUDES:  
Pro Xtra Paint 2026 Savings \$200.52

Get the CREDIT LINE your business needs  
PLUS earn Perks 4X FASTER when you join  
Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
Learn more at [homedepot.com/credit](http://homedepot.com/credit)

1324 01/15/26 09:23 AM



1324 52 84831 01/15/2026 7198

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 04/15/2026

Repairs & Maintenance

320-57260-54500



Final Details for Order #113-1732506-2293837

Order Placed: January 16, 2026  
Amazon.com order number: 113-1732506-2293837  
Order Total: \$130.00

Shipped on January 16, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: 962XL High Yield Ink Cartridges Compatible for Combo Pack HP 962XL 962 HP962XL Replacement for Officejet Pro 9010e 9015e 9010 9012 9015 9018e 9025e Printers (Black/Cyan/Magenta/Yellow 4-Pack) Sold by: Train Office ( <a href="#">seller profile</a> ) Business Price Condition: New	\$130.00
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$130.00 Shipping & Handling: \$0.00 ----- Total before tax: \$130.00 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$130.00</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$130.00 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$130.00 Estimated Tax: \$0.00 ----- <b>Grand Total: \$130.00</b>
<b>Credit Card transactions</b>	MasterCard ending in 9319: January 16, 2026: \$130.00

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

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Supplies

320-57200-54000



**How doers  
get more done.**

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

1324 00051 42229 01/21/26 10:19 AM  
SALE CASHIER WAYNEISHA

638060853405 3MPGP400G1/3 <A> 6.68N  
3M PGP 3.7X9 SANDPAPER 400 GRIT 6PK  
764661111504 AK FASTSET <A>  
50LB SAKRETE FAST-SET CONCRETE  
206.86 13.72N

SUBTOTAL 20.40  
TAX + PIF 0.00

TAX EXEMPT  
TOTAL \$20.40

XXXXXXXXXXXX9319 MASTERCARD  
USD\$ 20.40

AUTH CODE 01704E/5515341 TA

Chip Read

AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: BULLETIN BOARD  
1324 01/21/26 10:19 AM



1324 51 42229 01/21/2026 9246

**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	04/21/2026

*Repairs & Maintenance*  
*320-57200-54500*



Final Details for Order #111-0557555-9407415

Order Placed: January 19, 2026  
Amazon.com order number: 111-0557555-9407415  
Order Total: \$195.23

Supplies  
320-57200-54600

Shipped on January 20, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Pacific Blue Basic Recycled Multifold Paper Towels (Previously branded Envision) by GP PRO (Georgia-Pacific), Brown, 233 04, 250 Towels Per Pack, 16 Packs Per Case Sold by: Amazon (seller profile) Business Price Condition: New	\$38.66
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$38.66 Shipping & Handling: \$0.00 ----- Total before tax: \$38.66 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment: \$38.66</b> -----

Shipped on January 21, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Reli. 30-33 Gallon Trash Bags Heavy Duty   250 Count Bulk   Black Large Trash Bags 30+, 32 Gallon   Made in USA Sold by: Reli. (seller profile) Business Price Condition: New	\$46.99
1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty   150 Count   50-60 Gallon   Large Black Garbage Bags   Made in USA Sold by: Reli. (seller profile) Business Price Condition: New	\$49.99
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$96.98 Shipping & Handling: \$0.00 ----- Total before tax: \$96.98 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment: \$96.98</b> -----

Shipped on January 21, 2026	
<b>Items Ordered</b>	<b>Price</b>



Final Details for Order #112-8048316-6582603

Order Placed: January 21, 2026  
Amazon.com order number: 112-8048316-6582603  
Seller's order number: 6111832601  
Order Total: \$49.89

Supplies  
320-57200-54600

Shipped on January 21, 2026

Items Ordered

Price

1 of: HP 962XL Yellow High-Yield Ink Cartridge | Works with OfficeJet 9010, Pro 9010, 9020 | Eligible for Instant Ink | 3JA02A \$49.89  
N  
Sold by: MyOfficeInnovations/Staples, Inc. (seller profile)  
Condition: New

Shipping Address:

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

Item(s) Subtotal: \$49.89  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$49.89  
Sales Tax: \$0.00  
-----

Shipping Speed:

Two-Day Shipping

**Total for This Shipment: \$49.89**  
-----

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$49.89  
Shipping & Handling: \$0.00  
-----

Billing address

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

Total before tax: \$49.89  
Estimated Tax: \$0.00  
-----

**Grand Total: \$49.89**

Credit Card transactions

MasterCard ending in 9319: January 21, 2026: \$49.89

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



Final Details for Order #113-5301465-6089037

Order Placed: January 23, 2026  
Amazon.com order number: 113-5301465-6089037  
Order Total: \$24.81

Supplies  
320-57200 - 54600

Shipped on January 25, 2026

Items Ordered

Price

1 of: AIDELY 6 FT Extendable Duster Handle with 20 Pcs Refills, Heavy Duty Starter Kit Compatible with Swiffer, Disposable Microfiber Dusting Pads for Ceiling, Fan, Window & Hard to Reach Areas Cleaning

\$17.09

Sold by: WOASTER US STORE (seller profile)

Business Price

Condition: New

1 of: Mr. Pen- Steel Retractable Tape Measure with Fractions, 25-Foot, Easy Read Tape Measure 25 ft

\$7.72

Sold by: Mr. Pen (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: \$24.81

Shipping & Handling: \$0.00

Total before tax: \$24.81

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$24.81

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$24.81

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$24.81

Estimated Tax: \$0.00

Grand Total: \$24.81

Credit Card transactions

MasterCard ending in 9319: January 25, 2026: \$24.81

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



Payment receipt

**You paid \$2,899.00**

to Pro Playgrounds on 1/29/2026

Repairs + Maintenance  
320-57200-54500

Invoice no.	8594
Invoice amount	\$2,899.00
<b>Total</b>	<b>\$2,899.00</b>
Status	Paid
Payment method	Credit Card
Authorization ID	MU0266500246

Thank you

**Pro Playgrounds**

[accounting@proplaygrounds.com](mailto:accounting@proplaygrounds.com)

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



Final Details for Order #112-2862929-2113830

Order Placed: January 29, 2026  
Amazon.com order number: 112-2862929-2113830  
Order Total: \$5.69

Event Supplies  
320-57200-49400

Shipped on January 29, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: L LIKED 500 Raffle Tickets, Smile, Yellow(6 Color Selection), Single Roll, Ticket for Events, Entry, Class Reward, Raffle & Prizes Sold by: L LIKED (seller profile) Business Price Condition: New	\$5.69
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$5.69 Shipping & Handling: \$0.00 ----- Total before tax: \$5.69 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$5.69</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$5.69 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$5.69 Estimated Tax: \$0.00 ----- <b>Grand Total: \$5.69</b>
<b>Credit Card transactions</b>	MasterCard ending in 9319: January 29, 2026: \$5.69

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



Final Details for Order #112-4964919-8757855

Order Placed: January 28, 2026  
Amazon.com order number: 112-4964919-8757855  
Order Total: \$217.20

Repairs & Maintenance  
320-57200-54502

Shipped on January 31, 2026

Items Ordered

Price

10 of: Light Efficient Design 00419 - LED-7320-FC1-G4 LED 4 Pin Base CFL Replacements  
Sold by: Pro LED Lighting (seller profile)  
Business Price  
Condition: New

\$21.72

Shipping Address:

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

Item(s) Subtotal: \$217.20  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$217.20  
Sales Tax: \$0.00  
-----

Shipping Speed:

FREE Prime Delivery

**Total for This Shipment: \$217.20**  
-----

Payment information

Payment Method:

MasterCard | Last digits: 9319

Item(s) Subtotal: \$217.20  
Shipping & Handling: \$0.00  
-----

Billing address

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

Total before tax: \$217.20  
Estimated Tax: \$0.00  
-----

**Grand Total: \$217.20**

Credit Card transactions

MasterCard ending in 9319: January 31, 2026: \$217.20

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



Final Details for Order #111-2658396-2930619

Order Placed: February 2, 2026  
Amazon.com order number: 111-2658396-2930619  
Order Total: \$47.82

Office Supplies  
320-57200-51000

Shipped on February 2, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Reams (1,500 Sheets), 92 Bright, White Sold by: Amazon (seller profile) Business Price Condition: New	\$17.68
1 of: Pilot G2 Premium Gel Roller Pens 0.7, Fine Point Smooth Writing Pens Black, Pack of 12 Sold by: Amazon (seller profile) Business Price Condition: New	\$13.79
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$31.47 Shipping & Handling: \$0.00 ----- Total before tax: \$31.47 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$31.47</b> -----
<b>Shipping Speed:</b> FREE Prime Delivery	

Shipped on February 3, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Sharpie Permanent Markers Set Quick Drying And Fade Resistant Fine Point Marker For Wood Plastic Paper Metal And More Drawing Coloring And Poster Marker Black 12 Count , Sharpie Sold by: Amazon.com Condition: New	\$9.98
1 of: 215 Clear Push Pins for Bulletin Board Thumb Tacks for Wall Corkboard Map Calendar Photo -Home Office Craft Projects Heavy Duty Plastic Head Steel Pin (215 Clear) Sold by: Stationerix (seller profile) Business Price Condition: New	\$6.37
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$16.35 Shipping & Handling: \$0.00 ----- Total before tax: \$16.35 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b>	-----

THANK YOU FOR SHOPPING AT  
CRENTN ACE SAINT JOHNS  
2843 COUNTY ROAD 210 WEST  
SUITE 101  
SAINT JOHNS, FL 32259  
(904) 217-3324

02/04/26 10:53AM ANR 553 SALE  
-----  
3272085 1 EA \$2.99 EA N  
BOX SGL GNG FVC OW 14CU" \$2.99  
3007275 1 EA \$1.59 EA N  
WALLPLATE 1G MID BLNK WH \$1.59  
  
SUB-TOTAL:\$ 4.58 TAX: \$ .00  
TOTAL: \$ 4.58  
BC AMT: \$ 4.58

Repairs & Maintenance  
320-57200-54500

BK CARD#: XXXXXX9319  
MID:\*\*\*\*\*6883 TID:\*\*\*4807  
AUTH: 00302E AMT: \$ 4.58  
Host reference #:188572 Bat#

Authorizing Network: MASTERCARD

Chip Read  
CARD TYPE:MASTERCARD EXPR: XXXX  
AID : A000000041010  
TVR : 000000E000  
IAD : 1910607003220000F80E000000000000  
TSI : E800  
ARC : 00  
MODE : Issuer  
CVM :  
Name : MASTERCARD  
ATC :0063  
AC : AE5C89656054A05C  
TxnID/ValCode: 701905

Bank card USD\$ 4.58

Total Items:2



==>> JRNL# B88572/1  
CUST NO: \*6

THANK YOU HALEY HADD  
FOR YOUR PATRONAGE

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

Customer Copy

ACE STORE NUMBER  
16059

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



Final Details for Order #111-4885106-8341069

Order Placed: February 2, 2026  
Amazon.com order number: 111-4885106-8341069  
Order Total: \$155.98

Supplies

320 - 57200 - 54600

Shipped on February 3, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Reli. 55-60 Gallon Trash Bags Heavy Duty   150 Count   50-60 Gallon   Large Black Garbage Bags   Made in USA Sold by: Reli. (seller profile) Business Price Condition: New	\$49.99
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00 ----- Total before tax: \$49.99 Sales Tax: \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	----- <b>Total for This Shipment: \$49.99</b> -----

