

Sampson Creek
Community Development District

April 16, 2026

AGENDA

Sampson Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.stjohnsgcc.org

April 9, 2026

Board of Supervisors
Sampson Creek Community Development District

Dear Board Members:

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, April 16, 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
- V. Staff Reports
 - A. Landscape Team – Report
 - B. Attorney
 - C. Engineer – Consideration of Proposal for Preparation of a Public Facilities Report
 - D. District Manager
 - E. General Manager
 1. Amenities and Operations Report
 2. Lake Doctors
 3. Athletic Field Report
 4. Proposal for Crosswalk Striping

5. Proposal for Streetlight Pole
 6. Proposals for Painting Golf Cart Bridges
 7. Proposals for Meeting Room Flooring
 8. Proposal for Additional Maintenance Hours
- VI. Discussion of Future Amenity Capital Improvements
- A. Pool Deck Renovation
 - B. Amenity Meeting Room Upgrade
 - C. Tennis Court Resurfacing and Basketball Court Rebuild
 - D. Tennis Court Landscape Demo
 - E. Tennis Court Relandscape
 - F. Tennis Court Median Renovation
- VII. Discussion of the Fiscal Year 2027 Budget
- VIII. Contracts Review
- IX. Supervisors' Request
- X. Public Comments
- XI. Approval of Consent Agenda
- A. Minutes of the March 26, 2026 Meeting
 - B. Financial Statements as of February 28, 2026
 - B. Check Register
- XII. Next Scheduled Meeting – May 21, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room
- XIII. Adjournment

FIFTH ORDER OF BUSINESS

A.



RUPPERT
L A N D S C A P E

Monthly Report

April 2026

Maintenance Team:

Our team focused on trimming throughout the community, wrapping up the palmettos and grasses around the amenity and Leo Maguire. Leaf debris clean up continued by the basketball court and common areas. Arboricolas were cutback and new vegetation is beginning to return, the ginger in the islands have pushed new growth as well. The Hawaiian ti's in front of the pool area did not survive. Since the previous board meeting the team has been able to complete their mowing cycles of all Bermuda, St Augustine, and Bahia areas. The team will continually perform maintenance service along with applying weed control for mulch and concrete areas.

Annuals:

Seasonal color enhancements are maintained and monitored to ensure attractive entrances, common areas, and focal points. Removal of spent blooms to encourage continued flowering and replacement of declining begonias will be completed. The main entrance island of 210 have bounced back from the shock and thanks to the bit of rain, they are pushing their blooms.

Irrigation Team:

Irrigation systems were monitored and maintained to promote efficient watering and compliance with local watering guidelines. System inspections conducted across all irrigation zones, report attached specifies a couple malfunctioning valves. Adjustment of irrigation clocks and run times as needed. Repair or replacement of malfunctioning sprinkler heads, nozzles, and valves conducted. Correction of misaligned heads to improve coverage and reduce overspray. Seasonal adjustments to address weather conditions and plant needs

Chemical:

The community turf management program continued in accordance with best practices for healthy lawn growth. Monitoring turf condition for pest, disease, or stress indicators. Application of fertilization treatments for Bermuda as scheduled. Spot treatment of weeds where observed, 2nd round of treatment ongoing.

Enhancements Proposed –

- Tennis Court Demo
- Tennis Court Relandscape
- Shade Tolerant Plantings
- St Johns Gold Dr Curblin Redesign



Job Name: SAMPSON CREEK
 Report Type: _____
 Controller Name: HUNTER ICC2
 Date: 4-6-2026 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	10:00 AM	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: _____
 Controller Status: WORKING HUNTER ICC2
 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 Bubbler	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	20	20	20	25	25	15	20	15	20	20	20
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													1			
Head Broken - 6" rotor			1													
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 14 VALVE NO WORK



Job Name: SAMPSON CREEK
 Report Type: _____
 Controller Name: HUNTER ICC 2
 Date: 4-6-2026 Page #: 2 of _____

Program	Start Times:	Seasonal Adjust:	Run Days:
Program A	10:00 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:
 YES NO
 Weather Sensor:
 Working Not Working

Controller Make & Model: _____
 Controller Status: WORKING HUNTER ICC 2
 POC Info: _____
 Pump Status & Type:

Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, or Bubblers	R	R	R	S	R	S	S/R	R
Run Time [Program: A]	20	0	25	25	25	15	20	20
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			1					
Head Broken - 6" rotor		1						
Head Broken - 12" rotor								
Broken Riser								
Upgrade 4" to 6" Pop Up								
Upgrade 6" to 12" Pop Up								
Nozzle - MPR			1			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: * ZONE 18 VALVE STUCK

* AREA 21 : 1 VALVE NO WORK.

C.



April 8, 2026

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

Re: Proposal for Professional Engineering Services
Project Name: Sampson Creek CDD Public Facilities Report
Project No.: 16080.08

Dear Daniel:

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

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

We are pleased to offer you this proposal to provide professional engineering services regarding the public facilities report for the Sampson Creek CDD located at the St. Johns Golf and Country Club off of Cemetery Road in St. Johns, Florida.

DCCM proposes to furnish professional services as described in "Exhibit A, Scope of Work," and per "Exhibit B, General Terms & Conditions," which are attached hereto and made a binding part hereof by this reference, for an estimated fee of **\$4,600**, plus direct reimbursable expenses. If these terms are agreeable, please sign and return the attached "Exhibit C, Contract Agreement."

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

Sincerely,
Matthews | DCCM

A handwritten signature in blue ink, appearing to read 'Michael Silverstein', written over a light blue circular scribble.

Michael Silverstein
Director of Field Services



**EXHIBIT A
 SCOPE OF WORK**

I – 2026 Public Facilities Report

DCCM will prepare the Public Facilities Report in accordance with Chapter 189.08, Florida Statutes, for submittal to the applicable local general-purpose governments. The report will be developed in coordination with District staff and will include the following components:

- **Inventory of Existing Facilities**
 Identification and description of all existing public facilities owned or operated by the District, including facility type, location, current capacity, and current demand.
- **Facilities Operated by Other Entities**
 Identification and description of any public facilities operated by another entity through a lease or other agreement with the District, excluding local general-purpose governments.
- **Planned and Ongoing Facilities (7-Year Outlook)**
 Identification and description of public facilities that are currently under construction or that the District proposes to construct, improve, or expand within the next seven (7) years, including:
 - Facility location and function
 - Existing and proposed capacity, as applicable
 - Anticipated demand upon completion
 - Anticipated construction or implementation schedule
 - Proposed method of financing
- **Replacement of Facilities (10-Year Outlook)**
 Identification of any public facilities proposed to be replaced within the next ten (10) years, including the anticipated replacement timeframe.
- **Project Timeline Summary**
 A summary of anticipated completion timelines for all planned construction, improvements, expansions, or replacements.

The Engineer will prepare the report in a format consistent with statutory requirements and suitable for adoption and transmittal by the District.

*Fees for 2026 public facilities report services will be billed on a lump sum fee basis for a total of **\$4,600**, plus direct reimbursable expenses.*

FEE SUMMARY

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

I – 2026 Public Facilities Report	\$4,600 (Lump Sum)
Total Estimated Cost:	\$4,600, plus direct reimbursable expenses

DCCM will initiate services on this project immediately following receipt of the fully executed contract, included as Exhibit C and your retainer.

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



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

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



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

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



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

h) **Reimbursable/Direct Expenses.** Unless specifically stated, direct expenses will be billed in addition to our lump sum fees. Examples of expenses include, but are not limited to:

- Mileage will be billed per current IRS rates.
- Production costs will be billed at the following rates:
 - Paper copies:
 - 8½"x11" B&W - \$0.27 each
 - 8½"x11" Color - \$0.50 each
 - 11"x17" B&W - \$0.55 each
 - 11"x17" Color - \$0.88 each
 - Plots 24" x 36":
 - Black line plots - \$2.20 each
 - Color plots - \$55.00 each
 - Mylar - \$44.00 each
 - Binding: \$5.50 per book
 - Foam Board Mounted Color Plots: \$71.50 each
 - CD containing project data (i.e., CAD files, photographs, documents, etc.): \$13.20/each



The following will be billed at cost plus 15%:

- Travel and hotel expenses
 - Shipping and delivery, including UPS shipping and courier services
- i) **Compliance.** All work will be performed in accordance with appropriate city, county, and state or other governmental regulations.
- j) **Transfer or Termination.** The Client or Matthews | DCCM may terminate this Agreement by notifying the other party in writing. Termination will become effective one (1) calendar day after receipt of the termination notice. Irrespective of which party shall initiate termination or the cause therefore, the Client shall, within thirty (30) calendar days of termination, remunerate Matthews | DCCM for services rendered and costs incurred, in accordance with Matthews | DCCM's prevailing fee schedule and expense reimbursement policy. Services shall include those rendered up to the time of termination, as well as any travel or demobilization costs associated with termination itself.
- k) **Retainer.** If a retainer is required, **it will be kept for the duration of the Project and applied to the final invoice.** Any remaining balance after applying the retainer will be refunded to the Client. At the completion of the Project, if no monies are remaining due in which to apply the retainer, Matthews | DCCM will refund the full retainer amount.
- l) **Supplemental Owner's responsibilities - Surveying Services.**
If an owner / client elects to contract directly with the surveyor, it must be understood surveys directly affect the accuracy and quality of the engineering design. Therefore, Owners / Clients that choose to contract directly with the surveyor are responsible for the following:
- Obtaining a detailed survey scope from Matthews | DCCM to provide to the surveyor that describes in detail what Matthews | DCCM requires of the surveyor in order to correctly complete the engineering services for the project.
 - Providing Matthews | DCCM with the surveyor's service agreement to review and approve prior to engagement of the surveyor to ensure the surveyor's service agreement includes the items outlined in the survey scope provided by Matthews | DCCM.
 - Agreeing work from Matthews | DCCM will not commence until a complete survey is provided to Matthews | DCCM.
 - Providing Matthews | DCCM the signed and sealed copies of the survey documents prior to the production of final construction plans.
 - Agreeing changes to the scope of design services may require additional survey information and deliverables resulting in modification to the scope of the survey, thus requiring the owner/client to contract with the surveyor for additional required services
 - Agreeing the schedule of completion for engineering design is directly affected by the receipt of the accurate and complete survey deliverables.
 - **Alternatively;** Agreeing if Matthews | DCCM is supplied with previously surveyed information, additional or updated survey information prior to commencement of engineering services may be required. The owner/client takes responsibility and liability for the supplied survey being a correct representation of the current existing conditions of the project site.
- m) **Liability.** Any claims made by the Client for losses, injuries, expenses, or damages shall not exceed the total fee of the project and shall include, but is not limited to, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.



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

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



**EXHIBIT C
CONTRACT AGREEMENT**

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

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

<i>Authorized Signature</i>	<i>Date</i>
On Behalf of DCCM	
Billy Almaguer, MSCE, PE, Chief Operating Officer	
7 Waldo Street	
St. Augustine, FL 32084	
904.593.8699	
Balmaguer@dccm.com	

CLIENT ACCEPTANCE AND AUTHORIZATION

<i>Authorized Signature</i>	<i>Date</i>
Daniel Laughlin	
<i>Name, Title</i>	
On Behalf of	Sampson Creek CDD
	<i>Company/Client Name</i>

Billing Contact _____

Billing Email Address _____

Additional Billing Email Address (Copy to) _____

Billing Address _____
Address

City, State, Zip Code

Billing Phone No. _____

MS/jq
16080.08p1

Certificate Of Completion

Envelope Id: 84BEC18D-E239-458D-8850-7EF138E57366
 Subject: Proposal from DCCM: 16080.08 - Sampson Creek CDD - Public Facilities Report
 Source Envelope:
 Document Pages: 8
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Sent

Envelope Originator:
 DCCM Infrastructure Inc.
 7 Waldo Street
 St. Augustine, FL 32084
 MDG.accounting@dccm.com
 IP Address: 50.204.239.74

Record Tracking

Status: Original
 4/8/2026 10:19:32 AM
 Holder: DCCM Infrastructure Inc.
 MDG.accounting@dccm.com
 Location: DocuSign

Signer Events

Daniel Laughlin
 dlaughlin@gmsnf.com
 Secretary
 Sampson Creek CDD

Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Accepted: 4/8/2026 10:24:52 AM
 ID: d7719be8-a26b-44aa-bfe6-372dd9edbbae

Billy Almaguer
 mdg.accounting@dccm.com

Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Signature

Timestamp

Sent: 4/8/2026 10:23:39 AM
 Viewed: 4/8/2026 10:24:52 AM

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

MDG project file
 saprojectfile@mdginc.com

COPIED

Sent: 4/8/2026 10:23:38 AM

Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Billy Almaguer
 balmaguer@dccm.com

Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	4/8/2026 10:23:38 AM
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Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure		
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ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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

Getting paper copies

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

Withdrawing your consent

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

Consequences of changing your mind

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

All notices and disclosures will be sent to you electronically

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

How to contact Matthews Design Group:

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

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

To advise Matthews Design Group of your new email address

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

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

To request paper copies from Matthews Design Group

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

To withdraw your consent with Matthews Design Group

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

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to danielle@mdginc.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

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

Acknowledging your access and consent to receive and sign documents electronically

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

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

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

E.

1.



Monthly General Manager's Report

Monthly Report: 04-16-2026

Submitted by: Stephanie Taylor & Jason Davidson

LANDSCAPING/Board Action Required:

Oscar and I completed a walk through of SJGD and around the amenity center with Chris to discuss the current issues and how best to move forward with each area. Oscar will be providing a proposal(s) for the above areas at our April CDD meeting. Oscar and I also completed a ride through of the neighborhood to discuss the state of the turf, the weeds, and detailing work. There were indications that some of the weeds within the turf are starting to die out, but I have asked for a ride through the week of the CDD meeting with their chemicals manager to discuss the weeds again. Oscar will also be providing proposals for the items discussed on our ride through including ground coverage for some curblines in the common areas, turf replacement, etc. We will provide as many proposals as we have created for Board discussion.

CROSSWALK STRIPING/Board Action Required:

Included in this agenda packet is a screenshot of each location where a potential crosswalk can be added to the neighborhood where the flow of traffic does not stop. There are five locations all together. I have asked Duval Asphalt to create a separate proposal for a crosswalk installation with thermal plastic. Branden is reviewing the other potential crosswalk locations and confirming the best material and style for this community so I will send both the proposal for the new crosswalk locations and the current proposal for the re-striping of the current crosswalks and stop bars to the Board once we have confirmed that the proposals are satisfactory.