Shipped on February 6, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Antiseptic Heavy Duty Cleaning Wipes, Gym Equipment Wipes (4000/Roll   4 Rolls/CSE) HealthEwipe Fitness Equipment Wipes Sold by: Petra-1 (seller profile) Business Price Condition: New	\$105.99
<b>Shipping Address:</b> 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
<b>Shipping Speed:</b> FREE Prime Delivery	----- <b>Total for This Shipment: \$105.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$155.98 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761	Total before tax: \$155.98 Estimated Tax: \$0.00 -----



Final Details for Order #112-7643610-2171434

Order Placed: February 3, 2026  
Amazon.com order number: 112-7643610-2171434  
Order Total: \$29.78

Supplies

320 - 57200 - 54600

**Shipped on February 4, 2026**

**Items Ordered**

**Price**

1 of: *Lysol Disinfectant Spray, Sanitizing and Antibacterial Spray, For Disinfecting and Deodorizing, Lemon Breeze, 19 Fl Oz (Pack of 2), Packaging May Vary*  
part 1 of Lysol Disinfectant Spray Bundle, Sanitizing And Antibacterial Spray, For Disinfecting And Deodorizing, contains x2 Lemon and Early Morning Breeze, 19 Fl Oz, Packaging May Vary  
Sold by: Amazon.com  
Condition: New

\$15.99

**Shipping Address:**

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

Item(s) Subtotal: \$15.99  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$15.99  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$15.99**  
-----

**Shipped on February 6, 2026**

**Items Ordered**

**Price**

1 of: *Lysol Disinfectant Spray, Sanitizing And Antibacterial Spray, For Disinfecting And Deodorizing, Early Morning Breeze, 19 Fl Oz (Pack Of 2), Packaging May Vary*  
part 2 of Lysol Disinfectant Spray Bundle, Sanitizing And Antibacterial Spray, For Disinfecting And Deodorizing, contains x2 Lemon and Early Morning Breeze, 19 Fl Oz, Packaging May Vary  
Sold by: Amazon.com  
Condition: New

\$13.79

**Shipping Address:**

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

Item(s) Subtotal: \$13.79  
Shipping & Handling: \$0.00  
-----  
Total before tax: \$13.79  
Sales Tax: \$0.00  
-----

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$13.79**  
-----

**Payment information**

**Payment Method:**

MasterCard | Last digits: 9319

**Billing address**

Item(s) Subtotal: \$29.78  
Shipping & Handling: \$0.00  
-----



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

**SAMPSON CREEK COMMUNITY**

Account #: 1487324200  
Bill Date: 02/17/26  
Cycle: 15

**Amount Due**  
**\$91.19**  
Please pay by 03/11/26 to avoid  
1.5% late payment charge.

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

**TOTAL SUMMARY OF CHARGES**

Irrigation ..... \$ 91.19  
**Total New Charges ..... \$ 91.19**

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

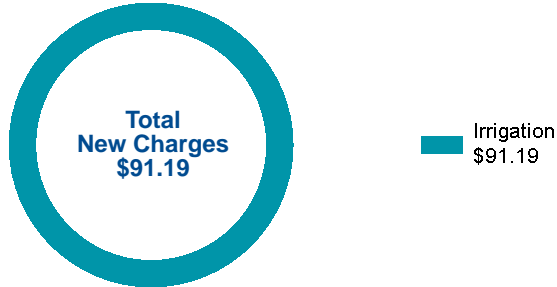
Previous Balance ..... \$ 113.88  
Payment(s) Received ..... -113.88  
Balance Before New Charges ..... 0.00  
New Charges ..... 91.19

**A late payment charge will be assessed \$ 91.19 for unpaid balance.**

**MESSAGES**

Please pay \$91.19 by 03/11/26 to avoid 1.5% late payment charge and service disconnections.

If your business has showers, be sure you have low-flow showerheads installed to save water and save on your water heating costs.



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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **1487324200** Bill Date: **02/17/26**

Please pay by 03/11/26 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
<b>\$91.19</b>	

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

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

02521487324200000000000000004000009119010100000001500010





Account #: 1487324200 Bill Date: 02/17/26 Cycle: 15

Phone: (904) 665-6000

Online: jea.com

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 1013 MEADOW VIEW LAAPT IR01  
 Service Period: 01/14/26 - 02/12/26 Reading Date: 02/12/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	29	309	Regular	3/4	0 GAL

Basic Monthly Charge \$ 18.23

**Total Current Irrigation Charges \$ 18.23**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 784 EAGLE POINT DR APT IR01  
 Service Period: 01/14/26 - 02/12/26 Reading Date: 02/12/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	29	2613	Regular	3/4	12000 GAL

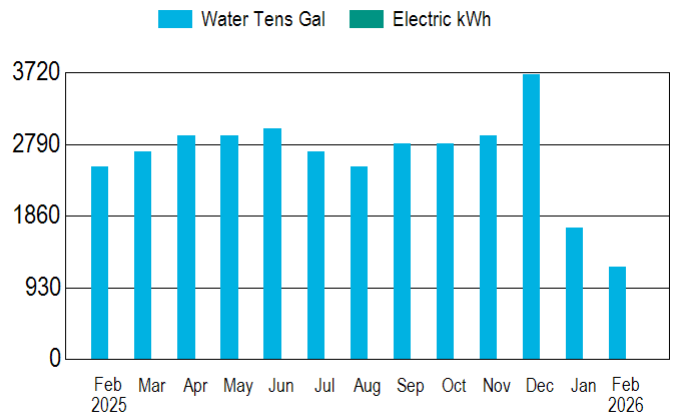
Basic Monthly Charge \$ 18.23

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 26.79

**Total Current Irrigation Charges \$ 72.96**

**CONSUMPTION HISTORY**



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	25,000	17,000	12,000	414

# Invoice

# CENTRAL SECURITY AGENCY

## Remit To:

Central Security Agency  
2131A State Road 16  
St Augustine, FL 32084

Invoice Number: SAMPSON2026-003  
Invoice Date: 2026-03-01  
Due Date: 2026-03-16  
Terms: Net 15  
Dates of Service: 2026-02-01 to 2026-02-28  
Site: Sampson Creek CDD

## Bill To:

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

Attn:Manager  
sjgccmanager@gmssf.com

Attn:Manager  
shenning@gmssf.com

---

<b>INVOICE TOTAL</b>	<b>\$4,897.00</b>
<b>OUTSTANDING BALANCE</b>	<b>\$4,897.00</b>

---

Description	Qty	Rate	Total
<b>Security Services (hourly)(HOL)</b> CDD Security	8.00	\$32.00	\$256.00
<b>Security Services (hourly)</b> CDD Security	128.00	\$32.00	\$4,096.00
Fuel	1.000	\$45.00	\$45.00
Patrol Vehicle	1.000	\$500.00	\$500.00

Total Hours: 136.00

None

**Guard Services**  
**320-57200-34501**

---

<b>INVOICE TOTAL</b>	<b>\$4,897.00</b>
<b>OUTSTANDING BALANCE</b>	<b>\$4,897.00</b>

---



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

**Service / Billing #** (904)562-7000  
**Fax #** (904)562-7020  
**Payment Inquiry #** (877)275-4933

# Invoice

**Ship To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

**Invoice #** 9361581635  
**Invoice Date** 02/28/2026  
**Credit Terms** NET 30 DAYS  
**Customer #** 10552255  
**Cintas Route** LOC #0292 ROUTE 0009  
**Order #** 0060324959  
**Payer #** 10552255

**Bill To** Pool  
SAMPSON CREEK CDD  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT_R	ZOLL 3 AED AUTOMATIC AGREEMENT	2 EA	\$154.00	\$308.00	
			<b>Invoice Sub-total</b>	<b>\$308.00</b>	
			<b>Tax</b>	<b>\$0.00</b>	
			<b>Invoice Total</b>	<b>\$308.00</b>	

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

**Note**

Supplies  
320-57200-54600

# Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE, FL, 32092-1053		
Previous balance		\$513.92
Payment - thank you	Feb 19	-\$513.92
<b>Balance forward</b>		<b>\$0.00</b>
Partial charges	Page 3	\$4.82
Regular monthly charges	Page 3	\$520.40
Taxes, fees and other charges	Page 4	\$8.52
<b>New charges</b>		<b>\$533.74</b>
<b>Amount due Mar 21, 2026</b>		<b>\$533.74</b>

← Your bill explained

- We've applied a partial charge of \$4.82 as a result of Static IP - 1 change(s) made to your account on Feb 27.
- Regular monthly charges have increased by \$15.00 as a result of service change(s) made to Internet services, Voice services, Bundled services and other regular monthly charges.
- Any payments received or account activity after Feb 28, 2026 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

**Need help?**  
Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

001.320.57200.41000  
March 2026

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

OFFICE SAMPSON CREEK CDD  
ATTN STEPHANIE TAYLOR  
219 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092-1053

Account number **8495 74 140 1110618**  
Payment due **Mar 21, 2026**  
**Please pay** **\$533.74**

Amount enclosed \$   
Make checks payable to Comcast  
Do not send cash

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

849574140111061800533745

## Download the Comcast Business App

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

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

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



## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

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

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://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](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto: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](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App

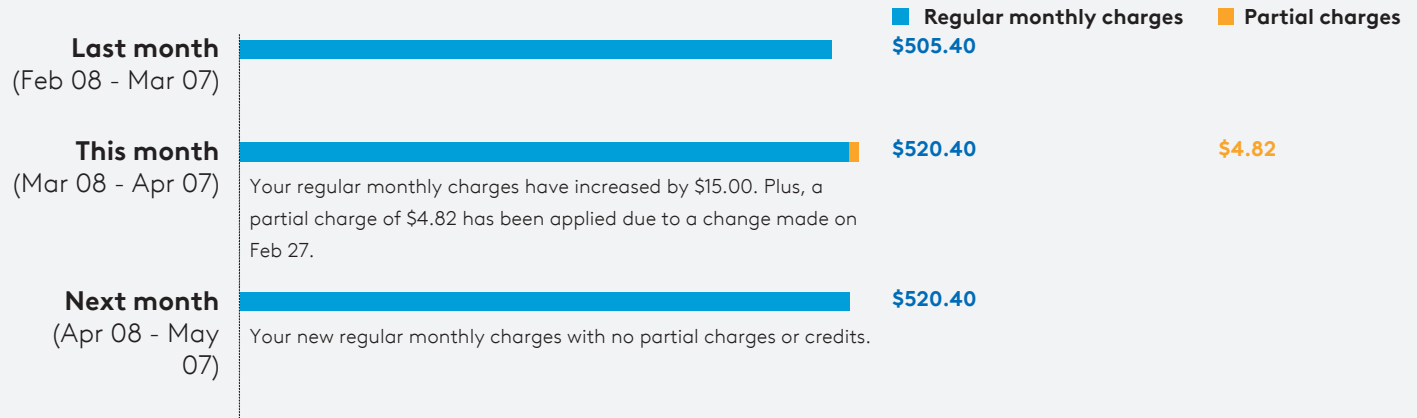


#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

## Your regular monthly charges have changed

A change was made to your service, so this bill will be a little different. Here's why:



Please note: amounts shown exclude one-time charges, taxes and fees, additional change of service, discount expiration or rate adjustments.

## Partial charges \$4.82

Services added	Period	Amount
Static IP - 1	Feb 27 - Mar 07	\$4.82

**Please note:** Charge for new service up to the start of your bill period. Your new regular monthly charge is shown below.

On your last bill you were billed in advance for services between Feb 08 - Mar 07. We've applied a charge of \$4.82 as a result of your change(s) on Feb 27. For more details about the change to your service please go to [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

## Regular monthly charges \$520.40

<b>Comcast Business</b>	<b>\$498.40</b>
<b>Bundled services</b>	<b>\$288.95</b>
Data, Voice, Access Package, Includes: Business Internet Performance, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$259.00
Equipment Fee Voice and WiFi Pro Expanded Coverage	\$29.95
<b>TV services</b>	<b>\$129.55</b>
TV Select Business Video.	\$39.95
Music Choice	\$29.95
TV Box + Remote	\$9.95
Broadcast TV Fee	\$49.70
<b>Internet services</b>	<b>\$34.95</b>
Static IP - 1	\$34.95

## What's included?



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



**TV:** Keep your employees informed and customers entertained



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

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

<b>Voice services</b>	<b>\$44.95</b>
Mobility Voice Line Business Voice.	\$44.95

<b>Service fees</b>	<b>\$22.00</b>
Directory Listing Management Fee	\$11.00
Voice Network Investment	\$11.00

<b>Taxes, fees and other charges</b>	<b>\$8.52</b>
<b>Other charges</b>	<b>\$8.52</b>
Federal Universal Service Fund	\$4.02
Regulatory Cost Recovery	\$4.50

## Additional information

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

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://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/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.



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

Invoice	
<b>Date</b> 03/01/2026	<b>Number</b> JAK03260030
<b>Due Date</b> 03/31/2026	<b>Cust #</b> 126069
<b>Invoice Amount</b> \$ 1,611.00	<b>Amount Remitted</b>

**Sold To:**  
 SAMPSON CREEK C.D.D.

**For:**  
 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

**JANI-KING OF JACKSONVILLE**  
**Commercial Cleaning Services**  
 (904) 346-3000



**Sold To:**  
 SAMPSON CREEK C.D.D.  
 219 ST. JOHNS GOLF DRIVE  
 ST. AUGUSTINE FL 32092

**For:**  
 Same as Sold To

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK03260030	03/01/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	03/31/2026
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR MARCH				1611.00	1611.00
<b>Janitorial Services</b> <b>320-57200-45300</b>						
Pay On-Line: <a href="https://linktr.ee/janikingjax">https://linktr.ee/janikingjax</a> <b>Make All Checks Payable To:</b> <b>JANI-KING OF JACKSONVILLE</b>						
					<b>Amount of Sale</b>	\$ 1,611.00
					<b>Sales Tax</b>	\$ 0.00
					<b>Total</b>	\$ 1,611.00







# USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	02/28/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007597082	Feb 1- Feb 28, 2026	\$71.36	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	<b>\$71.36</b>	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: MARCH 31, 2026
Sampson Creek Cdd/Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	<p><b>Legal Entity:</b> USA TODAY Media Corp.</p> <p><b>Terms and Conditions:</b> 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.</p> <p><b>All funds payable in US dollars.</b></p>

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7608 or local@usatodayco.com **FEDERAL ID** 47-2390983

Save A Tree! USA TODAY Co. 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
2/1/26	Balance Forward	\$70.00
2/18/26	PAYMENT - THANK YOU	-\$70.00

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/10/26	12035835	SAG St Augustine Record	Notice of Meeting for 2/19/26		\$71.36

001.310.51300.48000

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

Total Cash Amount Due	\$71.36
Service Fee 3.99%	\$2.85
*Cash/Check/ACH Discount	-\$2.85
*Payment Amount by Cash/Check/ACH	\$71.36
Payment Amount by Credit Card	\$74.21

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007597082		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$71.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$71.36</b>
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7608		\$74.21
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

000076413900000000000000075970820000713667177



# Invoice

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

**Invoice #** 431066  
**Date** 03/01/2026  
**Terms** Net 30  
**Due Date** 03/31/2026  
**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  
March 2026

# Hello Fitn Sampson Crk Cdd Pool,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 219 SAINT JOHNS GOLF DR, UNIT HMOFC, SAINT AUGUSTINE, FL, 32092-1053		
Previous balance		\$910.72
Payment - thank you	Feb 26	-\$910.72
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$898.20
Taxes, fees and other charges	Page 3	\$12.52
<b>New charges</b>		<b>\$910.72</b>
<b>Amount due Mar 25, 2026</b>		<b>\$910.72</b>

← Your bill explained

- 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 Mar 04, 2026 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).

001.320.57200.41000  
March 2026

### Need help?

Visit [business.comcast.com/help](https://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



1401 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

FITN SAMPSON CRK CDD POOL  
ATTN STEPHANIE TAYLOR  
219 SAINT JOHNS GOLF DR UNIT HMOFC  
SAINT AUGUSTINE, FL 32092-1053

Account number

**8495 74 140 1110956**

Payment due

**Mar 25, 2026**

**Please pay**

**\$910.72**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574140111095600910729

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### Call us anytime

800-391-3000

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

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## Ways to pay



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## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

<b>Regular monthly charges</b>		<b>\$898.20</b>
<b>Comcast Business</b>		<b>\$876.20</b>
<b>Bundled services</b>		<b>\$456.95</b>
Data, Voice, Access Package, Includes: Business Internet Gigabit Extra, 1 Mobility Voice Line, SecurityEdge, and WiFi Pro Expanded Coverage.	\$429.00	
Equipment Fee	\$27.95	
<b>TV services</b>		<b>\$329.35</b>
TV Standard Business Video.	\$74.95	
CableCARD Service To Additional TV.	\$43.50	
Service Discount	-\$43.50	
Digital Adapter	Included	
Equipment Fee TV Box.	\$200.00	
Regional Sports Fee	\$4.70	
Broadcast TV Fee	\$49.70	
<b>Voice services</b>		<b>\$89.90</b>
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90	
<b>StreamStore</b>		<b>\$0.00</b>
Public View Service Business Video.	\$0.00	
Service Discount	-\$25.00	
<b>Service fees</b>		<b>\$22.00</b>
Directory Listing Management Fee	\$11.00	
Voice Network Investment	\$11.00	
<b>Taxes, fees and other charges</b>		<b>\$12.52</b>
<b>Other charges</b>		<b>\$12.52</b>
Federal Universal Service Fund	\$5.94	
Regulatory Cost Recovery	\$6.58	

**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](https://business.comcast.com/myaccount) for more details

You've saved \$68.50 this month with your service discount.

Additional information

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

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://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/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 432  
**Invoice Date:** 3/1/26  
**Due Date:** 3/1/26  
**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 -March 2026	001.310.51300.34000	5,641.83	5,641.83
Information Technology -March 2026	001.310.51300.35100	97.42	97.42
Dissemination Agent Services - March 2026	001.310.51300.31300	194.75	194.75
Copies	001.310.51300.42500	9.45	9.45
Telephone	001.310.51300.41000	64.52	64.52

**Total** \$6,007.97

**Payments/Credits** \$0.00

**Balance Due** \$6,007.97

Project Manager Branden Marcinell



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

March 09, 2026  
Invoice # 194799

Project 0000020835.0000 Sampson Creek CDD

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

- CDD Monthly Meeting and General Correspondence
- 228 St. Johns Curb Inspection

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 February 28, 2026**

Phase	0001	General Services	Hours	Rate	Amount
Professional Engineer			7.00	135.00	945.00
Administrative			.25	50.00	12.50
<b>Total Labor</b>					<b>957.50</b>

Phase	0999	Reimbursable Expenses		
<b>Reimbursable Expenses</b>				
Mileage/Parking/Tolls			32.20	
<b>Total Reimbursables</b>			<b>32.20</b>	<b>32.20</b>

**Total Due: 989.70**

**Billed to Date**

	Current Due	Prior Billed	Billed to Date	001.310.51300.31100
Labor	957.50	199,022.77	199,980.27	
Expense	32.20	4,674.18	4,706.38	
Unit	0.00	1,441.25	1,441.25	
<b>Totals</b>	<b>989.70</b>	<b>205,138.20</b>	<b>206,127.90</b>	





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

**Service / Billing #** (904)562-7000  
**Fax #** (904)562-7020  
**Payment Inquiry #** (877)275-4933

# Invoice

**Ship To** Pool  
 SAMPSON CREEK CDD  
 219 SAINT JOHNS GOLF DR  
 SAINT AUGUSTINE, FL 32092-1053

**Invoice #** 5314545808  
**Invoice Date** 01/26/2026  
**Credit Terms** NET 30 DAYS  
**Customer #** 10552255  
**Cintas Route** LOC #0292 ROUTE 0009  
**Order #** 7061166393  
**Payer #** 10552255

**Bill To** Pool  
 SAMPSON CREEK CDD  
 219 SAINT JOHNS GOLF DR  
 SAINT AUGUSTINE, FL 32092-1053

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 00000000005150417	<b>Unit Description:</b> 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	
	<b>Unit Subtotal:</b>			<b>\$10.45</b>	
<b>Unit</b> 00000000017631113	<b>Unit Description:</b> 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	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 00000000017631116	<b>Unit Description:</b> OFFICE HALLWAY				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	<b>Unit Subtotal:</b>			<b>\$0.00</b>	
<b>Unit</b> 000000000999900999	<b>Unit Description:</b> Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
	<b>Unit Subtotal:</b>			<b>\$24.95</b>	
	<b>Invoice Sub-total</b>			<b>\$35.40</b>	
	<b>Tax</b>			<b>\$0.00</b>	
	<b>Invoice Total</b>			<b>\$35.40</b>	

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

Supplies  
 320-57200-54600

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

# Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
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Note





**DE LAGE LANDEN PUBLIC FINANCE LLC**  
 PO BOX 825736  
 PHILADELPHIA, PA 19182-5736

**Remittance Section**

Invoice Number: 596214414  
 Due Date: 04/24/2026  
 Due This Period: \$2,212.29

**Amount Enclosed:** \$ \_\_\_\_\_

Please make check payable to

Sampson Creek Community Development District  
 ATTN: SHARYN HENNING  
 5385 N NOB HILL RD  
 SUNRISE, FL 33351-4761

DE LAGE LANDEN PUBLIC FINANCE LLC  
 PO BOX 825736  
 PHILADELPHIA, PA 19182-5736

**Gym Equipment Leasing**  
**1.320.57200.44000**

2100005962144140002212291

*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: 596214414  
 Account Number: 4411036  
 Site Number: 14732817  
 Invoice Date: 03/10/2026  
 Period of Performance: 03/24/2026 - 04/23/2026  
 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
<b>Billed this Invoice</b>	<b>\$2,212.29</b>	<b>\$0.00</b>	<b>\$2,212.29</b>	<b>\$0.00</b>	<b>\$2,212.29</b>
<b>Balance Due Previous Invoices</b>					<b>\$0.00</b>
<b>Total Amount Due</b>					<b>\$2,212.29</b>

(Please see the following pages for details.)