STREETLIGHT POLE/Board Action Required:

I am meeting with both the lighting company representative and the installation team this coming Friday to discuss lighting options for the future light pole installation. I will have both the current proposal that was submitted for March's meeting and any additional proposals/updates that come from this meeting for the April meeting.

After a long and thorough search, Beacon was able to find the closest match to our current streetlight pole. It will be apparent that this pole does not match the rest of the community to be transparent. Included in the agenda packet is the proposal for this streetlight pole. In your reserve study, the streetlight poles are tentatively scheduled for be replaced throughout the upcoming three years. If the Board is interested in completing this project, I want to ensure that this pole is indeed the style we would like to use throughout the community. I am still waiting to hear back from Beacon on whether this particular style has the option to have two light fixtures on it as the median lights currently have two lights on them.

WOODEN BRIDGE REPAINTING/Board Action Required:

Brad is the new general manager at the golf course, so I reached out to him in regard to the repainting of the wooden bridge closest to the amenity center. He is reaching out to his regional manager to get more information on the history and protocol for the repainting of the wooden bridge; they are currently waiting for approval from corporate to move forward with this project. I will keep the Board posted on his response and any additional information he may provide!

I met with Mark to discuss both wooden bridges, the one closest to 210 and the one closest to the amenity center. I added a couple items for the wooden bridge closest to 210 for the updated proposal. The first being the lighted caps on the pillars of the bridge railing. The second item I asked Mark to add is a step on either side of the bridge. The height difference between the bridge and the ground would be better suited with a step leading up to the bridge. For the wooden bridge closest to the amenity center, the proposal would just include pressure washing and painting, no additional woodwork. Both proposals have been included in the agenda packet. I have reached out to the golf course manager about the bridge proposal and am just waiting on a reply!



Overview of Bridge



Additional Step would be helpful



One of the missing caps



Close up on wood condition

PHOTOS OF BRIDGE BY 210

MEETING ROOM FLOORING/Board Action Required:

Attached to this agenda packet are proposals from two flooring vendors. One vendor submitted two different proposals, one for each flooring material that would work best in our meeting room. Our third vendor is in the midst of completing the proposal so I will submit it as soon as I receive it. We currently have what is considered floating floors, and our current conditions are very common for this type of flooring. All options will be a glue down option which is a more durable option.

SLIDE INSPECTION/No Board Action Required:

I emailed Ivy with Slide Renu our color choice for the slide resurfacing. The project is tentatively scheduled for April 27th – May 2nd, weather permitting. The slide will be re-opening the following weekend, May 9th. This information will be included in the upcoming weekly e-blasts to inform the residents of the water slide work and the weekend closure for the slide.

SPEED RADAR SIGN/No Board Action Required:

I emailed Don asking for another adjustment to the brightness on the numbers and to change the coloring for 25 miles per hour to green instead of red. Once the adjustments have been made, I will inform the Board.

POND FOUNTAIN/No Board Action Required:

John with Lake Doctors installed the new pond fountain Tuesday morning. He did provide pictures, but unfortunately with the cloudy/misty weather, the pictures were not very clear. I am going to check out the new fountain on a sunny day and will provide them with my corresponding report!

TENNIS COURTS & BASKETBALL COURTS/No Board Action Required:

Please see the attached document in the agenda packet.

SIDEWALK REPAIRS/No Board Action Required:

The sidewalk grinding repairs for this project will be from Monday, April 6th to Thursday, April 9th. The rain this week has slowed down the schedule just a bit so they will be working on the sidewalk repairs on Friday, April 10th as well. Should that change, I will let the Board know. The information has been included in our April newsletter and weekend's e-blast. 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.

AWNING POLES ON POOL DECK/ENTRANCE MONUMENTS/No Board Action Required:

With the April meeting being so soon after the March meeting, I have not scheduled these two projects with Mark. Ideally he would like to pressure wash all projects at the same time, so he is just waiting for direction about the wooden bridges. I will schedule these two projects with Mark if no movement can happen with the wooden bridges yet.

PLAYGROUND RENOVATIONS AND ENHANCEMENTS/No Board Action Required:

Jason and I are working together to find another vendor who can replace the wooden slats for the picnic tables and benches. I will keep the Board updated on this 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/No Board Action Required:

I met with Oscar next week to discuss the details of this landscaping project (mulch bed with plant material that does not have to be changed throughout the year); he is creating a proposal for this project to submit to the Board. I am also looking into two new signs (one for the parking lot area and one for the marquee board). I will be meeting with one vendor in person at their location to discuss the sign details. I am working on trying to find the exact replica of our current poles to replace the two poles for the amenity center parking lot area. I should have all three proposals for the April meeting.

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

ON HOLD UNTIL SEPTEMBER – CANOPIES/No 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.

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

2.



SAMPSON CREEK CDD SJGCC

04/06/2026

Overall, lakes look good. March has continued with the dry weather. With the warmer weather upon us we will begin to experience alga blooms, but that is to be expected. Water levels continue to be low due to current drought conditions. Please let us know at any time if there are questions or concerns and we will be sure to promptly respond.

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

Zone	Technician	Date	Pond #	Service Provided
1	Marc Thigpen	Mar 6th	20,21,24,24A, 25,25A,26	Algae Treatments
2	Luis Gallant	Mar 11th	2,3,4,5,8,19 8 7,6,10, 11	Algae Treatment Shoreline weeds Inspected
3	Garrett Potter	Mar 17th	1,9,12,14,15 12A,13 16	Algae Treatment Shoreline Weeds Inspected
Second Visit				
4	Marc Thigpen	Mar 31st	20,21,24,24A,24B, 25,25A,26 21,24,*25A	Algae Treatments Shoreline/Bulkhead Weeds
5	Luis Gallant	Mar 30th	3,4,5,10, 11 4,8,19 6,7	Algae Treatments Shoreline Weeds Inspected
6	Garrett Potter	Mar 9th	1,12A,13,14,14A,17 14A 12,16	Algae Treatments Shoreline weeds Inspected
Notes				
	*25A was treated with the Jon boat – Bulkhead sprayed.			

*Beneficial bacteria/probiotic applied



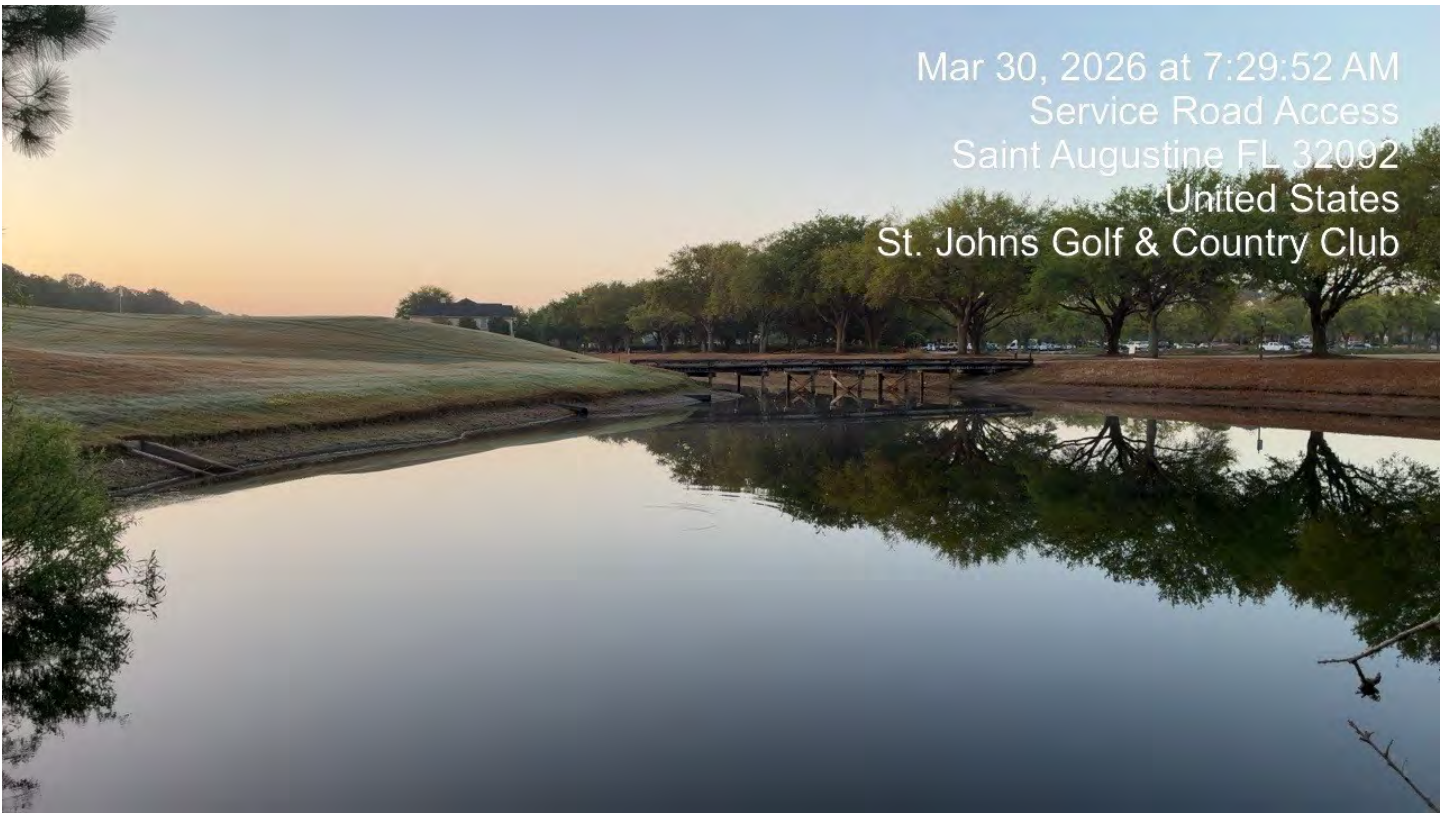
Pond 2 and 3

Mar 30, 2026 at 8:27:46 AM
211-213 St Johns Golf Dr
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club



Pond 4

Mar 30, 2026 at 7:29:52 AM
Service Road Access
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club



Pond 8

Mar 30, 2026 at 7:55:25 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club



Pond 10

Mar 30, 2026 at 8:05:37 AM
Saint Augustine FL 32092
United States
St. Johns Golf & Country Club



Pond 12

Mar 17, 2026 at 11:43:20 AM
1871 Cross Pointe Way
Saint Augustine FL 32092
United States



Pond 12A

Mar 9, 2026 at 11:25:33 AM
1149 Stonehedge Trail Ln
Saint Augustine FL 32092
United States



Pond 13



Mar 17, 2026 at 11:44:44 AM
1876 Cross Pointe Way
Saint Augustine, FL 32092
United States

Pond 15



Mar 9, 2026 at 12:58:40 PM
792 Eagle Point Dr
Saint Augustine, FL 32092
United States
St. Johns Golf & Country Club

Pond 20



Pond 24



Pond 25A (1)



Pond 25A (2)



Hi Stephanie,

The ponds are looking pretty good. I don't know if I mentioned beforehand, but the guys did get the Jon boat into pond 25A back on March 31st and got the bulkheads sprayed.

Thank you,
Mike

Mike Clark

Branch Manager

The Lake Doctors, Inc.

Jacksonville, FL

(904) 262-5500 Office

(904) 814-6300 Cell

mike.clark@lakedoctors.com

www.lakedoctors.com

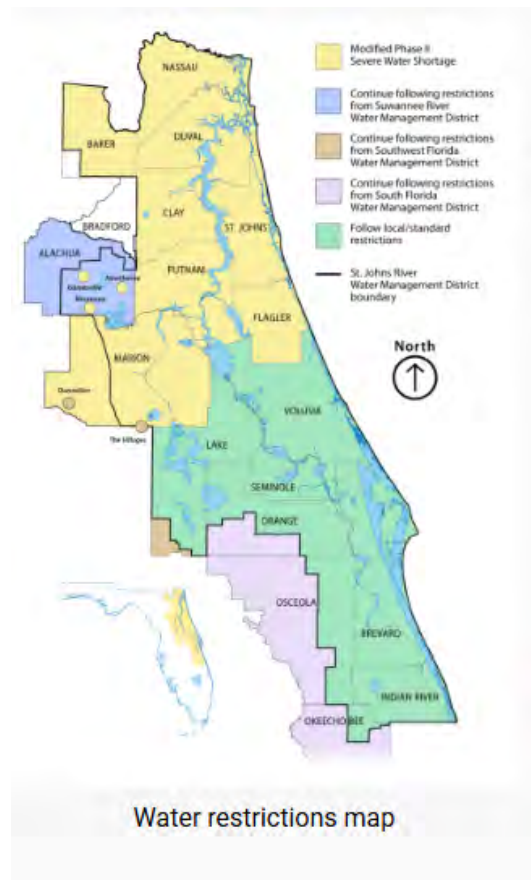
3.

Soccer Field Report

The soccer field has begun the transition phase from ryegrass back to summertime bermudagrass. This process will take approximately until June 1 for the bermudagrass to be fully healthy again. It has been deprived of nutrients and water from the ryegrass all winter, so it takes time for it to regain its full strength. We will be applying more fertilizer over the next two months to reach this goal. The field will continue to be mowed two times a week with our Toro Reel master fwy unit set at 0.450 inches. 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 season long insecticide called Durentis was applied on March 23rd to control grubs and unwanted insect pests. A granular Chipco Choice (fipronil) application is set for Tuesday, April 21st on the field to control mole crickets throughout the summer. We will need the field to be closed for the remainder of the day after this application is made to not disturb the product until it is fully watered in.

St. Johns county has recently issued water restrictions, so we've had to cut back significantly on our water usage. The field is continuing to receive overhead irrigation, but not the normal amount until these restrictions are lifted. Just these past two days we received almost an inch or rain so that will help the matter.



4.