## Asset Details

Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50749980		Technogym / Strength Equipment	50749980_1	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								<b>Asset Amount Total:</b>		<b>\$2,212.29</b>

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 431  
**Invoice Date:** 2/1/26  
**Due Date:** 2/1/26  
**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 -February 2026		5,641.83	5,641.83
Information Technology -February 2026		97.42	97.42
Dissemination Agent Services - February 2026		194.75	194.75
Postage		26.24	26.24
Copies		25.20	25.20
Telephone		79.70	79.70

**Total** \$6,065.14

**Payments/Credits** \$0.00

**Balance Due** \$6,065.14

# Service Slip/Invoice



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

**INVOICE:** 66227525  
**DATE:** 03/11/2026  
**ORDER:** 66227525

**Bill To:** [704649]  
 Sampson Creek CDD  
 219 Saint Johns Golf Dr  
 Swim Club, Playground, Tennis  
 Saint Augustine, FL 32092-1053

**Work Location:** [704649] 904-599-9093  
 Sampson Creek Comm Development  
 219 Saint Johns Golf Dr  
 Swim Club, Playground, Tennis  
 Saint Augustine, FL 32092-1053

Work Date	Time	Target Pest	Technician	Time In
03/11/2026	08:22 AM	RODENTS	TCIESIA94G	Tyler Ciesielski
Purchase Order	Terms	Last Service	Map Code	Time Out
		03/11/2026	SJG	Lic:JE501658

Service	Description	Price
CPC-RODENT CTRL	Rodent Control Service	\$163.00
	Pool & parking lot by flag pole Lockbox code 1357 10 Bait boxes 1 by flag pole & 9 around bldg Leah 599-9093 Call if any areas are inaccessible for treatment. Treated areas as needed.	
	Do not touch treated areas until dry.	
	Inspected and replaced bait inside of rodent stations.	
		<b>SUBTOTAL</b> \$163.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$163.00
		<b>AMOUNT DUE</b> \$163.00

**Landscape Contingency**  
 320-54100-46202

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

# Service Slip/Invoice



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

**INVOICE:** 66227490  
**DATE:** 03/11/2026  
**ORDER:** 66227490

**Bill To:** [704649]  
 Sampson Creek CDD  
 219 Saint Johns Golf Dr  
 Swim Club, Playground, Tennis  
 Saint Augustine, FL 32092-1053

**Work Location:** [704649] 904-599-9093  
 Sampson Creek Comm Development  
 219 Saint Johns Golf Dr  
 Swim Club, Playground, Tennis  
 Saint Augustine, FL 32092-1053

Work Date	Time	Target Pest	Technician	Time In
03/11/2026	08:22 AM		TCIESIA94G	
Purchase Order	Terms	Last Service	Map Code	Time Out
		03/11/2026	SJG	
				Tyler Ciesielski
				Lic:JE501658

Service	Description	Price
CPC-QTRLY	Pest Control Service	\$77.00
Quarterly Pest Control- Swim Club/ Pool House Lockbox code 1357 Leah 599-9093 -Call if any areas are inaccessible for treatment. Treated areas as needed. Do not touch treated areas until dry. Inspected and replaced bait inside of rodent stations.		<b>SUBTOTAL</b> \$77.00 <b>TAX</b> \$0.00 <b>AMT. PAID</b> \$0.00 <b>TOTAL</b> \$77.00
		<b>AMOUNT DUE \$77.00</b>

**Landscape Contingency**  
 320-54100-46202

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**



# Invoice

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

**Invoice #** 431423  
**Date** 02/28/2026  
**Terms** Net 30  
**Due Date** 03/30/2026  
**Memo** Lifeguards

**Bill To**

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

Description	Quantity	Rate	Amount
Lifeguard/pool monitors	10	23.09	230.09
<b>Total</b>			230.09

# **Sampson Creek CDD**

FPL Electric

Code to 001.320.54100.43000

## **February-26**

08744-67061	380 St. John's Golf Drive #IRR	\$	30.80
16229-99512	219 St. John's Golf Drive #Pool	\$	1,323.16
19350-09421	211 St. John's Golf Drive #LITES	\$	131.94
46974-44356	9402 Leo Maguire Pkwy #2	\$	32.17
55613-33054	2125 County Road 210 W	\$	55.91
59216-52565	205 St. John's Golf Drive	\$	136.76
61084-35154	944 Leo Maguire Parkway #1	\$	32.66
80369-00598	205 St. John's Golf Drive #Swimclub	\$	601.97
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,477.20
33381-88364	1574 Drury Court #1	\$	232.29
Total		<u>\$</u>	<u>7,054.86</u>

**\*\*\*V#16**

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



**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 08744-67061

**Service Address:**

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

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

**CURRENT BILL**

**\$30.80**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	30.80
Payments received	-30.80
Balance before new charges	0.00
<hr/>	
Total new charges	30.80
<b>Total amount you owe</b>	<b>\$30.80</b>

**FPL automatic bill pay - DO NOT PAY**

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after May 27, 2026 is considered LATE; a late payment charge of 0.703333% will apply.
- The amount due on your account will be drafted automatically on or after March 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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The amount enclosed includes the following donation:

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MIAMI FL 33188-0001

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08744-67061  
ACCOUNT NUMBER

\$30.80  
TOTAL AMOUNT YOU OWE

Mar 27, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	30.80
Payment received - Thank you	-30.80
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.80
Non-fuel energy charge:	\$0.094600 per kWh
Fuel charge:	\$0.032020 per kWh
Electric service amount	30.00
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
<b>Total new charges</b>	<b>\$30.80</b>
<b>Total amount you owe</b>	<b>\$30.80</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00000		00000		0

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	0	0	0
Service days	29	30	28
kWh/day	0	0	0
Amount	\$30.80	\$30.80	\$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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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 16229-99512

**Service Address:**

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

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

**CURRENT BILL**

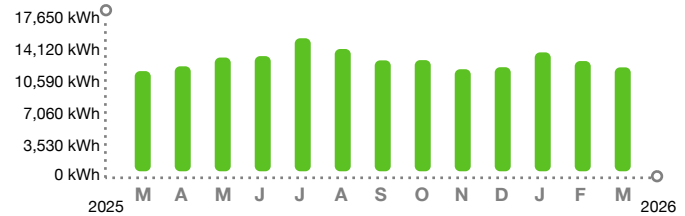
**\$1,323.16**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,387.84
Payments received	-1,387.84
Balance before new charges	0.00
-----	
Total new charges	1,323.16
<b>Total amount you owe</b>	<b>\$1,323.16</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2026 is considered LATE; a late payment charge of 0.703333% will apply.
- The amount due on your account will be drafted automatically on or after March 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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16229-99512

ACCOUNT NUMBER

\$1,323.16

TOTAL AMOUNT YOU OWE

Mar 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



### BILL DETAILS

Amount of your last bill	1,387.84
Payment received - Thank you	-1,387.84
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$389.03
Fuel: (\$0.032010 per kWh)	\$400.29
Demand: (\$15.03 per KW)	\$465.93
Electric service amount	1,288.96
Gross receipts tax (State tax)	33.08
Taxes and charges	33.08
Regulatory fee (State fee)	1.12
Total new charges	\$1,323.16
<b>Total amount you owe</b>	<b>\$1,323.16</b>

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

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

Usage Type	Current	- Previous	= Usage
kWh used	23760	11255	12505
Demand KW	30.75		31

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	12505	13265	12055
Service days	29	30	28
kWh/day	431	442	430
Amount	\$1,323.16	\$1,387.84	\$1,199.92

### KEEP IN MIND

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

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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 19350-09421

**Service Address:**

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

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

**CURRENT BILL**

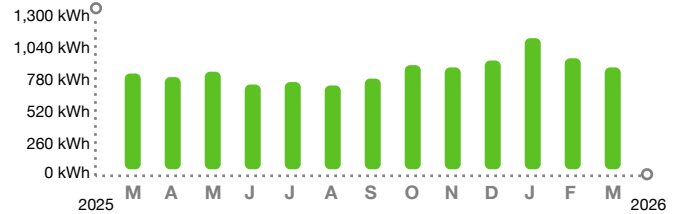
**\$131.94**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	142.47
Payments received	-142.47
Balance before new charges	0.00
-----	
Total new charges	131.94
<b>Total amount you owe</b>	<b>\$131.94</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

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

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



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19350-09421

ACCOUNT NUMBER

\$131.94

TOTAL AMOUNT YOU OWE

Mar 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	142.47
Payment received - Thank you	-142.47
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$85.42
Fuel: (\$0.032020 per kWh)	\$28.91
Electric service amount	128.53
Gross receipts tax (State tax)	3.30
Taxes and charges	3.30
Regulatory fee (State fee)	0.11
Total new charges	\$131.94
<b>Total amount you owe</b>	<b>\$131.94</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	66306		65403		903

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	903	984	849
Service days	29	30	28
kWh/day	31	32	30
Amount	\$131.94	\$142.47	\$120.66

**KEEP IN MIND**

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

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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 33381-88364

**Service Address:**

1574 DRURY CT # 1

SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

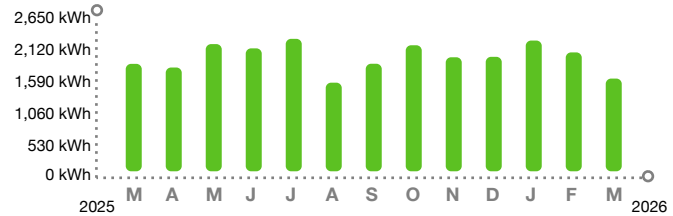
**\$232.29**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	293.76
Payments received	-293.76
Balance before new charges	0.00
-----	
Total new charges	232.29
<b>Total amount you owe</b>	<b>\$232.29</b>

**FPL automatic bill pay - DO NOT PAY**

*(See page 2 for bill details.)*

**KEEP IN MIND**

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

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



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33381-88364	\$232.29	Mar 27, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	293.76
Payment received - Thank you	-293.76
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$158.45
Fuel: (\$0.032020 per kWh)	\$53.63
Electric service amount	226.28
Gross receipts tax (State tax)	5.81
Taxes and charges	5.81
Regulatory fee (State fee)	0.20
Total new charges	\$232.29
<b>Total amount you owe</b>	<b>\$232.29</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	97580		95905		1675

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	1675	2148	1941
Service days	29	30	28
kWh/day	58	72	69
Amount	\$232.29	\$293.76	\$258.86

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 46974-44356

**Service Address:**

9402 LEO MAGUIRE PKWY # 2  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

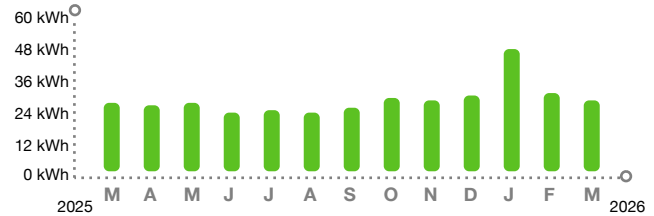
**\$32.17**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	32.33
Payments received	-32.33
Balance before new charges	0.00
<hr/>	
Total new charges	32.17
<b>Total amount you owe</b>	<b>\$32.17</b>

**FPL automatic bill pay - DO NOT PAY**

*(See page 2 for bill details.)*

**KEEP IN MIND**

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

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



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

46974-44356  
ACCOUNT NUMBER

\$32.17  
TOTAL AMOUNT YOU OWE

Mar 27, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



### BILL DETAILS

Amount of your last bill	32.33
Payment received - Thank you	-32.33
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$13.47
Non-fuel: (\$0.094600 per kWh)	\$2.74
Fuel: (\$0.032020 per kWh)	\$0.93
Electric service amount	31.34
Gross receipts tax (State tax)	0.80
Taxes and charges	0.80
Regulatory fee (State fee)	0.03
Total new charges	\$32.17
<b>Total amount you owe</b>	<b>\$32.17</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16971		16942		29

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	29	32	28
Service days	29	30	28
kWh/day	1	1	1
Amount	\$32.17	\$32.33	\$27.11

### KEEP IN MIND

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

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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 55613-33054

**Service Address:**

2125 COUNTY ROAD 210 W  
SAINT AUGUSTINE, FL 32095

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

**CURRENT BILL**

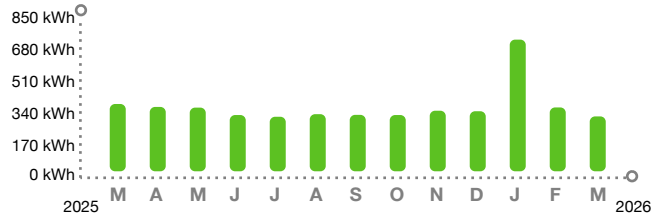
**\$55.91**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	62.67
Payments received	-62.67
Balance before new charges	0.00
Total new charges	55.91
<b>Total amount you owe</b>	<b>\$55.91</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2026 is considered LATE; a late payment charge of 0.703333% will apply.
- The amount due on your account will be drafted automatically on or after March 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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55613-33054  
ACCOUNT NUMBER

\$55.91  
TOTAL AMOUNT YOU OWE

Mar 27, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	62.67
Payment received - Thank you	-62.67
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$30.08
Fuel: (\$0.032020 per kWh)	\$10.18
Electric service amount	54.46
Gross receipts tax (State tax)	1.40
Taxes and charges	1.40
Regulatory fee (State fee)	0.05
Total new charges	\$55.91
<b>Total amount you owe</b>	<b>\$55.91</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00854		00536		318

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	318	370	390
Service days	29	30	28
kWh/day	11	12	14
Amount	\$55.91	\$62.67	\$62.56

**KEEP IN MIND**

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

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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 59216-52565

**Service Address:**

205 SAINT JOHNS GOLF DR  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

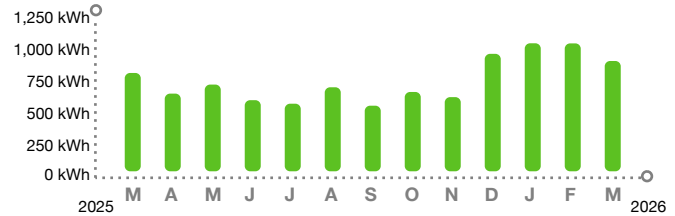
**\$136.76**

TOTAL AMOUNT YOU OWE

**Mar 30, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after May 28, 2026 is considered LATE; a late payment charge of 0.703333% will apply.
- The amount due on your account will be drafted automatically on or after March 20, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**BILL SUMMARY**

Amount of your last bill	156.26
Payments received	-156.26
Balance before new charges	0.00
-----	
Total new charges	136.76
<b>Total amount you owe</b>	<b>\$136.76</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

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

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



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59216-52565

ACCOUNT NUMBER

\$136.76

TOTAL AMOUNT YOU OWE

Mar 30, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	156.26
Payment received - Thank you	-156.26
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$88.92
Fuel: (\$0.032020 per kWh)	\$30.10
Electric service amount	133.22
Gross receipts tax (State tax)	3.42
Taxes and charges	3.42
Regulatory fee (State fee)	0.12
Total new charges	\$136.76
<b>Total amount you owe</b>	<b>\$136.76</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	59011		58071		940

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	940	1090	838
Service days	29	30	28
kWh/day	32	36	29
Amount	\$136.76	\$156.26	\$119.26

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 61084-35154

**Service Address:**

944 LEO MAGUIRE PKWY #1  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

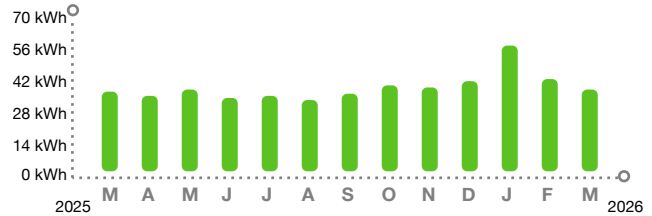
**\$32.66**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	32.89
Payments received	-32.89
Balance before new charges	0.00
Total new charges	32.66
<b>Total amount you owe</b>	<b>\$32.66</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

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

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



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61084-35154  
ACCOUNT NUMBER

\$32.66  
TOTAL AMOUNT YOU OWE

Mar 27, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



### BILL DETAILS

Amount of your last bill	32.89
Payment received - Thank you	-32.89
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$12.66
Non-fuel: (\$0.094600 per kWh)	\$3.70
Fuel: (\$0.032020 per kWh)	\$1.25
Electric service amount	31.81
Gross receipts tax (State tax)	0.82
Taxes and charges	0.82
Regulatory fee (State fee)	0.03
Total new charges	\$32.66
<b>Total amount you owe</b>	<b>\$32.66</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20628		20589		39

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	39	44	38
Service days	29	30	28
kWh/day	1	1	1
Amount	\$32.66	\$32.89	\$27.62

### KEEP IN MIND

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

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**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 72556-88074

**Service Address:**

LEO MAGUIRE PKWY #STREETLIGHTS  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

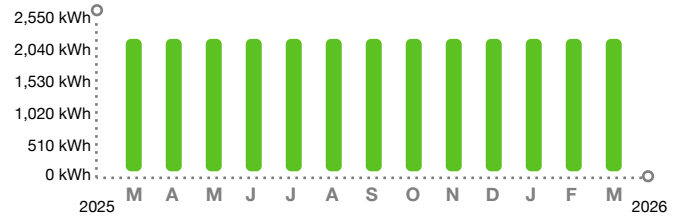
**\$4,477.20**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	4,477.20
Payments received	-4,477.20
Balance before new charges	0.00
Total new charges	4,477.20
<b>Total amount you owe</b>	<b>\$4,477.20</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2026 is considered LATE; a late payment charge of 0.703333% will apply.
- The amount due on your account will be drafted automatically on or after March 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

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



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72556-88074

ACCOUNT NUMBER

\$4,477.20

TOTAL AMOUNT YOU OWE

Mar 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**Customer Name:** SAMPSON CREEK  
COMMUNITY  
DEVELOPMENT DISTRICT

**Account Number:** 72556-88074

### BILL DETAILS

Amount of your last bill	4,477.20
Payment received - Thank you	-4,477.20
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	4,468.66
Gross receipts tax (State tax)	4.74
Taxes and charges	4.74
Regulatory fee (State fee)	3.80
Total new charges	\$4,477.20

**Total amount you owe \$4,477.20**

**FPL automatic bill pay - DO NOT PAY**

#### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

### METER SUMMARY

Next bill date Apr 6, 2026.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	2302

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	2302	2302	2302
Service days	29	30	28
kWh/day	79	77	82
Amount	\$4,477.20	\$4,477.20	\$4,219.69

### 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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**Customer Name:** SAMPSON CREEK  
COMMUNITY  
DEVELOPMENT DISTRICT

**Account Number:** 72556-88074

**For:** 02-05-2026 to 03-06-2026 (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	39	3500	F	154		2,002	
Energy					0.600000		92.40
Non-energy							
Fixtures					9.610000		1,479.94
Maintenance					1.650000		254.10
C861225	73	6000	F	12		300	
Energy					1.000000		12.00
Non-energy							
Fixtures					9.610000		115.32
Maintenance					1.650000		19.80
PMF0001				166			
Non-energy							
Fixtures					10.780000		1,789.48
UCNP				11,449			
Non-energy							
Maintenance					0.054620		625.34

\* 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



**Customer Name:** SAMPSON CREEK  
 COMMUNITY  
 DEVELOPMENT DISTRICT  
**Account Number:** 72556-88074

**For:** 02-05-2026 to 03-06-2026 (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		104.40
					Non-energy sub total		4,283.98
					Sub total	2,302	4,388.38
					Energy conservation cost recovery		1.15
					Capacity payment recovery charge		0.14
					Environmental cost recovery charge		1.36
					Transition rider credit		-2.39
					Storm protection recovery charge		7.37
					Fuel charge		72.65
					<b>Electric service amount</b>		<b>4,468.66</b>
					Gross receipts tax (State tax)		4.74
					Regulatory fee (State fee)		3.80
					<b>Total</b>	<b>2,302</b>	<b>4,477.20</b>

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



**Electric Bill Statement**

**For:** Feb 5, 2026 to Mar 6, 2026 (29 days)

**Statement Date:** Mar 6, 2026

**Account Number:** 80369-00598

**Service Address:**

205 SAINT JOHNS GOLF DR # SWIMCLUB  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

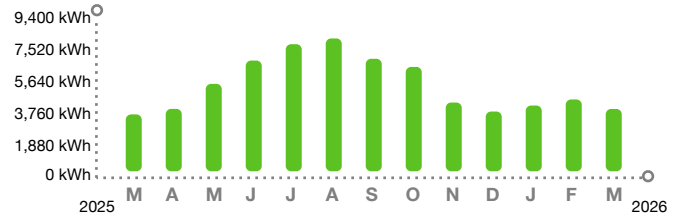
**\$601.97**

TOTAL AMOUNT YOU OWE

**Mar 27, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	764.85
Payments received	-764.85
Balance before new charges	0.00
<hr/>	
Total new charges	601.97
<b>Total amount you owe</b>	<b>\$601.97</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 27, 2026 is considered LATE; a late payment charge of 0.703333% will apply.
- The amount due on your account will be drafted automatically on or after March 17, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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80369-00598

ACCOUNT NUMBER

\$601.97

TOTAL AMOUNT YOU OWE

Mar 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	764.85
Payment received - Thank you	-764.85
Balance before new charges	\$0.00

**New Charges**

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: <small>( \$0.031110 per kWh)</small>	\$124.25
Fuel: <small>( \$0.032010 per kWh)</small>	\$127.85
Demand: <small>( \$15.03 per KW)</small>	\$300.60
Electric service amount	586.41
Gross receipts tax (State tax)	15.05
Taxes and charges	15.05
Regulatory fee (State fee)	0.51
Total new charges	\$601.97
<b>Total amount you owe</b>	<b>\$601.97</b>

FPL automatic bill pay - DO NOT PAY

**METER SUMMARY**

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

Usage Type	Current	-	Previous	=	Usage
kWh used	67221		63227		3994
Demand KW	20.07				20

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Mar 6, 2026	Feb 5, 2026	Mar 6, 2025
kWh Used	3994	4603	3645
Service days	29	30	28
kWh/day	137	153	130
Amount	\$601.97	\$764.85	\$466.22

**KEEP IN MIND**

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

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**Find hidden savings**

Understand when and where your business uses energy - and uncover ways to reduce costs.

[Get insights](#)

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



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



**SAMPSON CREEK COMMUNITY**

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 8274324200  
Bill Date: 02/20/26  
Cycle: 15

**Amount Due**  
**\$2,320.34**

Do not pay. AutoPay will process  
your payment on 03/16/26.

**PAST DUE**

**TOTAL SUMMARY OF CHARGES**

Water .....	\$	494.30
Sewer .....		117.20
Irrigation .....		605.82
<b>Total New Charges .....</b>	<b>\$</b>	<b>1,217.32</b>

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

Previous Balance .....	\$	1,103.02
Payment(s) Received .....		0.00
Balance Before New Charges .....		1,103.02
New Charges .....		1,217.32

**Do not pay. AutoPay will process your  
payment on 03/16/26.** \$ **2,320.34**



- Water \$494.30
- Sewer \$117.20
- Irrigation \$605.82

**MESSAGES**



**If your business has showers, be sure you have low-flow showerheads installed to save water and save on your water heating costs.**

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **8274324200**

Bill Date: **02/20/26**

<i>Do not pay. AutoPay will process your payment on 03/16/26.</i>	TOTAL AMOUNT PAID
<b>\$2,320.34</b>	