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



PROPOSAL: St Johns Golf and Country Club Crosswalk Restripe

To: Vesta Property Services 200 Business Park Circle STE 101 St Augustine, FL 32095 Phone: (904) 654-6304	Property: St Johns Golf and Country Club Crosswalk Restripe St Johns Golf Drive Eagle Point Drive St. Augustine, FL 32092
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Proposal Date:	Mar 14, 2026	Quote ID:	QUO-06499-N9W7B3 (Rev. 0)
Effective From:	3/14/2026	Effective To:	4/13/2026

Line No.	Product	Price	Approval (your initials)
10	Striping Restripe 6 crosswalks and 27 stop bars. Repaint 50' 6" white. <small>Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.</small>	\$4,091.00	

Estimated Total (assuming all line items)	\$4,091.00
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The terms contained in Exhibit A are hereby fully incorporated by reference into this proposal

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

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

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

RESPECTFULLY SUBMITTED,
Duval Asphalt Products, Inc.
 Jason Webb
 E-mail: jwebb@duvalasphalt.com
 Cell Phone: 9042376423

ACCEPTED BY:
 Signature _____
 Name _____
 Title _____
 Date _____

Exhibit A

1. ALL WORK IS GUARANTEED TO BE INSTALLED AS SPECIFIED. DUVAL ASPHALT PRODUCTS, INC WARRANTIES THE INSTALLATION OF PAVEMENT/SEALCOATING AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR (1) YEAR FROM DATE OF COMPLETION.
 2. ASPHALT IS A FLEXIBLE PAVEMENT, UNLESS OTHERWISE NOTED, DUVAL ASPHALT DOES NOT GUARANTEE AGAINST PONDING WATER OR MAKE PROVISIONS FOR THE REPAIR OF SUCH AREAS, UNDER THIS CONTRACT.
 3. DUVAL ASPHALT REQUIRES THAT A REPRESENTATIVE OF YOUR COMPANY BE ON-SITE DURING PROJECT OPERATIONS IN ORDER TO RESOLVE ANY RELATED ISSUES.
 4. CHANGES TO CONTRACT QUANTITY IN EXCESS OF 10 PERCENT (10%), WILL RESULT IN ADJUSTMENT OF UNIT PRICES. ANY CHANGE TO ORIGINAL CONTRACT MUST BE APPROVED BY CHANGE ORDER FROM OWNER BEFORE WORK IS TO BE PERFORMED.
 5. PERMITS, BONDS, TESTING AND LAYOUT BY OTHERS.
 6. DUMPSTERS MUST BE REMOVED FROM PAVEMENT SURFACE AND SPRINKLER SYSTEMS TURNED OFF 24 HOURS PRIOR TO START OF PROJECT.
 7. QUOTE BASED ON ONE (1) MOBILIZATION, CHANGES MADE TO ORIGINAL CONTRACT RESULTING IN ADDITIONAL MOBILIZATIONS, WILL BE BILLED AT \$ 2,500.00 PER MOBILIZATION.
 8. ANY DELAY OR CHANGE IN SCHEDULE BY OWNER OR OWNER'S REPRESENTATIVE AFTER DUVAL ASPHALT HAS MOBILIZED ON SITE, SUCH AS BASE NOT BEING READY OR WET PAVEMENT DUE TO SPRINKLER SYSTEM BEING LEFT ON, WILL RESULT IN A RE-MOBILIZATION CHARGE OF \$ 2,500 FOR PAVING AND \$ 900.00 FOR SEALCOATING.
 9. AT LEAST TWO WEEKS NOTICE WILL BE REQUIRED, PRIOR TO START OF PROJECT, TO SCHEDULE JOB. IT IS UNDERSTOOD THAT THE SCHEDULE IS SUBJECT TO CHANGE DUE TO INCLEMENT WEATHER.
 10. ANY DAMAGE TO OUR WORK WILL BE REPAIRED ON A COST PLUS 20% BASIS.
 11. DUVAL ASPHALT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES CAUSED BY THE NORMAL PROSECUTION OF OUR WORK.
 12. INSTALLATION OF NEW ASPHALT SURFACES WILL NOT PREVENT THE OCCURRENCES OF REFLECTIVE CRACKING; NO WARRANTY IS STATED OR IMPLIED.
 13. ADEQUATE CURING PERIOD MUST BE ALLOWED IN ORDER TO MINIMIZE SCUFFING AND TEARING.
 14. SCUFFING AND TEARING OF THE ASPHALT WILL OCCUR IN THE HOT SUMMER MONTHS, NO WARRANTY IS STATED OR IMPLIED TO FIX THESE AREAS.
 15. DUVAL ASPHALT DOES NOT GUARANTEE AGAINST SURFACE DEFECTS (i.e. CRACKING, PONDING, SETTLING, ETC.) RESULTING FROM BASE INSTALLED BY OTHERS.
 16. DUVAL ASPHALT RECOMMENDS THE REMOVAL AND REPLACEMENT OF OIL SATURATED SPOTS AND OTHER SOLVENT DETERIORATED ASPHALT. DUVAL ASPHALT DOES NOT GUARANTEE SEALCOAT ADHESION TO RAISED AND EXPOSED AGGREGATE, PAVEMENTS WITH COQUINA SHELL, CONCRETE, AREAS WITH SPILLED MORTAR OR OTHER FILMS OR COATINGS, EXTREMELY DIRTY AREAS, AREAS CONTAINING MOLD OR MILDEW.
 17. SEALED AREAS SHALL BE BARRICADED TO ALL TRAFFIC. DUVAL ASPHALT WILL NOT BE RESPONSIBLE FOR DAMAGES TO SEALED AREAS, SIDEWALKS, OR TRACKING OF SEALER ON CARPETS DUE TO FOOT AND/OR VEHICLE TRAFFIC CROSSING BARRICADED AREAS. BARRICADES MAY BE OPENED TO TRAFFIC IN NO LESS THAN 24 HOURS AFTER APPLICATION.
 18. COST OF TOWING VEHICLES TO BE THE RESPONSIBILITY OF OWNER OR MANAGEMENT. THERE WILL BE A DELAY CHARGE OF \$250.00 PER HOUR PLUS TRUCKING AFTER 8:30 AM WHILE PARKED CARS AND/ OR OBJECTS ARE OBSTRUCTING WORK AREA.
 19. THE REMOVAL OF UNSUITABLE MATERIAL SUCH AS MUCK, MARL, CLAY, ORGANIC MATERIAL, SAND, ETC. OR THE REPLACEMENT OF CLEAN FILL, AND THE REMOVAL OF VEGETATION IS NOT INCLUDED IN THIS CONTRACT UNLESS OTHERWISE STATED.
 20. QUOTE BASED ON NORMAL NON-UNION WAGE RATES.
 21. NO PAYROLL TRANSCRIPTS REQUIRED.
 22. SAWCUTTING NOT INCLUDED UNLESS OTHERWISE MENTIONED IN PROPOSAL.
 23. FINAL PAYMENT BASED ON IN-PLACE MEASUREMENT UNLESS OTHERWISE STATED AS "TOTAL INVESTMENT".
 24. MAINTENANCE OF TRAFFIC BY OTHERS.
 25. STRIPING TO BE REPLACED BY OTHERS UNLESS OTHERWISE STATED.
 26. NO RETAINAGE TO BE WITHHELD FROM PAYMENTS DUE UNDER THIS CONTRACT.
 27. CONTRACTS ARE BID AT SPECIFIED THICKNESS, ADDITIONAL MATERIAL NEEDED TO COMPLETE PROJECT DUE TO CURB BEING CUT TOO DEEP, BASE NOT SMOOTH & LEVEL, OR UNFORESEEN PROBLEMS WILL BE BILLED ACCORDING TO CONTRACT.
 28. SHOULD CUSTOMER CANCEL THIS CONTRACT BEFORE WORK BEGINS, THE PARTIES AGREE THAT 20% OF THE PROPOSED CONTRACT PRICE WILL BE PAYABLE TO DUVAL ASPHALT AS LIQUIDATED DAMAGES (AND NOT AS A PENALTY) REPRESENTING THE REASONABLE ADMINISTRATION EXPENSES INCURRED ON THE PROJECT AND LOST PROFIT.
 29. DUVAL ASPHALT PRODUCTS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER IN ACCORDANCE WITH 41CFR 60-4.3(a), 60-250.4(m), 60-741.4(f) and 61.250
 30. IF DURING NORMAL PROCEDURES FOR COMPLETION OF PROPOSED SCOPE, INADEQUATE BASE IS DISCOVERED, THE CUSTOMER MAY ELECT TO PROCEED VOIDING WARRANTY IN AFFECTED AREA AND INCURRING NO ADDITIONAL COST, OR MAY ELECT TO TAKE CORRECTIVE ACTION. CORRECTIVE ACTION WILL BE DETERMINED ON A CASE BY CASE BASIS AND WILL RESULT IN ADDITIONAL COST FOR MATERIAL AND LABOR. DUVAL ASPHALT CANNOT / WILL NOT BE HELD RESPONSIBLE FOR CRACKING, PONDING OF WATER, HIGH / LOW AREAS OR ROUGH TEXTURED ASPHALT IN SAID AREAS.
 31. This quote assumes no testing will be performed and no DOT, or DOT style specifications will be required. DOT specifications cannot be achieved on any projects outside of DOT roadways built entirely with DOT approved processes and materials.
- IT IS ANTICIPATED THAT, WHEN RESURFACING PAVEMENTS CONSTRUCTED WITH AN INVERTED CROWN, SOME ROLLER MARKING WILL BE VISIBLE IN THE FINISHED SURFACE.

Agreed: _____ (please initial) Date: _____

REQUEST FOR NOTICE TO OWNER
Job Information Sheet

Please prepare and attempt to serve a Notice to Owner based on the information furnished below. We agree to waive all claims against NFN for damages and/or loss which may be caused by an act, negligence, mistakes and/or inadvertence committed by NFN, its officers, or employees in connection with the preparing and forwarding of Notice to Owner(s) on our behalf.

1. Project/Job Information:

Name: St Johns Golf and Country Club Crosswalk Restripe
Job Address: St Johns Golf Drive St. Augustine State: FL
Zip: 32092 County: _____ First day on job: _____
Materials: _____

2. Property Owner Information:

Property Owner: _____ Phone: (_____) _____
Address: _____ City: _____ State: _____ Zip: _____

3. General Contractor:

General Contractor: _____
Address: _____ City: _____ State: _____
Zip: _____

4. Person/Firm your Customer's Contract is with:

Name: _____
Address: _____ City: _____ State: _____
Zip: _____

5. Who are you working for (Your Customer)?

Your Customer: Vesta Property Services Phone: ((904) 654-6304)
Address: 200 Business Park Circle St Augustine FL 32095

6. Your Company:

Company: Duval Asphalt Products, Inc. Your name: Jason Webb Phone: 9042376423
Address: 7544 Phillips Highway City: Jacksonville State: FL Zip: 32256
Email: jwebb@duvalasphalt.com

5.



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.**

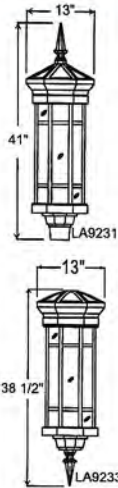
Base Electrical Scope:

- 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.

Total Proposal Amount	\$ 7,740.00.00
------------------------------------	-----------------------

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 (20KA² Max/10KA² 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.

Project Name: _____
 Fixture Type: _____ Quantity: _____
 Customer: _____

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

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

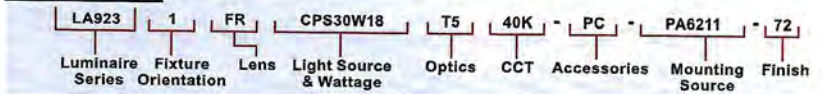
Modifications:
Consult factory for custom or modified designs.

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.](#)

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

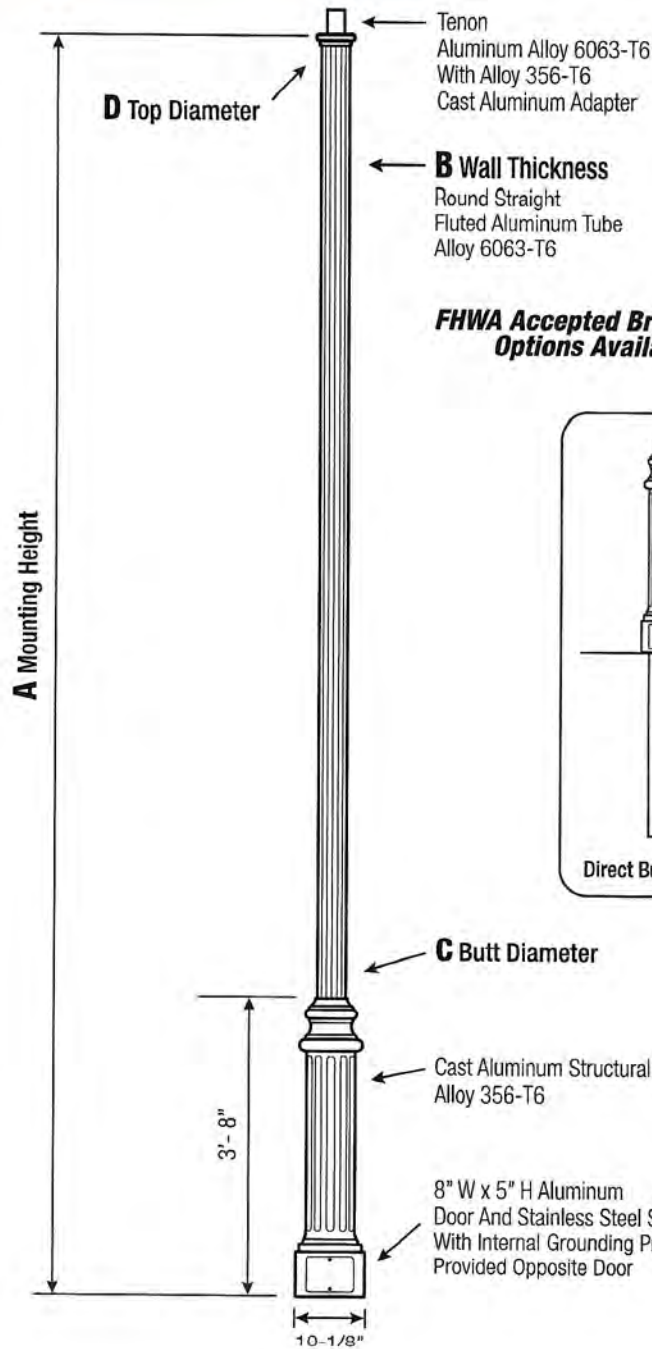
*Premium and Marine Grade Finish have additional charges

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			

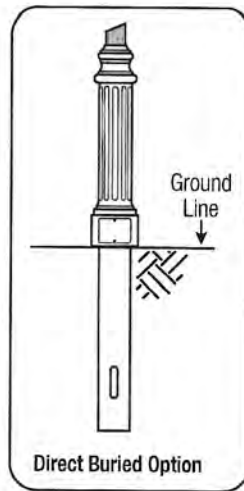
Consult Factory for additional paint charges and availability.