**PAST DUE**

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

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

12628274324200000000000000004000232034010100000001500018





Phone: (904) 665-6000

Online: jea.com

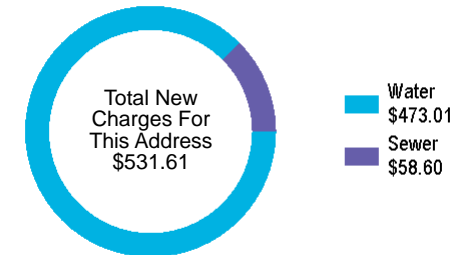
SAMPSON CREEK COMMUNITY

Account #: 8274324200

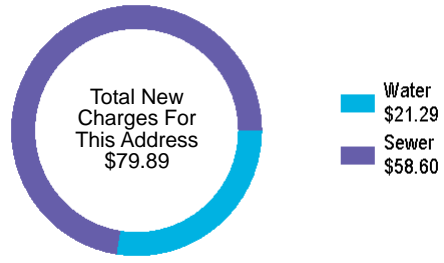
Bill Date: 02/20/26

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
1054 EAGLE POINT DR	I	<b>\$26.21</b>	Irrigation 1 - Commercial	01/14/26 - 02/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		7.98													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74457419</td> <td>29</td> <td>504</td> <td>Regular</td> <td>2000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74457419	29	504	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74457419	29	504	Regular	2000 GAL											
1148 STONEHEDGE TRAIL LN APT 1	I	<b>\$98.29</b>	Irrigation 1 - Commercial	01/14/26 - 02/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		27.48													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		42.87													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514012958</td> <td>29</td> <td>331</td> <td>Regular</td> <td>15000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	29	331	Regular	15000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514012958	29	331	Regular	15000 GAL											
1401 CRESTED HERON CT	I	<b>\$153.60</b>	Irrigation 1 - Commercial	01/19/26 - 02/17/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		50.63													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		75.03													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>62253178</td> <td>29</td> <td>9553</td> <td>Regular</td> <td>21000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	62253178	29	9553	Regular	21000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
62253178	29	9553	Regular	21000 GAL											
219 SAINT JOHNS GOLF DR	W	<b>\$21.29</b>	Commercial - Water/Sewer	01/14/26 - 02/12/26	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.23													
Water Consumption Charge		3.06													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514050548</td> <td>29</td> <td>4</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	29	4	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	29	4	Regular	1000 GAL											
219 SAINT JOHNS GOLF DR	W	<b>\$451.72</b>	Swimming Pool - Water	01/20/26 - 02/20/26	Commercial Water Service										
Detail Charges:Basic Monthly Charge		78.40													
Water Consumption Charge		373.32													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>94648188</td> <td>31</td> <td>5592</td> <td>Regular</td> <td>122000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	31	5592	Regular	122000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
94648188	31	5592	Regular	122000 GAL											
219 SAINT JOHNS GOLF DR	S	<b>\$58.60</b>	Commercial - Water/Sewer	01/14/26 - 02/12/26	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		53.43													
Sewer Usage Charge		5.17													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514050548</td> <td>29</td> <td>4</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514050548	29	4	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514050548	29	4	Regular	1000 GAL											



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	<b>W</b>	<b>\$21.29</b>	Commercial - Water/Sewer	01/14/26 - 02/12/26	Commercial Water Service										
Detail Charges:Basic Monthly Charge		18.23													
Water Consumption Charge		3.06													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86955411</td> <td>29</td> <td>149</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	29	149	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	29	149	Regular	1000 GAL											
219 SAINT JOHNS GOLF DR APT 1	<b>S</b>	<b>\$58.60</b>	Commercial - Water/Sewer	01/14/26 - 02/12/26	Commercial Sewer Service										
Detail Charges:Basic Monthly Charge		53.43													
Sewer Usage Charge		5.17													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86955411</td> <td>29</td> <td>149</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86955411	29	149	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	29	149	Regular	1000 GAL											
380 SAINT JOHNS GOLF DR	<b>I</b>	<b>\$30.20</b>	Irrigation 1 - Commercial	01/14/26 - 02/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		11.97													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514034028</td> <td>29</td> <td>48</td> <td>Regular</td> <td>3000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514034028	29	48	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	29	48	Regular	3000 GAL											
825 HAMPTON CROSSING WAY	<b>I</b>	<b>\$26.39</b>	Irrigation 1 - Residential	01/14/26 - 02/12/26	Residential Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1-7 KGal @ \$4.02)		8.16													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83711246</td> <td>29</td> <td>411</td> <td>Regular</td> <td>2000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83711246	29	411	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83711246	29	411	Regular	2000 GAL											
884 EAGLE POINT DR APT 1	<b>I</b>	<b>\$39.45</b>	Irrigation 1 - Commercial	01/14/26 - 02/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		27.48													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		11.97													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83715860</td> <td>29</td> <td>390</td> <td>Regular</td> <td>3000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83715860	29	390	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	29	390	Regular	3000 GAL											
885 EAGLE POINT DR	<b>I</b>	<b>\$115.84</b>	Irrigation 1 - Commercial	01/14/26 - 02/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		69.67													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>81849996</td> <td>29</td> <td>582</td> <td>Regular</td> <td>20000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	81849996	29	582	Regular	20000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	29	582	Regular	20000 GAL											
982 EAGLE POINT DR	<b>I</b>	<b>\$115.84</b>	Irrigation 1 - Commercial	01/14/26 - 02/12/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		69.67													
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Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	29	1411	Regular	20000 GAL											





### Client Information

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

### Receipt

Transaction #: 366661  
Date: 03/02/2026  
Total Amount: **\$273**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6323392	1592387		St Johns Golf - Leo		4.00	\$60/hr	\$240
				<b>Total Officers Pay</b>			<b>\$240</b>
				<b>Coordination</b>			
				Casey Romein	0.00	\$0/hr	\$0
				<b>Total Coordination Fees</b>	<b>0.00</b>	<b>\$0/hr</b>	<b>\$0</b>
				<b>Total Jurisdiction Fees</b>			<b>\$20</b>
				<b>Subtotal</b>			<b>\$260</b>
				<b>RollKall Fees</b>			<b>\$13</b>
				<b>Tax</b>			<b>\$0</b>
						<b>Total</b>	<b>\$273</b>



### Client Information

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

<b>Receipt</b>	
Transaction #:	367395
Date:	03/06/2026
Total Amount:	<b>\$273</b>

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6349232	1594843		St Johns Golf - Leo		4.00	\$60/hr	\$240
				<b>Total Officers Pay</b>			<b>\$240</b>
				<b>Coordination</b>			
				Casey Romein	0.00	\$0/hr	\$0
				<b>Total Coordination Fees</b>	<b>0.00</b>	<b>\$0/hr</b>	<b>\$0</b>
				<b>Total Jurisdiction Fees</b>			<b>\$20</b>
				<b>Subtotal</b>			<b>\$260</b>
				<b>RollKall Fees</b>			<b>\$13</b>
				<b>Tax</b>			<b>\$0</b>
						<b>Total</b>	<b>\$273</b>

District Credit Card Receipt Report 2025-2026

Card Holder:	Sampson Creek CDD		Month:	February 10 2026 - March 9 2026		
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description	
Constant Contact	2/9/2026	1.320.57200.41050	\$ 99.00	\$ 99.00	Web Email Subscription	
Amazon	2/11/2026	1.320.57200.54500	\$ 38.43	\$ 38.43	Repairs & Maintenance - Pool Chemical Testing	
Publix	2/11/2026	1.320.57200.49400	\$ 23.20	\$ 23.20	Event Supplies - Golden Afternoons	
Duck Donuts	2/13/2026	1.320.57200.49400	\$ 130.92	\$ 130.92	Event Supplies - Donut Day	
RaceTrac	2/13/2026	1.320.57200.54500	\$ 38.64	\$ 38.64	Repairs & Maintenance - Gas	
Sheenan Homestead	2/17/2026	1.320.57200.49400	\$ 499.25	\$ 499.25	Event Supplies - Goat Yoga	
Walmart - \$195.18	2/18/2026	1.320.57200.54502	\$ 164.70	\$ 164.70	Repairs & Maintenance (Amenity Center) - Chairs	
		1.320.57200.49400	\$ 30.48	\$ 30.48	Special Events - Golden Mornings	
Cronin Ace Hardwar	2/18/2026	1.320.57200.54500	\$ 54.86	\$ 54.86	Repairs & Maintenance	
Amazon	2/18/2026	1.320.57200.54600	\$ 406.41	\$ 406.41	Supplies - Amenity Center Supplies	
Cookies By Design	2/20/2026	1.320.57200.49400	\$ 179.02	\$ 179.02	Event Supplies - Raffle	
Amazon	2/24/2026	1.320.57200.54600	\$ 105.99	\$ 105.99	Supplies - Gym Wipes	
Water-Crystal Spring	2/26/2026	1.320.57200.54600	\$ 1,104.02	\$ 1,104.02	Supplies - Bottled Water	
Amazon	2/27/2026	1.320.57200.49400	\$ 304.78	\$ 304.78	Event Supplies - Spring Fling	
Amazon	3/2/2026	1.320.57200.54500	\$ 99.99	\$ 99.99	Repairs & Maintenance - Air Filters	
Amazon	3/3/2026	1.320.57200.54600	\$ (105.99)	\$ (105.99)	REFUND - Supplies- Gym Wipes	
Amazon	3/5/2026	1.320.57200.54600	\$ 105.99	\$ 105.99	Supplies - Gym Wipes	
Amazon	3/5/2026	1.320.57200.51000	\$ 163.67	\$ 163.67	Office Supplies - Printer Ink	
Walmart	3/5/2026	1.320.57200.49400	\$ 145.84	\$ 145.84	Event Supplies - Spring Fling	
Amazon	3/5/2026	1.320.57200.51000	\$ 7.57	\$ 7.57	Office Supplies - Dry Erase Markers/Whiteboard	
Walmart	3/7/2026	1.320.57200.49400	\$ 49.84	\$ 49.84	Event Supplies - Spring Fling	
			\$ 3,646.61	\$ 3,646.61		

001.320.57200.41050 \$99.00  
 001.320.57200.54500 \$231.92  
 001.320.57200.54502 \$164.70  
 001.320.57200.49400 \$1363.33  
 001.320.57200.54600 \$1616.42  
 001.320.57200.51000 \$171.24



[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:** 03/17/2026

**User Name:** sampsoncreekamenities

**Payments from 02/08/2026 to 03/03/2026**

Date	Description	Charge Amount	Credit Amount
02-09-2026 03:30:44 AM	Payment - Credit Card (MasterCard) *****9319		\$99.00

**Billing questions?** [Contact Support](#)

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

*Web Email Subscription  
320-57200-41050*



Final Details for Order #112-7459663-8190669

Repairs = Maintenance  
320 = 570.00 = 543.00

Order Placed: February 11, 2026  
Amazon.com order number: 112-7459663-8190669  
Order Total: \$38.43

Shipped on February 11, 2026

Items Ordered	Price
3 of: Taylor Technologies R-0870-I DPD Powder for Swimming Pool, 10gm, White Sold by: SDR Supply ( <a href="#">seller profile</a> ) Condition: New	\$12.81
<b>Shipping Address:</b>	
Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$38.43 Shipping & Handling: \$0.00 ----- Total before tax: \$38.43 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$38.43</b> -----

Payment information

<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$38.43 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$38.43 Estimated Tax: \$0.00 ----- <b>Grand Total: \$38.43</b>
<b>Credit Card transactions</b>	MasterCard ending in 9319: February 11, 2026: \$38.43

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

# Publix

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



1099 2BR 023 159

FL PARTY MIX 28CT	16.49	F
ZEPHYR SPRNG WATER	6.71	F
Order Total	23.20	
Sales Tax	0.00	
Grand Total	23.20	
Credit	Payment	23.20
Change	0.00	

Special Events  
Golden Anniversary

320 - 57200 - 49400

Receipt ID: 1099 2BR 023 159

PRESTO!  
Trace #: 022950  
Reference #: 1201912035  
Acct #: XXXXXXXXXXXX9319  
Purchase Mastercard  
Amount: \$23.20  
Auth #: 06069E

CREDIT CARD	PURCHASE
A000000041010	MASTERCARD
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Stephanie S

02/11/2026 15:21 S1099 R102 3159 C0323

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc

**DUCK DONUTS JACKSONVILLE FL**  
13820 Old St. Augustine Rd #141, Jacksonville,  
FL 32258

(904) 438-5665

Order # 41623971890348034  
(Note: You do not need this number to pickup)

Customer Name: Stephanie Taylor  
Customer Email: staylor@vestapropertyservices.com  
Customer Contact Number: 17652380923

**Payment Method: Credit Card Mastercard x-9319. Amount: \$130.92**

**ORDER FOR PICKUP**  
Order ready at **9:00 AM**, TOMORROW (SATURDAY, 2/14/2026)

Thanks for your order!

---

7 x Love Dozen	(7 x \$15.99)	=	\$111.93
SUBTOTAL			\$111.93
SERVICE FEE			\$1.00
CONVENIENCE FEE			\$0.85
TAX			\$0.06
TIP			\$17.08
<b>TOTAL</b>			<b>\$130.92</b>

---

Thank you for ordering with us.

Note: Add noreply@olo.com to your safe-senders list so that you are sure to receive our messages.  
For order issues, please contact DUCK DONUTS JACKSONVILLE FL at (904) 438-5665.  
Order placed at 11:36 AM

Special Events -  
Donut Day  
320-57200-49400



RaceTrac Store 2578  
2838 County Rd 210 W  
St Johns, FL 32259  
Phone: 470-323-5869

RaceTrac 2578  
2838 County Rd 210 W  
St Johns, FL 32259

Date: 02/13/26  
Time: 08:44:38

Invoice: 1830

Pump Gallons Price  
8 13.421 \$ 2.879  
Product Amount  
Fuel Regul \$ 38.64

Mastercard \$ 38.64  
TOTAL SALE \$ 38.64

MERCH. ID: 215544  
TERM. ID: 00000056  
PURCHASE \$38.64

CHIP READ  
\*\*\*\*\*9319

MC

Seq#: 1830  
REF#: 183001  
ApprCode: 01045E  
APPROVED

ARQC - F664BBDD30774

HADD/HALEY  
Mode: Issuer  
AID: A0000000041010  
TVR: 0080088000  
IAD: 1910A0400322000  
TSI: E800 ARC: 00

Download our app!

HOW ARE WE DOING?  
CHECK@RACETRAC.COM

Repairs & Maintenance  
Gas  
320-57200-54500

# INVOICE

Special Events - Goat Yoga  
320-57200-49400

**Sheehan Homestead**  
44065 Cushman Road, FL, FL 32011, UNITED STATES  
Sheehanhomestead@gmail.com

**Invoice No#** : 0097  
**Invoice Date** : Feb 17, 2026  
**Due Date** : May 9, 2026



PAID

**\$0.00**

**AMOUNT DUE**

## BILL TO

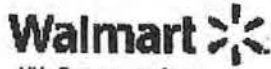
jtallaksen@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Vesta- Boozy Goat Yoga Boozy Goat Yoga Session Yoga Instructor, Bartender, alcohol to be included	1	\$449.25	\$449.25
	Subtotal			\$449.25
	Travel Fee			\$50.00
	<b>TOTAL</b>			<b>\$499.25 USD</b>
	Amount paid			\$499.25
	<b>AMOUNT DUE</b>			<b>\$0.00 USD</b>

## NOTES TO CUSTOMER

May 9, 10am-11am  
Boozy Goat Yoga  
Instructor and Bartender included in first invoice, price of alcohol to be included in final balance.  
50% deposit required upon booking  
219 Saint Johns Golf Drive  
Saint Augustine, FL 32092

Give us feedback @ survey.walmart.com  
Thank you! ID #:7WQXCZB1M7V



WM Supercenter  
904-417-9688 Mgr. JOHN  
845 DURBIN PAVILION DR  
SAINT JOHNS FL 32259  
ST# 00928 OP# 000482 TE# 05 TR# 03503

# ITEMS SOLD 11  
TC# 5716 1938 6373 0409 5636 1



CHAIR	044681352410	32.94 N
CHAIR	044681352410	32.94 N
CHAIR	044681352410	32.94 N
CHAIR	044681352410	32.94 N
CHAIR	044681352410	32.94 N
4CT LEM BLU	194346320090 F	4.98 N
4CT AP CIN	194346268680 F	4.98 N
4CT LEM BLU	194346320090 F	4.98 N
4CTLM POP	194346271750 F	4.28 N
100 COUNT	042000153010	6.28 N
4CT CRRT MUF	194346294110 F	4.98 N

SUBTOTAL 195.18  
TOTAL 195.18

MCARD TEND 195.18  
CHANGE DUE 0.00

\$ 164.70

Repairs & Maintenance -  
Amenity  
320 - 57200 - 54502

\$ 30.48

Special Events - Golden Morning

320 57200 49400

THANK YOU FOR SHOPPING AT  
CRONIN ACE SAINT JOHNS  
2843 COUNTY ROAD 210 WEST  
SUITE 101  
SAINT JOHNS, FL 32259  
(904) 217-3324

02/18/26 3:37PM BLM 553 SALE  
-----  
1004692 2 EA \$9.59 EA N  
CATALYST PENETR PB 110Z \$19.18  
56 8 EA \$4.19 EA N  
MISC. FASTENERS \$33.52  
56 8 EA .27 EA N  
MISC. FASTENERS \$2.16  
SUB-TOTAL:\$ 54.86 TAX: \$ .00  
TOTAL: \$ 54.86  
BC.AMT: \$ 54.86

BK CARD#: XXXXXXXXXXXX9319  
MID:\*\*\*\*\*E883 TID:\*\*\*4807  
AUTH: 0464CE AMT: \$ 54.86  
Host reference #:191276 Bat#

Authorizing Network: MASTERCARD

Chip Read  
CARD TYPE:MASTERCARD EXPR: XXXX  
AID : A0000000041010  
TVR : 0000000000  
IAD : 19106070032200J0AC9C000000000000  
TSI : E800  
ARC : 00  
MODE : Issuer  
CVM :  
Name : MASTERCARD  
ATC : 0068  
AC : 5AE1F37B6805B298  
TxnID/ValCode: 708148

Repairs & Maintenance  
370-57200-54500



Final Details for Order #111-7728395-9727457

Supplies  
320 - 5700 - 51600

Order Placed: February 16, 2026  
Amazon.com order number: 111-7728395-9727457  
Order Total: \$406.41

Shipped on February 17, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>EcoL 6101421 Advanced Antibacterial Clean &amp; Smooth Liquid Hand Soap - 750 ML 6 pack/Case</i> Sold by: Plus Products 360 ( <a href="#">seller profile</a> ) Condition: New	\$105.95
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$105.95 Shipping & Handling: \$0.00 ----- Total before tax: \$105.95 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Consolidated Shipping in fewest deliveries	<b>Total for This Shipment: \$105.95</b> -----

Shipped on February 18, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Reli. 30-33 Gallon Trash Bags Heavy Duty   250 Count Bulk   Black Large Trash Bags 30+, 32 Gallon   Made in USA</i> Sold by: Reli. ( <a href="#">seller profile</a> ) Business Price Condition: New	\$46.99
1 of: <i>Reli. 55-60 Gallon Trash Bags Heavy Duty   150 Count   50-60 Gallon   Large Black Garbage Bags   Made in USA</i> Sold by: Reli. ( <a href="#">seller profile</a> ) Business Price Condition: New	\$49.99
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$96.98 Shipping & Handling: \$0.00 ----- Total before tax: \$96.98 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Consolidated Shipping in fewest deliveries	<b>Total for This Shipment: \$96.98</b> -----

Shipped on February 18, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Antiseptic Heavy Duty Cleaning Wipes, Alcohol-Free Bulk Fitness Wipes (4000 Count Rolls, 4/Case) HealthEwipe Sanitizing</i>	\$105.99



Special Events - Raffle  
300 57000 - 494100  
ORDER  
#14222

Thank you for your purchase, this email confirms your order.

We are working hard to get your order prepared. Thank you for shopping with us.

### Order summary



**Gourmet Basket - One Dozen x 2**

~~\$59.98~~

🛒 COOKIES15 (-\$8.98)

**\$51.00**



**Thanks A Buzz-illion Basket x 1**

Large - 2 Cookie / 2 Dozen

~~\$65.99~~

🛒 COOKIES15 (-\$9.89)

**\$56.10**

Subtotal	<b>\$107.10</b>
Shipping	<b>\$64.95</b>
Taxes	<b>\$6.97</b>
<b>Total</b>	<b>\$179.02 USD</b>

You saved \$18.87



Final Details for Order #111-7517983-2472229

Supplier

320-57200-494100

Order Placed: February 23, 2026  
Amazon.com order number: 111-7517983-2472229  
Order Total: \$105.99

Shipped on February 24, 2026

Items Ordered	Price
1 of: Antiseptic Heavy Duty Cleaning Wipes, Alcohol-Free Bulk Fitness Wipes (4000 Count Rolls, 4/Case) HealthEwipe Sanitizing Gym Equipment Wipes Sold by: PetrA-1 ( <a href="#">seller profile</a> ) Business Price  Condition: New	\$105.99
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	Item(s) Subtotal: \$105.99 Shipping & Handling: \$0.00 ----- Total before tax: \$105.99 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$105.99</b> -----

Payment information

<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$105.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$105.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$105.99</b>

<b>Credit Card transactions</b>	MasterCard ending in 9319: February 24, 2026: \$105.99
---------------------------------	--

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

\$ 0.00

+

\$ 524.46

what is this?

=

\$ 524.46

what is this?

PAY MY BILL

Manage Payment Methods

Sign up for easy AutoPay Sign up

# Recent Activity

Delivery address:

Location # 23356476

219 Saint Johns Golf Dr, Saint Augustine, FL 32092

**Total: \$ 524.46**

Supplier

320-57200-49400

## Account Activities

**DETAILS:**

CC-Surcharge

Miscellaneous

Payments/Credits

Rental

**TOTAL:**

\$ 32.13

\$ 0.00

\$ -1,104.02

\$ 13.98

**2026-03-13 Delivery**

[View/Print Delivery Ticket](#)

**\$ 242.75**





Final Details for Order #111-4040751-9295422

Order Placed: February 26, 2026  
Amazon.com order number: 111-4040751-9295422  
Order Total: \$304.78

Event Supplier -  
Spring Fling  
320-57200-42400

Shipped on February 26, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Duchong 1000 PCS Plastic Easter Eggs Bulk, 2.4" Empty Easter Eggs Fillable for Easter Hunt, Basket Stuffers Fillers, Theme Party Favor Decoration, Classroom Prize Supplies Sold by: Duchong ( <a href="#">seller profile</a> ) Business Price Condition: New	\$79.99
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$79.99 Shipping & Handling: \$0.00 ----- Total before tax: \$79.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$79.99</b> -----

Shipped on February 26, 2026	
<b>Items Ordered</b>	<b>Price</b>
2 of: SINFOX 200 Pcs Prefilled Easter Eggs with Toys Inside, Easter Basket Stuffers Gifts in Surprise Eggs, Prizes Classroom Events, Gifts Bulk Fillers, Easter Party Favors Sold by: LuLu toy shop ( <a href="#">seller profile</a> ) Condition: New	\$36.98
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$73.96 Shipping & Handling: \$0.00 Your Coupon Savings: -\$6.00 ----- Total before tax: \$67.96 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$67.96</b> -----

Shipped on February 27, 2026	
<b>Items Ordered</b>	<b>Price</b>
3 of: 200 Pcs Prefilled Easter Egg Toys Set Include 100 Pastel Color Plastic Eggs Filled with 100 Assorted Mini Novelty Toys and Stickers for Easter Hunt Basket Stuffers, Party Favors for Kids Boys Girls Sold by: OCTERIC-US ( <a href="#">seller profile</a> ) Condition: New	\$25.99



Final Details for Order #112-7942513-4688204

Order Placed: February 26, 2026  
Amazon.com order number: 112-7942513-4688204  
Order Total: \$99.99