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

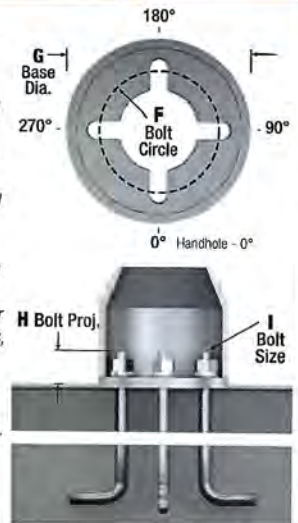
Cast Aluminum, 1-Piece Structural Pedestal Base of Alloy 356 per ASTM B26 or B108. The base shall have an access door with cast aluminum cover and stainless steel attaching hardware. An internal grounding provision will be provided opposite the access door.

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

Proven Performance
hapco
4100 GERMANTOWN

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-**-
10	0.125	5	100	19.6	15.8	12.8	10.7	9.0	7.8	GES08B5-4-SF12-**-
	0.188	4	100	13.1	10.4	8.5	7.0	5.9	4.9	GES10B4-4-SF12-**-
12	0.125	4	100	15.3	12.2	10.0	8.2	6.9	5.8	GES10D4-4-SF12-**-
	0.188	4	100	15.1	12.0	9.8	8.0	6.8	5.7	GES10B5-4-SF12-**-
14	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-**-
16	0.125	5	100	12.0	9.4	7.5	6.1	5.0	4.2	GES12B5-4-SF12-**-
	0.125	4	95	7.9	6.1	4.8	3.8	3.0	2.4	GES14B4-4-SF12-**-
18	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-**-
20	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-**-
25	0.125	5	40	7.4	5.6	4.2	3.2	2.4	1.9	GES16B5-4-SF12-**-
	0.125	4	65	4.7	3.4	2.4	1.7	1.2	-	GES18B4-4-SF12-**-
30	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-**-
36	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-**-
42	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-**-
48	0.125	4	40	1.0	-	-	-	-	-	GES25B4-4-SF12-**-
	0.188	4	45	2.3	1.2	-	-	-	-	GES25D4-4-SF12-**-
54	0.125	5	55	1.4	-	-	-	-	-	GES25B5-4-SF12-**-
	0.188	5	40	1.4	0.6	-	-	-	-	GES25D5-4-SF12-**-

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	Butt Dia.	Anchorage
B = .125"	4 = 4"	4 = 4-Bolt Base
D = .188"	5 = 5"	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



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:	QUANTITY:
CUSTOMER NAME:	
PROJECT:	LOCATION:
NOTES:	

6.

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

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

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

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

7.

ES600548

QUOTE

Sold To
 ST JOHNS GOLF & COUNTRY CLUB
 219 ST JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092

Ship To
 ST JOHNS GOLF & COUNTRY CLUB
 219 ST JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092

Quote Date
 03/19/26

Tele #1

PO Number

Quote Number
 ES600548

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
5525V	5525V IN THE GRAIN 2 20 MIL	00559 FROSTED OATS	917.84 SF	3.00	2,753.52
	PLANK INSTALL		828.00 SF	2.50	2,070.00
	ADHESIVE		1.00 EA	300.00	300.00
	DEMO		828.00 EA	1.00	828.00
	T MOLD		1.00 EA	60.00	60.00

CONTRACT INCLUDES REMOVAL OF FLOATING LVP AND INSTALLATION OF GLUE DOWN LVP.

- Not responsible for customer's measurements Buyer is responsible for interest incurred at a rate of 18% APR on any unpaid balances from the date of sale. Not responsible for quarter round breakage or other molding pieces. Seams not guaranteed to be invisible. \$30 service charge on all returned checks. All sales are final. Special order materials are non-refundable.

CONDITIONS OF SALE: All sales are cash on delivery. Financed arrangements must be made at time of sale. All agreements and customer specified details must be written on this contract. No verbal agreements will be honored. The buyer agrees to pay all reasonable attorney's fees and court costs in the event collection is necessary. This is a binding agreement for Seller to order materials and perform the above work for the Buyer. No deposits will be returned after materials are ordered or cut. WARRANTY: Labor- 1 year on workmanship. Materials- Carpet, sheet vinyl, hardwood, laminate, ceramic tile, and accessories warranty per manufacturer. I the Buyer have participated in and am solely responsible for color and quality selection and have read and fully agree with and understand conditions of sale and warranty.

— 03/19/26 —

9:15AM —

Sales Representative(s):
 HEATH WHIDDON

Material: 2,753.52
 Service: 3,258.00
 Misc. Charges: 0.00
 Sales Tax: 0.00
 Misc. Tax: 0.00

Thank you for choosing Fantastic Floors!
 Signature:

QUOTE TOTAL: \$6,011.52

ES600548

QUOTE

Sold To
 ST JOHNS GOLF & COUNTRY CLUB
 219 ST JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092

Ship To
 ST JOHNS GOLF & COUNTRY CLUB
 219 ST JOHNS GOLF DR
 SAINT AUGUSTINE, FL 32092

Quote Date
 03/19/26

Tele #1

PO Number

Quote Number
 ES600548

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
05	BRYCEWOOD	WOOD LOOK	917.84 SF	3.00	2,753.52
	TILE INSTALL		828.00 SF	5.00	4,140.00
	GROUT		4.00 EA	35.00	140.00
	DEMO		828.00 EA	1.00	828.00
	TRANSITION		1.00 EA	60.00	60.00

CONTRACT INCLUDES REMOVAL OF FLOATING LVP AND INSTALLATION OF WOOD LOOK TILE

- Not responsible for customer's measurements Buyer is responsible for interest incurred at a rate of 18% APR on any unpaid balances from the date of sale. Not responsible for quarter round breakage or other molding pieces. Seams not guaranteed to be invisible. \$30 service charge on all returned checks. All sales are final. Special order materials are non-refundable.

CONDITIONS OF SALE: All sales are cash on delivery. Financed arrangements must be made at time of sale. All agreements and customer specified details must be written on this contract. No verbal agreements will be honored. The buyer agrees to pay all reasonable attorney's fees and court costs in the event collection is necessary. This is a binding agreement for Seller to order materials and perform the above work for the Buyer. No deposits will be returned after materials are ordered or cut. WARRANTY: Labor- 1 year on workmanship. Materials- Carpet, sheet vinyl, hardwood, laminate, ceramic tile, and accessories warranty per manufacturer. If the Buyer have participated in and am solely responsible for color and quality selection and have read and fully agree with and understand conditions of sale and warranty.

— 03/19/26 —

9:18AM —

Sales Representative(s):
 HEATH WHIDDON

Material: 2,753.52
 Service: 5,168.00
 Misc. Charges: 0.00
 Sales Tax: 0.00
 Misc. Tax: 0.00

Thank you for choosing Fantastic Floors!
 Signature:

QUOTE TOTAL: \$7,921.52



Quote Number
1268

LVP

Type: Material and Labor

Date: 11/13/2025

Expires on: 02/27/2026

Project Contact: Daniel Morningstar

Email: Daniel@amazingfloorsfl.com

Phone Number: (904) 377-3994

Amazing Floors Florida LLC
545 International Golf Parkway Suite 13
St. Augustine, FL 32095
www.Amazingfloorsfl.com
Operations@amazingfloorsfl.com
Phone: (904) 209-5735

Customer Information	Service Site Details
<p>Customer Name: Julie Tallaksen Address: St. Augustine, FL Email: staylor@vestapropertyservices.com Cell Phone: (386) 931-2990</p>	<p>Address Title: Residence Address: St. Augustine, FL Contact Name: Julie Tallaksen Email: staylor@vestapropertyservices.com Cell Phone: (386) 931-2990</p>

Item	Description/Area
Material	
LX HAUSYS	Pikes peak 20Mill - COLOR TBD
1/4 Round	Color: Primed White Pine ready to paint / Description: 1/4 Round Primed White Pine ready to paint cut in 8 ft lengths
Transitions	Multipurpose -Transitions
ADHESIVE	PS 100 Glue 800sf per bucket
Labor	
Prep	Subfloor Preparation Skim coat, Scraping Adhesive, level, and prepare subfloor for LVP installation — scope to be determined after removal of the existing flooring. If any additional work is required beyond standard preparation, additional charges will apply.
Install Vinyl Floor	Installation of LVP, 1/4 Round & Transitions (cut, nail, & caulk) Includes demo of existing carpet, pad and tack strips .Note All Installations are to be paid by check or cash upon completion.
Dump	Remove and Haul Jobsite Debris
Floating Floor Service	
FRIEGHT	Shipping and handling
BNI Discount 10%	

	Total	\$6,263.73
	Sales Tax	\$149.29
	Grand Total	\$6,413.02

Cut waste material is required for all orders to ensure proper installation. Excess or unused flooring materials are non-refundable.

Once your project is scheduled by Amazing Floors Florida LLC, a roadside sign will be placed at your location to indicate upcoming work.

Thank you for your cooperation and understanding.



Seamless Floors

Let us floor you.

50 Silver Forest Drive
102
Saint Augustine Fl 32092
Madison Lane
786-953-3301

Proposal

BILL TO

Stephanie Taylor
219 Saint John's golf Drive
32092
765-238-0923

SHIP TO

Stephanie Taylor
219 Saint John's golf Drive
32092
765-238-0923

SKU#/ITEM NO.	DESCRIPTION	QTY UNIT	PRICE	AMOUNT
*demo lvp		861.75 SF	\$1.0	\$861.75
Lvp glue down plank		904.84 SF	\$3.50	\$3,166.94
			Material	\$3,166.94
			Labor	\$861.75
			Total	\$4,028.69

TERMS AND CONDITIONS

A 60% deposit is required to order materials, which are non-refundable once purchased. Final payment is due within 24 hours of job completion. Credit card payments include a 3% fee; cash and checks have no fees. Pricing includes material and labor unless otherwise noted. Carpet removal is free. Hard surface demo is not included unless specified. Floor prep is \$75 per bag, determined at install. ¼ round is included with hard surfaces, primed only, not painted. New baseboards are not included unless stated. All removed materials will be hauled away. If unexpected layers (like tile under LVP or wood under carpet) are found during demo, additional charges may apply. For material-only purchases, pickup is available Mon-Fri, 7:30 AM-12:30 PM. Full payment is required before pickup. Material only purchases are non refundable and cannot be returned. Quantities are suggested on material only purchases, contractor must agree to quantity prior to ordering. We are not responsible for damage after materials leave our facility. Homeowners must disconnect gas lines and appliances. Toilet reinstallation is \$200 per toilet. Shower plumbing is \$200 per fixture (spout, drain, handle); fixtures must be provided by the homeowner. Drywall and paint are not included in shower remodels. Each product includes a manufacturer warranty. We provide a 1-year installation warranty on all work

CUSTOMER ACCEPTANCE AND APPROVAL

Print Name Stephanie Taylor

Signature

Date 4/9/2026 11:13 AM

8.



Additional Maintenance Hours Proposal

Proposal Report: 02-11-2026 & 03/31/2026

*Submitted by: **Stephanie Taylor & Jason Davidson***

OVERVIEW:

We respectfully request the Board's consideration to add an additional 20 hours per week for our current part-time Maintenance Technician, Robert, transitioning the position to full-time at this community. As the community continues to mature, the demand for maintenance services has steadily increased. It is essential that we allocate sufficient dedicated hours to ensure the amenities and common areas are maintained at a high standard consistent with resident expectations. Robert has demonstrated a strong commitment to the community, and numerous residents have expressed appreciation for his work ethic and the care he takes in maintaining the property's appearance. Expanding his hours will allow us to not only sustain this level of service but also take on additional preventative maintenance and improvement projects that are currently limited by time constraints.

This adjustment will help ensure the community remains well-maintained, visually appealing, and consistently "resident-ready."

CURRENT DAILY TASKS:

Daily tasks are vital to the amenities. While these tasks may seem redundant, residents notice when they are not completed. Without these tasks being completed, the facility and surrounding amenities lose the welcoming atmosphere. Robert is essential at creating the "welcome to the neighborhood" vibe. Below are the tasks that Robert completes on a daily basis:

- Leaf blow the amenity areas (pool deck, tennis courts, basketball courts, sidewalks, golf cart path, breezeway, etc.).
- Arrange and organize the poolside furniture.
- Monitor the chemical levels for both the splash pad and main pool. Report any concerns to the General Manager and/or the pool vendor.
- Collect and dispose of litter in the high foot traffic areas throughout the community. With the limited hours, Robert is unable to reach the entire neighborhood for trash pick up.
- Inspect and address any wasp or any infestations throughout the amenities. This task is more relevant during the Spring and Summer season

Depending on the foot traffic, season, and weather, these daily tasks typically consume 70-100% of Robert's shifts. A full day can be spent on resetting the amenities to be ready for resident use. This does not include semi-regular or weekly tasks such as weekly playground inspections, dust for cobwebs, etc.

COMPLETED PROJECT LIST:

With the limited hours left for project maintenance, Robert has completed maintenance projects over multiple days including but not limited to the following in the past couple of months. Please note that some daily tasks were not completed due to the time constraints.

- Install the spring riders at the playground
- Install the new tire swing at the playground
- Prime and repaint the swing set
- Clean the dome on the smaller playground
- Attempt to buff out of the plastic slides on the playground

- Clean out the storm drains throughout the community
- Replace the lightbulbs that were out in the gym and meeting room
- Reconnect the tennis wind screens
- Install the blind spot mirror for the golf cart path
- Install the bulletin board by the multi-purpose field
- Pressure wash the stone walls by the lap lane cabana
- Mount “slow down” signs on the playground fence

UPCOMING PROJECT LIST:

There are multiple projects that we would like Robert to complete, dependent on the hours remaining after the daily tasks. The majority of these projects are very time-consuming, such as pressure washing tasks. Some daily tasks will need to be put on hold so that Robert can complete the project list prior to our busy season.

- Relevel the unlevel pavers on the pool deck
- Straighten the golf cart path posts. It is common for them to become unlevel due to the shifting of the dirt and golf cart accidents.
- Pressure wash off the dark stains in the splash pad area
- Pressure wash off the stains in the pool deck shower areas
- Pressure wash the remaining stone walls on the pool deck
- Clean pool deck furniture **Completed**
- Pressure wash the tennis wind screens
- Clear the storm drains throughout the community **Completed but an ongoing task**
- Test the ADA chairlift **Completed**
- Replace the basketball net
- Clean the lost and found box **Completed**
- Install the swing seat sets **Completed**
- Install the interactive panels for the playground **Completed**
- Clean the slide stairs **Completed but an ongoing task**
- Clean the pool coffin covers in the pool pit
- Scrub off the spider webs on building

This report was created in February, prior to Spring Break week. Since this report has been made, I have notated which projects have been completed. This list does not include any additional projects that have since been added to his list such as straightening the stop signs, cleaning the street signs (caution children at play and speed limit signs first and then work through the rest) or more time sensitive items like washing chalk off the tennis courts, checking the doors for functionality, fixing the wind screens on the tennis courts after storms, etc.