Repairs & Maintenance  
300-57000 54300

Shipped on March 2, 2026

Items Ordered	Price
1 of: Chenzhit (12-Pack) 19 7/8x21 1/2x1 Air Filter, MPR 1900 & FPR 10, MERV 13 Pleated Air Filter (Actual Size: 19 7/8x21 1/2"x3/4") Sold by: Chenzhit ( <a href="#">seller profile</a> ) Condition: New	\$99.99
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	Item(s) Subtotal: \$99.99 Shipping & Handling: \$0.00 ----- Total before tax: \$99.99 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$99.99</b> -----

Payment information

<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$99.99
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Shipping & Handling: \$0.00 ----- Total before tax: \$99.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$99.99</b>

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

# REFUND

Supplies

370 - 57200 -  
54600

KKYW5V00129JUKHKB

Refund

\$105.99

Sampson Creek CDD

Mastercard



Final Details for Order #111-7017746-2051413

Order Placed: March 5, 2026  
Amazon.com order number: 111-7017746-2051413  
Order Total: \$105.99

Supplier  
320 57200-54600

Shipped on March 5, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Antiseptic Heavy Duty Cleaning Wipes, Alcohol-Free Bulk Fitness Wipes (4000 Count Rolls, 4/Case) HealthEwipe Sanitizing Gym Equipment Wipes Sold by: PetrA-1 (seller profile) Business Price Condition: New	\$105.99
<b>Shipping Address:</b> 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 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$105.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$105.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$105.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$105.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 9319: March 5, 2026: \$105.99

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



Final Details for Order #111-4847028-3231441

Order Placed: March 5, 2026  
Amazon.com order number: 111-4847028-3231441  
Order Total: \$163.67

Office Supplies

320-57200-51000

Shipped on March 5, 2026

**Items Ordered**

**Price**

1 of: HP 962XL Black High-Yield Ink Cartridge | Works with OfficeJet 9010, Pro 9010, 9020 | Eligible for Instant Ink | 3JA03AN

\$63.89

Sold by: Amazon.com

Condition: New

**Shipping Address:**

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

Item(s) Subtotal: \$63.89

Shipping & Handling: \$0.00

Total before tax: \$63.89

Sales Tax: \$0.00

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$63.89**

Shipped on March 5, 2026

**Items Ordered**

**Price**

1 of: HP 962 Cyan, Magenta, Yellow Ink Cartridges | Works with OfficeJet 9010, 9020 | Eligible for Instant Ink | 3YP00AN

\$85.89

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

1 of: Wonfoucs Compatible with Dymo Label Make Refills 12 mm x 4 m 1/2 x 13 White Paper Label Refill, Compatible with Dymo

\$13.89

Let

ratag Refills for LT-100H LT-110T LT-200B QX50, 5-Pack

Sold by: Wonfoucs ([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: \$99.78

Shipping & Handling: \$0.00

Total before tax: \$99.78

Sales Tax: \$0.00

**Shipping Speed:**

FREE Prime Delivery

**Total for This Shipment: \$99.78**

**Payment information**

**Payment Method:**

Give us feedback @ survey.walmart.com  
Thank you! ID #:7WR6HOB1J7T



WM Supercenter  
904-417-9688 Mgr. JOHN  
845 DURBIN PAVILION DR  
SAINT JOHNS FL 32259  
ST# 00928 OP# 009048 TE# 48 TR# 00619

# ITEMS SOLD 11  
IC# 5186 8954 4338 0489 0036 1



SWTRT Mx HA	079200079380 F	17.56 N
RSE SS GUCI	034000402410 F	14.84 N
MXD VRTY 31	040000598750 F	14.96 N
MXD VRTY 31	040000598750 F	14.96 N
HSY AST PRTY	034000400610 F	14.84 N
SKITILES MIX	022000297100 F	9.96 N
MIXED SUGAR	022000297050 F	9.96 N
MIXED SUGAR	022000297050 F	9.96 N
JRTWIZZAST	010700859090 F	11.98 N
HSY AST PRTY	034000400610 F	14.84 N
JRTWIZZAST	010700859090 F	11.98 N

Special Events - Spring Fling  
120 - 57200 - 114100

SUBTOTAL	145.84
TOTAL	145.84
MCARD TEND	145.84
CHANGE DUE	0.00

MASTERCARD- 9319 I 1 APPR#03139E

145.84 TOTAL PURCHASE  
REF # UCQWXX416176  
AID A000000041010  
TERMINAL # 51874468  
\*No Signature Required  
03/05/26 15:29:14

Tax ID: T460794945490  
GOVERNMENT  
GOVERNMENT, LOCAL

Single Purchase Exemption  
Consumer's Certificate of Exemption  
DR-14  
Issued Pursuant to Chapter 212,  
Florida Statutes  
Certificate Number: T460794945490  
Expiration Date: 2032-02-09  
This Certifies that:  
SAMPSON CREEK COMMUNITY  
5358 N NOB HILL RD  
SUNRISE FL 33351  
is exempt from the payment of Florida  
sales and use tax on real property  
rented, transient rental property  
rented, tangible personal property  
purchased or rented, or services  
purchased.



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.  
03/05/26 15:29:30



Final Details for Order #112-3285420-9857066

Order Placed: March 5, 2026  
Amazon.com order number: 112-3285420-9857066  
Order Total: \$27.55

Office Supplies  
300-57200-51000

Shipped on March 5, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: EXPO Dry Erase Markers Kit, Fine Tip, Assorted Colors, Eraser, Spray Cleaner, 7 Count Sold by: Amazon.com Condition: New	\$7.57
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$7.57 Shipping & Handling: \$0.00 Total before tax: \$7.57 Sales Tax: \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$7.57</b>

Shipped on March 9, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: DUMOS Magnetic White Board Kit for Wall 36" x 24", Dry Erase Board with 1 Dry Eraser & 2 Multicolor Marker s & 4 Magnetic Pins, Reinforced Aluminum Frame for Home, School, Office Sold by: Amazon.com Condition: New	\$19.98
<b>Shipping Address:</b> Sampson Creek Amenity Center Office 219 SAINT JOHNS GOLF DR SAINT AUGUSTINE, FL 32092-1053 United States	Item(s) Subtotal: \$19.98 Shipping & Handling: \$0.00 Total before tax: \$19.98 Sales Tax: \$0.00
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$19.98</b>

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 9319	Item(s) Subtotal: \$27.55 Shipping & Handling: \$0.00
<b>Billing address</b> Haley Hadd 5385 N NOB HILL RD SUNRISE, FL 33351-4761 United States	Total before tax: \$27.55 Estimated Tax: \$0.00
	<b>Grand Total: \$27.55</b>

Give us feedback @ survey.walmart.com  
Thank you! ID #:7WR6PJB1KXT



WM Supercenter  
904-417-9688 Mgr. JOHN  
845 DURBIN PAVILION DR  
SAINT JOHNS FL 32259  
ST# 00928 OP# 009050 TE# 50 TR# 02231

# ITEMS SOLD 4  
TC# 9267 7827 5741 2671 5533



MXD VRTY 31. 040000598750 F	14.96 N
MXD VRTY 31. 040000598750 F	14.96 N
MIXED SUGAR 022000297050 F	9.96 N
SKITTLES MIX 022000297100 F	9.96 N
SUBTOTAL	49.84
TOTAL	49.84
MCARD TEND	49.84
CHANGE DUE	0.00

Special Events - Spring Fling  
320 57200 - 49400

MASTERCARD- 9319 I 1 APPR#01966E  
49.84 TOTAL PURCHASE  
REF # UC8NZ022937  
AID A0000000041010  
TERMINAL # 28299808  
\*No Signature Required  
03/07/26 10:35:52

Tax ID: T460794945490  
GOVERNMENT  
GOVERNMENT, LOCAL

Single Purchase Exemption  
Consumer's Certificate of Exemption  
DR-14  
Issued Pursuant to Chapter 212,  
Florida Statute  
Certificate Number: T460794945490  
Expiration Date: 2032-02-09  
This Certifies that:  
SAMPSON CREEK COMMUNITY  
5358 N NOB HILL RD  
SUNRISE FL 33351  
is exempt from the payment of Florida  
sales and use tax on real property  
rented, transient rental property  
rented, tangible personal property  
purchased or rented, or services  
purchased.



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.  
03/07/26 10:36:04

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/19/26	00097	1/21/26 INV-8498	202601 600-53800-60000	FLOCK SAFETY LPR 01/26	*	2,500.00	
FLOCK GROUP INC							2,500.00 000274
2/19/26	00108	2/12/26 5498	202602 600-53800-60000	SECURITY PROX 02/26	*	15,944.68	
INTERGRATED ACCESS SOLUTIONS LLC							15,944.68 000275
TOTAL FOR BANK B						18,444.68	
TOTAL FOR REGISTER						18,444.68	



# INVOICE

Flock Group Inc dba Flock Safety  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-84984  
Invoice Date: 1/21/2026  
Due Date: 2/5/2026  
Payment Terms: Net 15  
PO#:  
W-9 Form [\[Download\]](#)  
Certificates of Insurance [\[Download\]](#)

Bill To: FL - Sampson Creek Community Development District

Ship To: FL - Sampson Creek Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

St. Augustine, Florida, 32092

Billing Company Name: FL - Sampson Creek Community Development District  
Billing Contact Name: Daniel Laughlin  
Billing Email Address: [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)

Payment Terms: Net 15  
Contracted Billing Structure: Annual

Notes: Renewal Opportunity: Year 1 of 24 Month Term, 2026 - 2027

*Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.*

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety LPR - Neighborhoods, fka Sparrow	1	\$2,500.00	\$0.00	\$2,500.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.  
Link to Location of Services:

034.600.53800.60000

<b>Subtotal:</b>	<b>\$2,500.00</b>
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Credit:</b>	<b>\$0.00</b>
<b>Payments:</b>	<b>\$0.00</b>
<b>Balance Due:</b>	<b>\$2,500.00</b>

If you have questions about your invoice, are providing an exemption certificate or need to update your billing contact information, please email [billing@flocksafety.com](mailto:billing@flocksafety.com) or call 866-901-1781, option 3.

**Integrated Access Solutions, LLC**

2227 Crystal Cove Dr.  
Green Cove Springs, FL  
32043-9604 USA  
Service@iasnfl.com



**INVOICE**

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

**Capital Reserves**  
**034.600.53800.60000**

INVOICE 5498  
DATE 02/12/2026  
TERMS Due on receipt  
DUE DATE 02/12/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	RGPB	RED Single Gang Reader High Security Prox	3	646.00	1,938.00T
	Installation & Programming & Testing		24	170.00	4,080.00T
	RMPB	RED Mullion Reader High Security Prox Mobile	3	525.00	1,575.00T
	R4	Red 4 Four Door Controller	1	1,184.00	1,184.00T
	AL400ULACM	Altronix AL400ULACM Proprietary Power Supply	1	487.00	487.00T
	R2	Red High-Security Two-Door Controller	1	934.68	934.68T
	RCNE	Single Door Ethernet Cloud Access Controller	1	1,039.00	1,039.00T
	DKGL-S12-1	1200 LB DOORKING MAG LOCK	2	595.00	1,190.00T
	Installation	Install Customer Supplied TV and Mount	4	170.00	680.00T
	B03-S12	Bracket Set - L & Z Brackets	2	168.50	337.00T
	Database	Import and repair existing database	1	1,500.00	1,500.00T
	100	Additional Wiring, Connectors, and Miscellaneous Materials	1	1,000.00	1,000.00T

Contact Integrated Access Solutions, LLC to pay.  
Payment Due upon Receipt of Invoice.

SUBTOTAL	15,944.68
TAX	<del>195.85</del>
TOTAL	<del>16,140.53</del>
BALANCE DUE	<del>\$17,140.53</del>