THE BENEFITS OF A FULL-TIME MAINTENANCE TECHNICIAN:

The addition of 20 hours per week will significantly enhance operational efficiency and reduce reliance on third-party vendors. Tasks historically outsourced—most notably pressure washing of pool decks, furniture, tennis courts, stone walls, and playground equipment—can be completed in-house, resulting in cost savings.

The increased hours will ensure that daily responsibilities are completed to a high standard while also allowing time for preventative and project-based work. This includes more consistent attention to semi-routine tasks such as storm drain maintenance, lighting inspections, HVAC monitoring, and overall property condition assessments. Additionally, expanded availability will allow for more thorough and frequent inspections of the amenity center and surrounding community, enabling staff to identify and address maintenance concerns proactively. This approach will improve response times, enhance overall community appearance, and reduce the likelihood of issues escalating to a level noticeable by residents.

As the community continues to mature, maintenance demands will increase. Transitioning to a full-time maintenance technician provides the necessary resources to maintain community standards, protect infrastructure, and ensure all amenities remain in a consistent “resident-ready” condition.

TASKS BENEFITS:

- Maintain all exterior areas of buildings, including removal of debris from walls, ceilings, and outdoor surfaces; perform pressure washing as needed.
- Maintain and clean all interior and exterior furniture and fixtures, including tables, fans, and pool lounge chairs.
- Perform routine debris removal throughout the facility and surrounding areas.
- Maintain the general appearance of indoor spaces.
- Perform general maintenance tasks including painting, plumbing, HVAC, carpentry, and minor electrical work.
- Assist with room setup and breakdown during peak usage times and events.
- Support bid collection and project research as directed.
- Adhere to safety standards and proactively identify and report unsafe conditions.
- Conduct routine inspections of amenities and infrastructure, including lighting, HVAC systems, storm drains, and hardscape areas.
- Maintain recreational and common areas such as pool facilities, tennis courts, playground equipment, and volleyball courts.
- Assist in preventative maintenance efforts to preserve asset conditions and reduce long-term costs.
- Provide additional oversight by identifying potential capital and maintenance projects, including sidewalks, landscape conditions, and preserve areas.

FEES

FY26	FY27	FY28
\$192,686	\$229,823	\$236,717

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



SIXTH ORDER OF BUSINESS

Potential Future Capital Improvements

Sampson Creek CDD

The prospective project list below is the core of an effort to consider possible future development to the amenities offered to residents of Sampson Creek CDD.

All projects have been suggested by residents, board members, or CDD staff. Residents are welcome to contribute new projects for consideration, or to share their thoughts on an listed project, by contacting CDD staff or board members, or by participating in the public comment periods of board meetings.

From time to time the board may choose to move any of these projects forward for general discussion, to assess interest, to add scope, to develop design documents, to acquire engineering plans, to determine funding options, or to advance from planning to execution.

The presence of a project on this list does not commit the board to any specific actions for any project.

Decisions to develop a project would occur in public meetings and would be part of the public record.

Sampson Creek CDD Potential Future Capital Improvements

Item	Description	Estimated Cost	Status
Amenity Meeting Room Renovation	Remodel Amenity Center meeting room to be more versatile and aesthetically pleasing.	\$225,600	Final architecture plans are being submitted. Once complete District will solicit proposals to complete the work
Pool Area Enhancement	Remodel pool area deck to utilize more space that is currently not being used	\$165,000 - \$200,000	District has solicited for proposals to complete the work
Tennis Court Enhancement	Add pass through between courts as well as shaded sitting areas	To be Determined	To be Determined
Pickleball Courts	Construct pickleball courts within the community	\$259,699 - \$293,940	Location that met key criteria was selected and scoped for 2-3 courts at the end of Brookhaven Dr. The project was put on hold due to resident concerns over traffic as well as Districts ability to monitor/enforce the area.

Potential Future Capital Improvements

Sampson Creek CDD

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

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

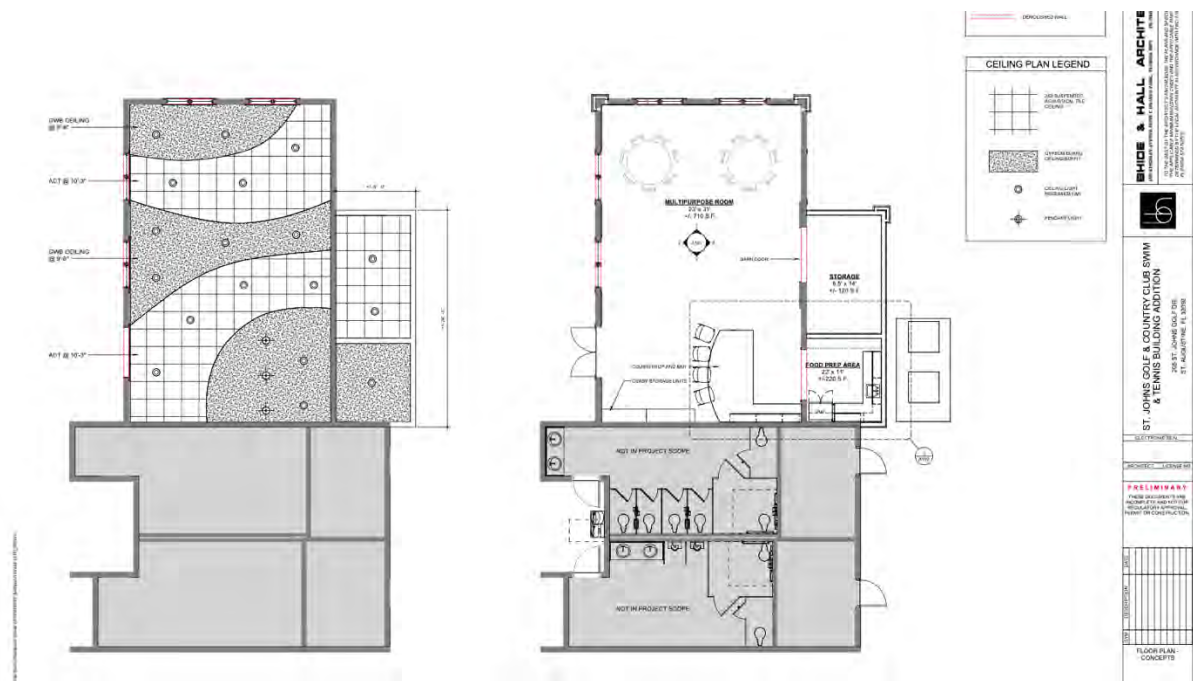


Potential Future Capital Improvements

Sampson Creek CDD

Amenity Meeting Room Enhancement:

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



Pool Deck Enhancement:

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

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

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

Potential Future Capital Improvements Sampson Creek CDD



ST. JOHNS GOLF & COUNTRY CLUB 205 St. Johns Golf Drive
HARDSCAPE/ LANDSCAPE PATIO RENOVATIONS St. Augustine, FL 32092



Potential Future Capital Improvements

Sampson Creek CDD

Installation of Pickle Ball Courts:

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

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

Site Selection:

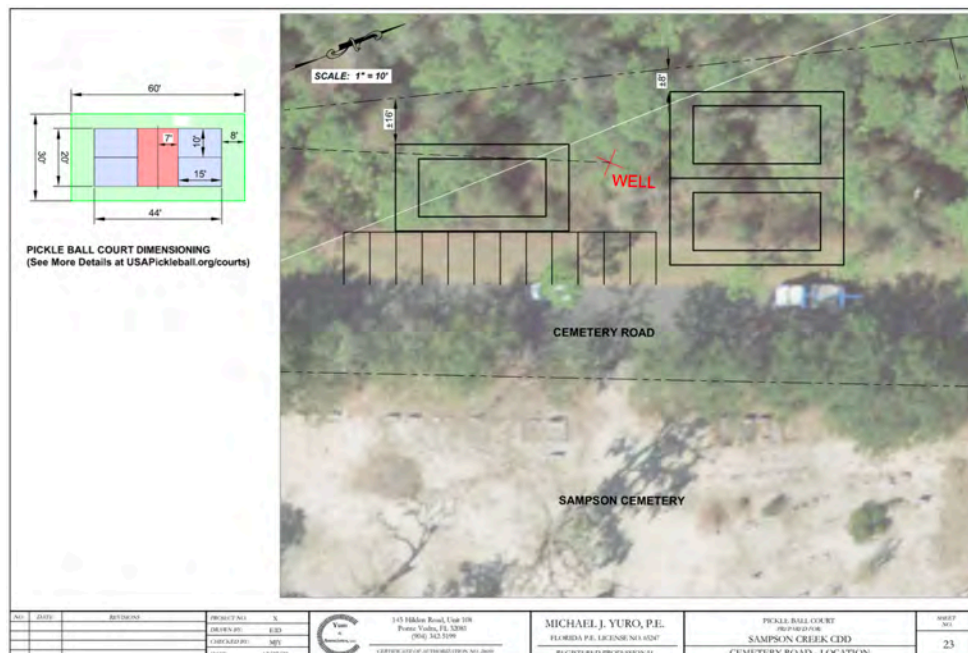
The proposed site for the pickleball courts is the forested land between the 9th fairway and the cemetery. The project would require the removal of part of the berm and enough of the trees to accommodate the placement of the courts. The project would include the creation of a new parking slots along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

Sound Study:

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

Project Cost Estimates:

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



Potential Future Capital Improvements

Sampson Creek CDD

Tennis Court Area Enhancements:

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

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

Options:

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

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

A.

Pool Deck Renovation

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

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

T.N. Lee Services LLC

PROPOSAL

1/21/25

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

Mr. Westcott:

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

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

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

-
- 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**

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

TERMS

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

Landscape Renovation

SPECIAL CONDITIONS

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

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

SUPPLEMENTAL CONDITIONS/WARRANTY OF CONTRACT/CONTRACT SPECIFICS/DEFINITIONS

SUPPLEMENTAL CONDITIONS

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

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

WARRANTY OF CONTRACT

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

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

Construction Warranty:

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

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

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

After Care Tips

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

Softscape:

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

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

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

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

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

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

Sod and seed:

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

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

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

Hardscape:

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

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

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

Lighting:

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

Mulching:

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

Fertilization:

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

growth and plant health.

Pruning:

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

Irrigation:

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

Contractor: _____
James Merritt

Client: _____

Signature Date: _____
02/12/2025

Signature Date: _____

Email: james@livealohanow.com

ESTIMATE

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

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



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

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

Estimate details

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

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

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

Total **\$79,405.00**

Note to customer

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

Expiry date 01/12/2025

Accepted date

Accepted by

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



Estimate

ADDRESS

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

SHIP TO

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

ESTIMATE # 2821

DATE 02/14/2025

EXPIRATION DATE 03/14/2025

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

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

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

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

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

SUBTOTAL	159,276.25
TAX	5,141.55
TOTAL	\$164,417.80

Accepted By

Accepted Date



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!



walk thru design video.wmv

Chad Bishop
Phone: 904.515.8265
www.urbanedgelawn.com

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 +19045158265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

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

SHIP TO

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

ESTIMATE # 3006

DATE 11/14/2025

EXPIRATION DATE 12/14/2025

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

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

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

ACTIVITY	QTY	RATE	AMOUNT
Site Work/ Demolition: Erosion Control & Debris Removal Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Hardscape Design/ Installation: New Paver Patio, Retaining Walls, Steps & Concrete Ramp Product Sales:Hardscape Tremron Plaza 12"x24" Plaza, per sq ft (includes aggregate paver base, polymeric sand, sealer & portland cement)	2,300	9.50	21,850.00T
Installation:Hardscape Installation Hardscape Installation - To Include: Installation of new upper paver patio deck area.	2,300	6.00	13,800.00
Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (retaining walls & steps)	486	27.50	13,365.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	285	8.50	2,422.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining walls and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	15,580.00	15,580.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	1	685.00	685.00T
Installation:Install Drainage Installation of drainage system	1	1,200.00	1,200.00
Installation:Hardscape Installation Hardscape Installation - To Include: Install removed pavers for lower pool deck patio area to match the existing deck pavers. Estimated square footage to match for removal of existing pavers.	600	4.00	2,400.00
Additional materials can be ordered if needed for an additional cost.			
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance. 120 linear feet 1 gate New stainless fasteners Concrete set posts	1	6,250.00	6,250.00
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans. Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.	1	2,850.00	2,850.00
Landscape Construction Concrete Ramp Installation: Per specifications of the plan. Estimated 350 sq ft 4" thick.	1	3,850.00	3,850.00
Notes Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
Notes 50% Deposit required before scheduling or start of work can occur. DEPOSIT AMOUNT DUE IS \$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
TOTAL	\$169,702.23

Accepted By

Accepted Date

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 +19045158265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

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

SHIP TO

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

ESTIMATE # 3007

DATE 11/14/2025

EXPIRATION DATE 12/14/2025

ACTIVITY	QTY	RATE	AMOUNT
Hardscape Design/ Installation: Urban Edge Designed Pool Deck Renovations- New Paver Patio Terrace, Retaining Walls, Steps & Columns			
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone, per sq ft materials (includes aggregate paver base, sand & portland cement)	4,066	9.50	38,627.00T
Product Sales:Hardscape Tremron Park Plaza Pavers- Sierra/ Sandstone , per sq ft installation	4,066	6.00	24,396.00
Product Sales:Hardscape Tremron Stonegate Block 'Sierra', per sq ft materials (retaining walls and columns)	690	27.50	18,975.00T
Product Sales:Hardscape Tremron Stonegate Caps 3"x 12"x 8", per unit (wall caps)	515	8.50	4,377.50T
Installation:Hardscape Installation Hardscape Installation - To Include: Construction of all retaining walls, columns and steps per plans. Install fabric along all inside of walls. Capping of all walls at completion.	1	22,880.00	22,880.00
Product Sales:Grading/Drainage Supplies Pool Deck Trench Drain System	1	685.00	685.00T
Installation:Install Drainage Installation of drainage system	1	1,200.00	1,200.00
Landscape Design/ Installation: New Patio Terrace Plantings			
Product Sales:Plant Material:Plant Material Specimen Queen Palms (20 ft. Overall)	3	985.00	2,955.00T
Product Sales:Plant Material:Plant Material Triple Pygmy Date Palms (6'-8ft. Overall)	2	750.00	1,500.00T
Product Sales:Plant Material:Plant Material European Fan Palms 30 gal.	14	350.00	4,900.00T
Product Sales:Plant Material:Plant Material Croton 'Petra', 7 gal.	11	60.00	660.00T
Product Sales:Plant Material:Plant Material Cordylone 'Red sister', 3 gal.	8	18.50	148.00T
Product Sales:Plant Material:Plant Material Drift rose 'Icy', 3 gal.	75	32.00	2,400.00T
Product Sales:Plant Material:Plant Material Apostle Iris, 3 gal.	27	22.50	607.50T
Product Sales:Plant Material:Plant Material Drift rose 'Coral', 3 gal.	55	29.50	1,622.50T
Product Sales:Plant Material:Plant Material Flax lily, 3 gal.	35	14.50	507.50T
Product Sales:Plant Material:Plant Material Carex 'Everillo', 1 gal.	60	12.50	750.00T
Product Sales:Plant Material:Plant Material Blue daze, 1 gal.	125	7.75	968.75T
Product Sales:Sod Sod- St Augustine, per sq ft.	1,500	0.65	975.00T
Product Sales:Sod	5,000	0.85	4,250.00T

ACTIVITY	QTY	RATE	AMOUNT
Sod, Bermuda Tifway 419, per sq ft			
Installation:Sod Installation Sod Installation: Install new sod to repair damaged lawn areas around pool construction site and along outside areas of fencing surrounding the sports field.	1	5,850.00	5,850.00
Product Sales:Mulch:Mulch Mulch, per cu yd	8	72.50	580.00T
Product Sales:Fertilizer/Soil Amendments Fertilizer/Soil Amendments, per cu yd	25	85.00	2,125.00T
Installation:Landscape Installation:Landscape Installation 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
Installation:Irrigation Installation Irrigation Installation to Include: Renovations of the existing system and Installation of new additional zones to provide watering for new landscaping additions to system.	1	6,500.00	6,500.00
Irrigation Installation to Include: -Install 3 new zones for landscape design.			
Estimated cost based on location of existing components and the contents of the pre-existing system. Final cost is based on labor and materials to provide uniform water coverage for all landscaping on the property.			
Construction Items: Performed by our Licensed Tradesman			
Landscape Construction Fence Repairs/ Installation: Reuse of existing 4ft. aluminum picket fencing if conditions allow. Installation for new is based on the cost allowance.	1	6,250.00	6,250.00
120 linear feet 1 gate New stainless fasteners Concrete set posts			
Landscape Construction Alderman & Masters Electric, LLC Licensed Electrician to perform lighting pole relocation per plans.	1	2,850.00	2,850.00
Cost allowance based on plan specifications. Pricing is subject to change based on locations of existing wiring and fixture and power supply.			
Notes Installations of specified handrails for ramp and stairs are not included in pricing.	1	0.00	0.00
Work is to be performed by others.			
Site Work/ Demolition: Erosion Control & Debris Removal			
Installation:Landscape Installation:Landscape Installation Grading, Site Prep & Removal - Machine Grading & demolition removal time - Material & trash mobilization removal off site and building materials on to construction site - Dumpster containers for debris & haul off - Erosion Control (required BMPs)	1	10,250.00	10,250.00
Notes 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
TOTAL	\$188,334.64

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!

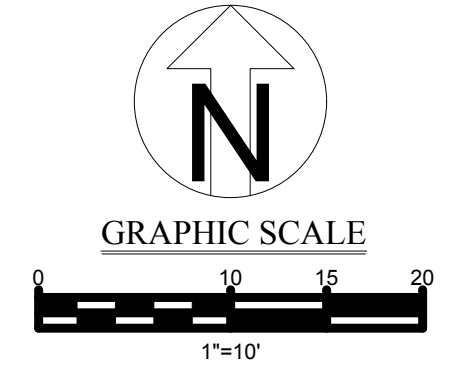
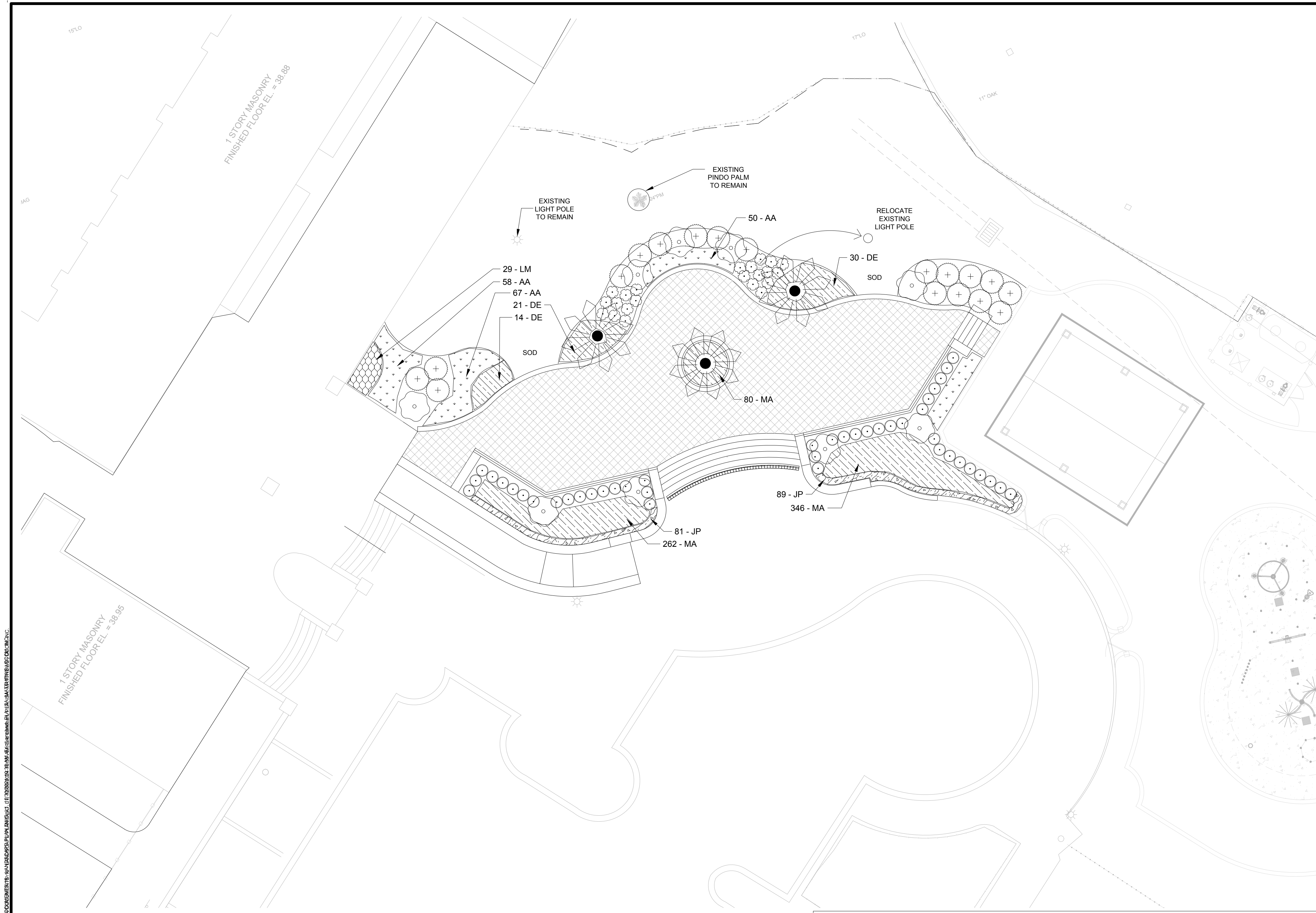


UrbanEdge

Professional Landscaping



walk thru design video.wmv



PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY
TREES						
	ED	Elaeocarpus decipiens	Japanese Bluberry Tree	---	8" Ht. x 6" W; Full to ground	9
	PS	Phoenix sylvestris	Wild Date Palm	---	14' Ct.	3
SHRUBS						
	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
SHRUB AREAS						
	DE	Duranta erecta "Gold Mound"	Gold Mound Duranta	---	15" Ht. x 15" Sp. / 36" O.C.	65
GROUND COVERS						
	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 in 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.

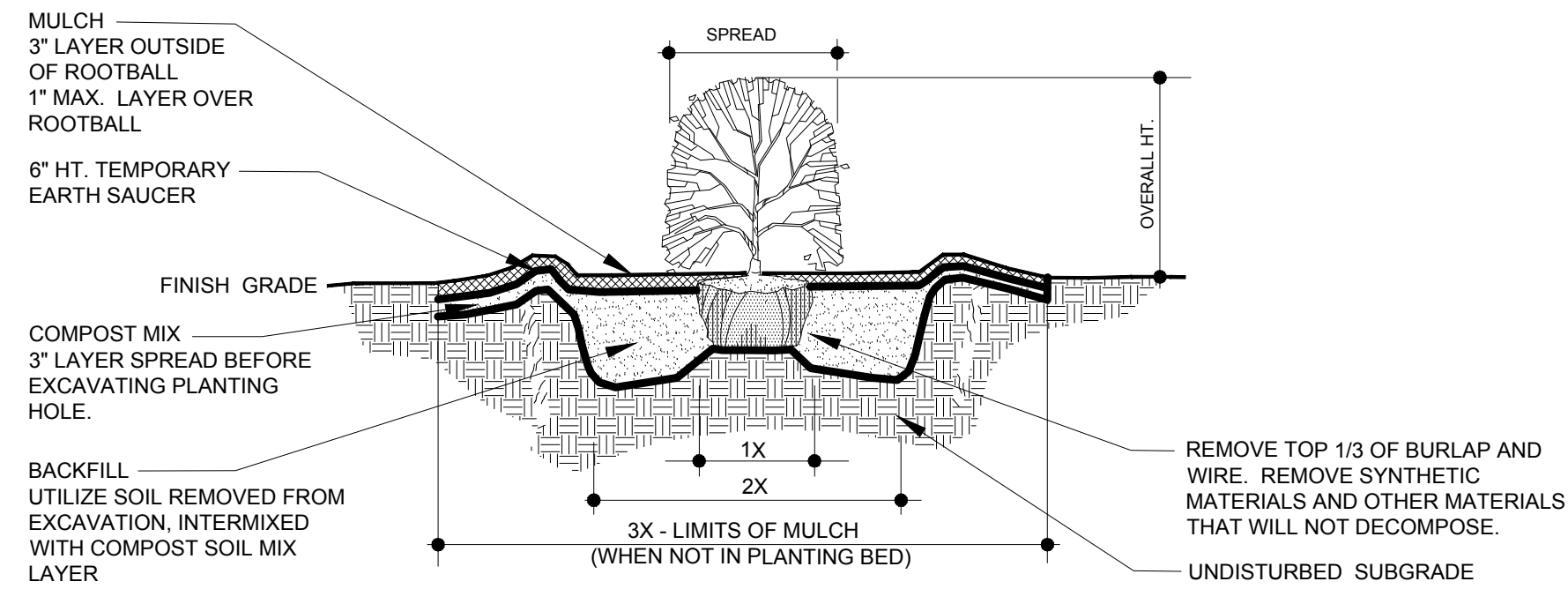
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

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.

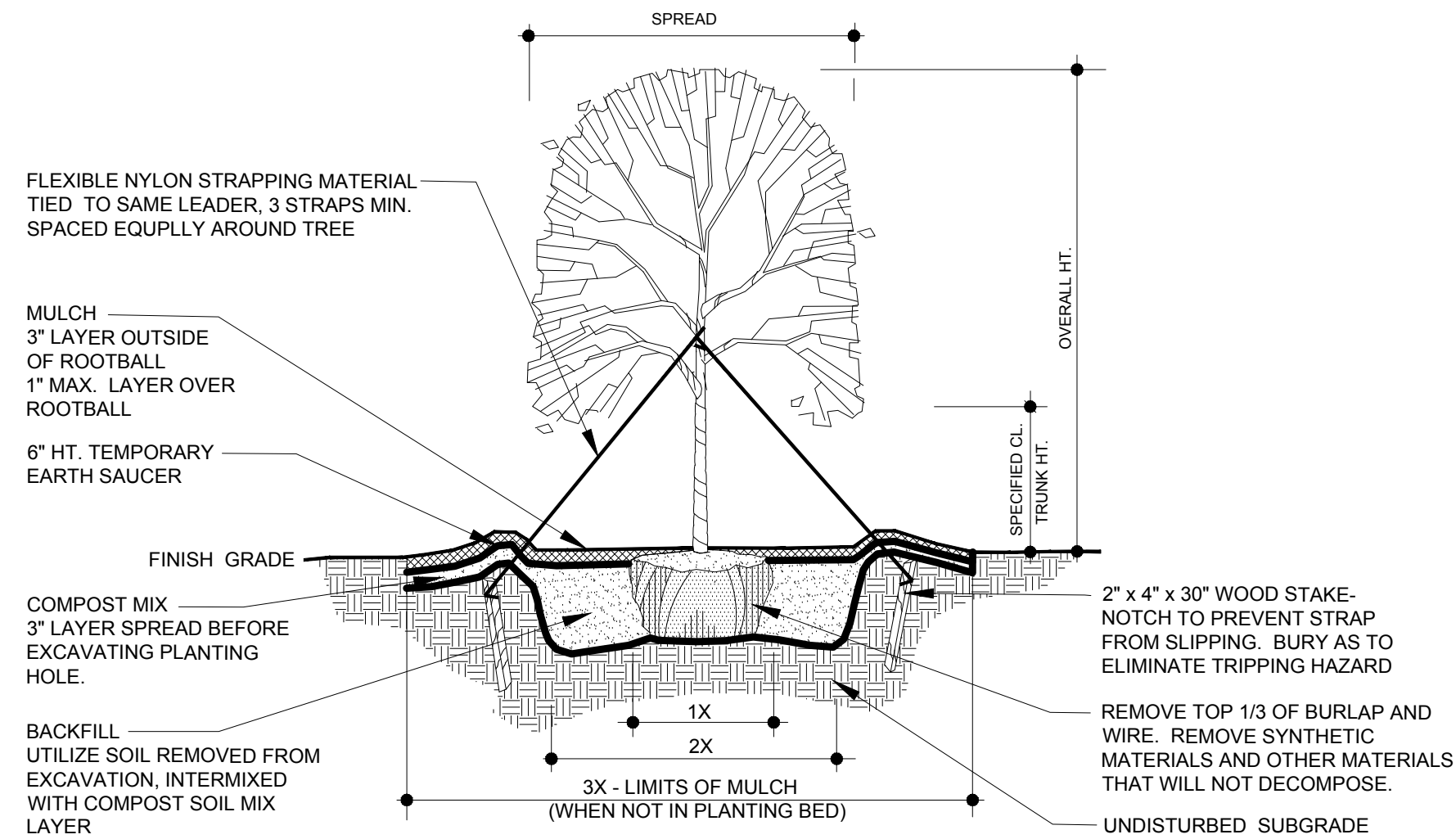
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

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



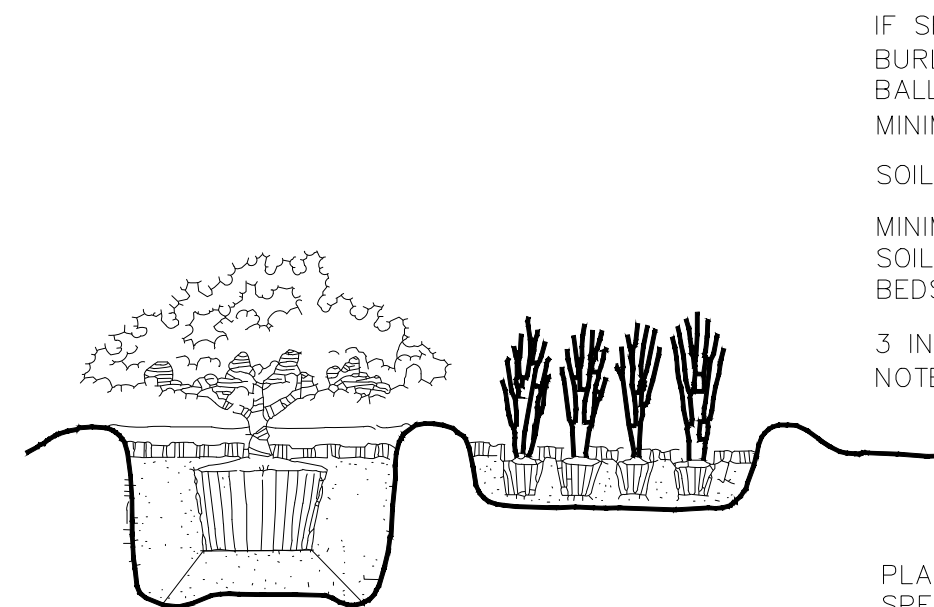
- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
 - ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT 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.



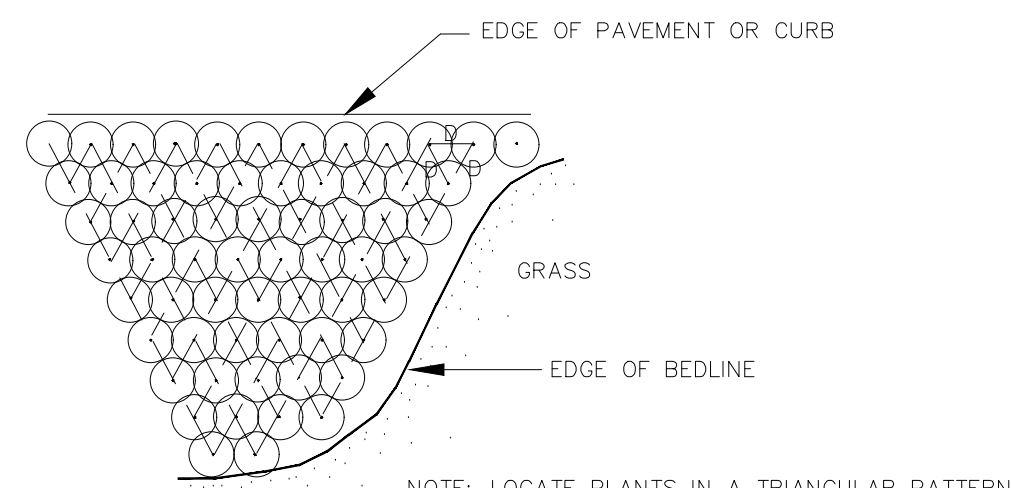
- NOTES:**
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
 - ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT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

TREE PLANTING - SINGLE TRUNK
N.T.S.

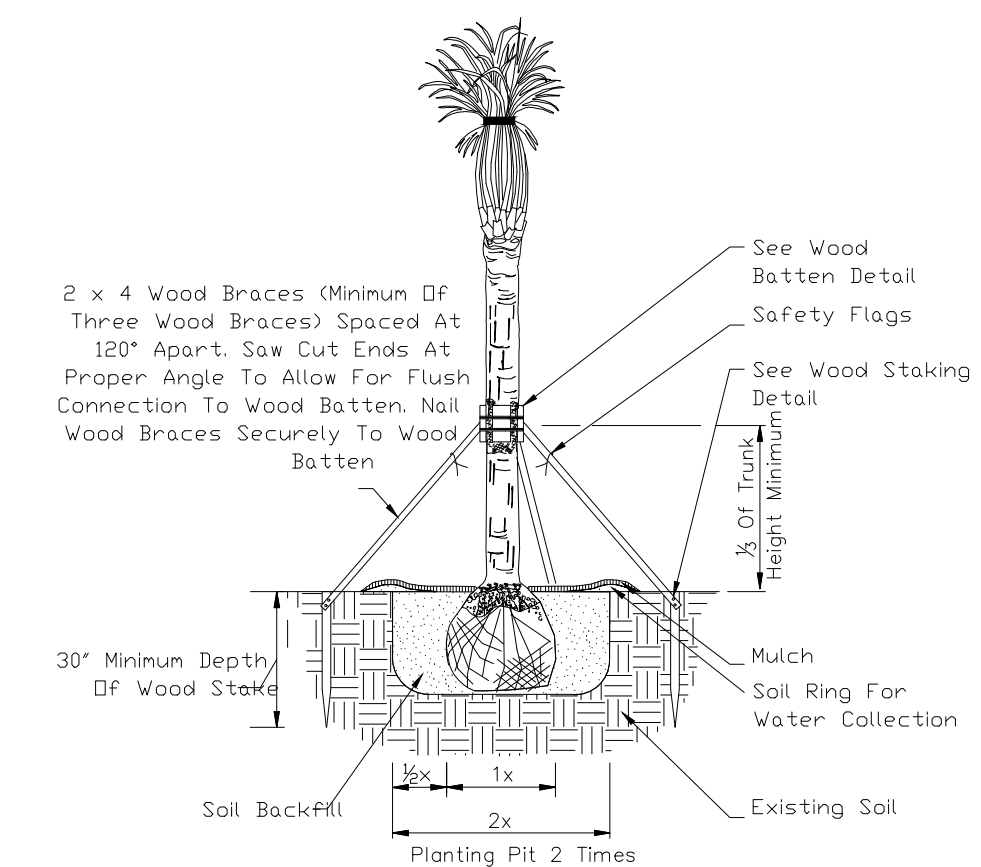


SHRUB AND GROUND COVER PLANTING DETAIL

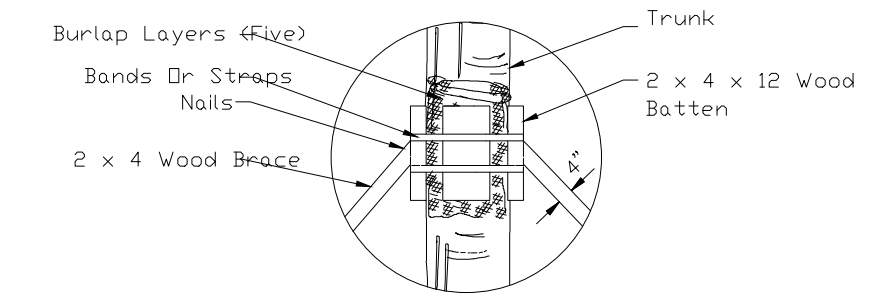
IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL
MINIMUM 2" PINE BARK MULCH.
SOIL BERM
MINIMUM 12" DEPTH OF PLANTING SOIL IN GROUNDCOVER PLANTING BEDS
3 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)



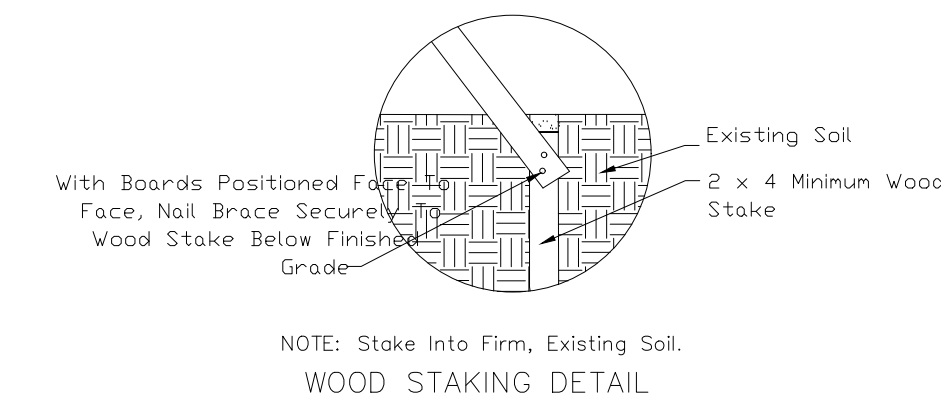
SHRUB/GROUNDCOVER SPACING PLAN



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

DESIGN BY: 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



















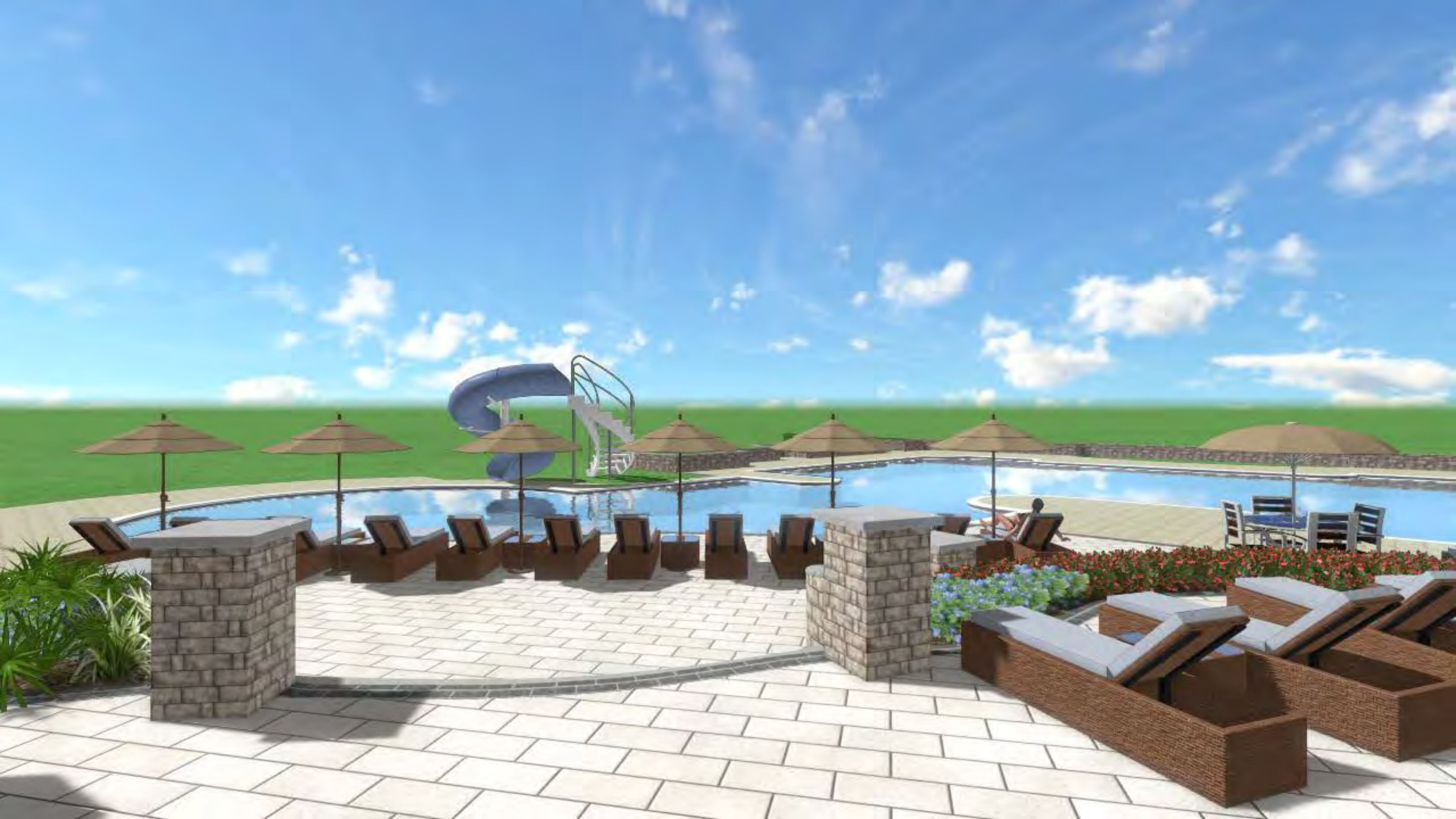


































B.



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

DIVISION	ITEM	ESTIMATE
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
	SUBTOTAL	
51	CONTRACTOR'S FEE 12.00%	33,984.00
	CONSTRUCTION COST	
	GENERAL LIABILITY 1.00%	3,171.84
	TOTAL CONSTRUCTION COST	320,355.84
08	VINYL WINDOWS IN LIEU OF ALUMINUM	(24,495.00)
	TOTAL CONSTRUCTION COST WITH ALTERNATE	295,860.84

C.

TENNIS/BASKETBALL COURTS/No Board Action Required:

I am working with all three vendors to get the pricing for the options the vendors feel comfortable providing. Please note that the table will have blank spaces until I am able to get a more updated proposal, especially regarding the fencing prices. I have broken each vendor’s options with their reasoning behind their options above the table. I am inviting a tennis vendor to each meeting to discuss their proposal and answer any questions the Board may have.

Also, I am working Branden with Matthews to ensure that the proposed drainage adjustments would be best suited for our courts. Once I have that information, I will start reaching out for additional re-landscaping designs.

FAST-DRY COURTS:

When beginning this project, Sean was able to complete the onsite visit, so he sent his colleague who specializes in paved asphalt in his place to review the current state of both the tennis courts and basketball courts. It was deemed by the colleague that both courts needed a rebuild. This has been the course of action throughout the multiple months of discussion. After Sean visited the courts himself prior to the CDD meeting, he felt that resurfacing with a fiberglass membrane was possible. Sean did note that the resurfacing would have no warranty for cracking. I have not received his updated proposal with the resurfacing proposal or the bottom bar to stop the new fencing from curling up so the table is based on the most recent proposal I have received. It might be worth the Board’s time to invite the colleague to ask how they decided upon a rebuild and not resurfacing.

Fast-Dry Courts Options:

	Tennis Courts Resurfacing:	Tennis Courts Rebuild with Fiberglass Membrane	Replace the Fencing with NEW Fencing Mesh and Fence all 4 Courts Together	Replicate the Fencing between Courts 1 & 2/ 3 & 4 for Courts 2 & 3	Landscape Demolition	Ruppert Re-Landscaping	Basketball Courts Rebuild with Fiberglass Membrane
		\$282,500	\$51,500	\$16,700	\$10,700	\$39,500	\$95,500
THIS ROW USED FOR RESURFACING TOTALS		N/A					
THIS ROW USED FOR REBUILDING TOTALS	N/A	\$282,500	\$334,000	\$350,700	\$361,400	\$400,900	Both Projects Total: \$496,400

NIDY:

Chris with NIDY completed the onsite visit and deemed that both the tennis courts and basketball courts are in need of a rebuild. After hearing the possibility of a resurfacing, I went back to all tennis vendors and asked again if resurfacing was an avenue that we can pursue or if they believe the rebuild is necessary. Based on the current condition of our tennis courts and the age of the courts, Chris's biggest concern is that even with a fiberglass membrane, we will be back in the same situation within two years. Chris did not submit a resurfacing proposal as their company could not, in good conscience, perform the abbreviated scope. Chris is working on updating the proposal to include new fencing with the fencing updates.

NIDY Courts Options:

	Tennis Courts Resurfacing:	Tennis Courts Rebuild	Replace the Fencing with NEW Fencing Mesh and Fence all 4 Courts Together	Replicate the Fencing between Courts 1 & 2/ 3 & 4 for Courts 2 & 3	Landscape Demolition	Ruppert Re-Landscaping	Basketball Courts Rebuild with Fiberglass Membrane
		\$284,585			\$10,700	\$39,500	\$99,230
THIS ROW USED FOR RESURFACING TOTALS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
THIS ROW USED FOR REBUILDING TOTALS	N/A	\$284,585			\$295,285	\$334,785	Both Projects Total: \$434,015

COURT SURFACES:

Bryan with Court Surfaces completed the onsite visit and deemed that both the tennis courts and basketball courts are in need of a rebuild. After hearing the possibility of a resurfacing, I went back to all tennis vendors and asked again if resurfacing was an avenue that we can pursue or if they believe the rebuild is necessary. Based on the current condition of our tennis courts and the age of the courts, Bryan’s biggest concern is the investment vs. value. If the Board is truly interested in resurfacing, Bryan would not suggest resurfacing with just a fiberglass membrane; he suggests a more robust crack repair using RiteWay which uses a combination of fiberglass membranes and geotextiles to repair a crack. This resurfacing would address the existing cracks we have on the courts and would come with a two-year warranty for the cracks repaired; however, it would not prevent new cracks from forming which is very likely to occur due to our current conditions. Bryan is willing to submit a resurfacing with the Riteway crack repair if the Board would like, but his professional opinion/recommendation is for a rebuild.

Court Surfaces Courts Options:

	Tennis Courts Resurfacing:	Tennis Courts Rebuild	Replace the Fencing with NEW Fencing Mesh and Fence all 4 Courts Together	Replicate the Fencing between Courts 1 & 2/ 3 & 4 for Courts 2 & 3	Landscape Demolition	Ruppert Re-Landscaping	Basketball Courts Rebuild
		\$347,700			\$10,700	\$39,500	\$99,750
THIS ROW USED FOR RESURFACING TOTALS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
THIS ROW USED FOR REBUILDING TOTALS	N/A	\$347,700			\$358,400	\$397,900	Both Projects Total: \$497,650

Chris also suggested not to include a fiberglass membrane in the rebuild proposal for the following reasons:

Fiberglass membrane systems are intended to address existing, non-structural cracking by bridging over cracks and slowing their reappearance. On a brand-new asphalt court, there are no cracks to treat, so the system doesn’t provide meaningful value at installation. Fiberglass on new asphalt is essentially paying for a solution to a problem that doesn’t exist yet—and won’t stop the real problems when they do.

If cracking occurs in the future, there are more effective, targeted repair systems (such as reinforced crack repair methods like RiteWay) that can be applied at that time where needed.

D.



February 11, 2026

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

**Attn: Stephanie Taylor
Re: Amenity Tennis Court Demo**

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 demo all existing plantings, mulch, and sod in preparation for any remodeling of the Tennis Courts. All debris will be loaded into a dumpster and hauled offsite. All hollies and oak trees will be cut down and stump grinded.

Miscellaneous:

Description
Demolition of all plantings surrounding the Tennis Court
Tree Removal
Dumpster

Total price* : \$10,700 _____ 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

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

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:

Plant Description	Quantity	UM/Size
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
Community Development District

FY 2027
Proposed Budget
April 16, 2026

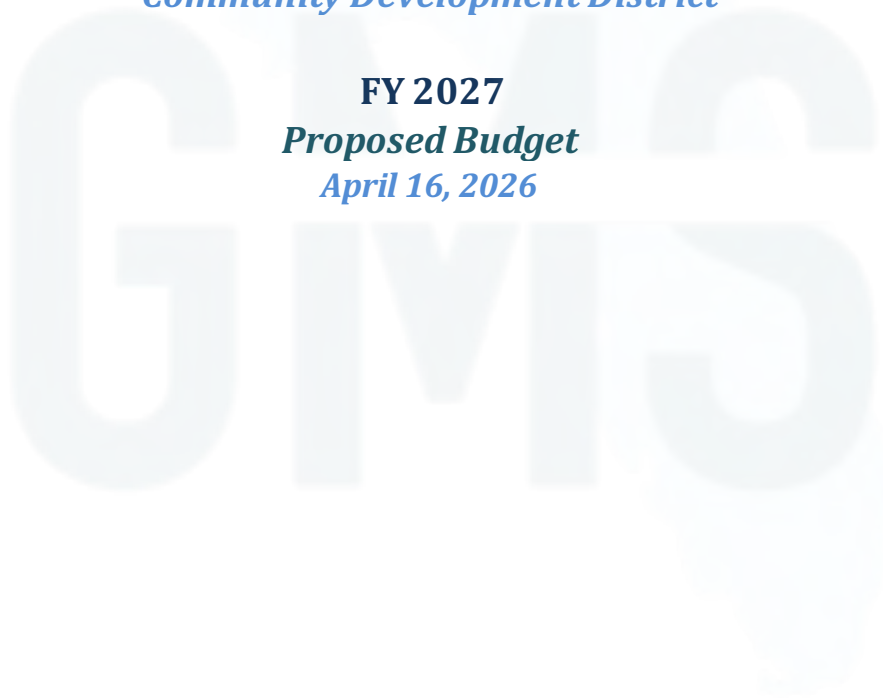


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Sampson Creek
Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Total Projected Variance	Proposed Budget FY 2027	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
Revenues											
Maintenance Assessments	\$965,283	\$1,109,669	\$1,158,783	\$1,216,236	\$1,193,869	\$22,367	\$1,216,236	\$0	\$1,293,862	\$77,626	6%
Interest Income	\$75	\$75	\$5,000	\$15,000	\$6,488	\$9,083	\$15,570	\$570	\$12,000	(\$3,000)	-20%
Youth Programs Income	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Clubhouse Income	\$250	\$250	\$1,000	\$1,000	\$3,963	\$500	\$4,463	\$3,463	\$1,000	\$0	0%
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Carryforward Surplus	\$101,609	\$163,315	\$125,091	\$54,124	\$58,731	\$0	\$58,731	\$4,607	\$54,256	\$133	0%
TOTAL REVENUES	\$1,112,217	\$1,318,310	\$1,289,874	\$1,286,360	\$1,263,051	\$31,950	\$1,295,000	\$8,640	\$1,361,119	\$74,759	6%
Expenditures											
<i>Administrative</i>											
Supervisor Fees	\$12,000	\$12,000	\$12,000	\$12,000	\$5,400	\$6,000	\$11,400	(\$600)	\$12,000	\$0	0%
FICA Expense	\$918	\$918	\$918	\$918	\$413	\$459	\$872	(\$46)	\$918	\$0	0%
Engineering	\$15,000	\$15,000	\$15,000	\$15,000	\$13,374	\$13,374	\$26,747	\$11,747	\$15,000	\$0	0%
Dissemination	\$2,000	\$2,120	\$2,226	\$2,337	\$1,169	\$1,169	\$2,337	(\$0)	\$2,454	\$117	5%
Arbitrage	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$1,300	\$5,843	\$100	\$1,200	\$1,300	0%
Assessment Roll	\$5,000	\$5,300	\$5,565	\$5,843	\$5,843	\$0	\$5,843	(\$0)	\$6,135	\$292	5%
Attorney	\$30,000	\$30,000	\$23,963	\$23,963	\$6,317	\$18,950	\$25,266	\$1,303	\$25,000	\$1,037	4%
Annual Audit	\$3,615	\$3,715	\$4,000	\$4,000	\$3,800	\$0	\$3,800	(\$200)	\$3,900	(\$100)	-3%
Trustee Fees	\$9,750	\$8,500	\$8,500	\$8,869	\$4,445	\$4,445	\$8,889	\$21	\$8,869	\$0	0%
Management Fees	\$56,286	\$62,600	\$65,730	\$67,702	\$33,851	\$33,851	\$67,702	\$0	\$69,733	\$2,031	3%
Information Technology	\$1,000	\$1,060	\$1,113	\$1,169	\$585	\$585	\$1,169	\$0	\$1,227	\$59	5%
Telephone	\$300	\$400	\$400	\$400	\$407	\$407	\$814	\$414	\$400	\$0	0%
Postage	\$1,000	\$500	\$600	\$600	\$186	\$186	\$371	(\$229)	\$600	\$0	0%
Printing & Binding	\$1,500	\$500	\$400	\$400	\$114	\$114	\$227	(\$173)	\$400	\$0	0%
Insurance	\$8,751	\$10,200	\$11,037	\$12,053	\$10,885	\$0	\$10,885	(\$1,168)	\$11,974	(\$79)	-1%
Legal Advertising	\$1,350	\$1,350	\$1,350	\$1,350	\$427	\$1,180	\$1,607	\$257	\$1,350	\$0	0%
Other Current Charges	\$1,350	\$1,500	\$1,000	\$1,000	\$708	\$708	\$1,416	\$416	\$1,000	\$0	0%
Office Supplies	\$500	\$100	\$100	\$100	\$0	\$0	\$0	(\$100)	\$100	\$0	0%
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$175	\$175	\$0	\$175	\$0	\$175	\$0	0%
TOTAL ADMINISTRATIVE	\$151,695	\$157,138	\$155,277	\$159,079	\$88,096	\$82,725	\$170,821	\$11,742	\$162,435	\$3,356	2%
<i>Field</i>											
Field Operations Manager*	\$78,750	\$47,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
General Manager*	\$0	\$0	\$183,369	\$193,091	\$97,745	\$97,745	\$195,491	\$2,400	\$229,823	\$36,732	19%
Landscape Maintenance (Ruppert Landscape LLC)	\$102,552	\$158,472	\$166,398	\$166,398	\$58,370	\$58,370	\$116,740	(\$49,658)	\$120,480	(\$45,918)	-28%
Landscape Maintenance (St Johns Golf)	\$65,000	\$65,000	\$57,000	\$30,000	\$13,033	\$13,117	\$26,150	(\$3,850)	\$31,284	\$1,284	4%
Landscape Maintenance Contingency	\$52,000	\$52,000	\$52,000	\$52,000	\$56,575	\$2,135	\$58,710	\$6,710	\$96,702	\$44,702	86%
Lake Maintenance	\$26,460	\$30,000	\$30,000	\$30,000	\$16,160	\$16,160	\$32,320	\$2,320	\$32,000	\$2,000	7%
Amenities and Recreation Management*	\$76,387	\$76,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Amenities and Recreation Management-Assistant*	\$16,206	\$16,206	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Security	\$59,854	\$73,514	\$79,888	\$83,500	\$40,967	\$40,967	\$81,935	(\$1,565)	\$83,500	\$0	0%
Gym Equipment Lease	\$0	\$0	\$0	\$27,000	\$13,274	\$13,274	\$26,547	(\$453)	\$27,000	\$0	0%
Lifeguards/Pool Monitors	\$40,892	\$46,434	\$46,434	\$46,434	\$2,105	\$44,329	\$46,434	\$0	\$52,868	\$6,434	14%
Pool Maintenance	\$35,000	\$35,000	\$35,000	\$35,000	\$19,758	\$19,758	\$39,516	\$4,516	\$41,000	\$6,000	17%
Splash Pad Maintenance/Chemicals	\$6,000	\$6,000	\$6,000	\$6,000	\$3,000	\$3,000	\$6,000	\$0	\$6,000	\$0	0%
Janitorial Maintenance	\$22,500	\$22,500	\$22,500	\$22,500	\$10,931	\$10,931	\$21,862	(\$638)	\$22,500	\$0	0%
Electric	\$68,000	\$76,500	\$80,000	\$82,500	\$42,311	\$42,311	\$84,623	\$2,123	\$85,000	\$2,500	3%
Water	\$16,000	\$16,000	\$18,500	\$18,500	\$12,205	\$12,205	\$24,410	\$5,910	\$30,000	\$11,500	62%
Refuse Service	\$500	\$500	\$500	\$500	\$0	\$500	\$500	\$0	\$500	\$0	0%

Sampson Creek
Community Development District

General Fund

Description	Adopted Budget FY 2023	Adopted Budget FY 2024	Adopted Budget FY 2025	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Total Projected Variance	Proposed Budget FY 2027	Increase/Decrease from Previous Year	Increase/Decrease Percent from Previous Year
<i>Field - continued</i>											
Permits	\$2,000	\$2,000	\$2,000	\$2,000	\$0	\$0	\$0	(\$2,000)	\$2,000	\$0	0%
Repairs & Maintenance	\$20,000	\$45,000	\$32,849	\$32,849	\$17,111	\$17,111	\$34,223	\$1,374	\$47,849	\$15,000	46%
Street & Tennis Court Lighting Maintenance	\$11,000	\$11,000	\$8,281	\$5,000	\$0	\$2,500	\$2,500	(\$2,500)	\$5,000	\$0	0%
Repairs & Replacements-Amenity Center	\$20,000	\$20,000	\$20,000	\$20,000	\$3,393	\$3,393	\$6,785	(\$13,215)	\$0	(\$20,000)	-100%
Tennis Court Maintenance	\$7,500	\$7,500	\$3,897	\$2,500	\$0	\$2,500	\$2,500	\$0	\$2,500	\$0	0%
Supplies	\$12,500	\$20,000	\$16,563	\$12,500	\$9,822	\$9,822	\$19,644	\$7,144	\$14,000	\$1,500	12%
Special Events	\$25,000	\$25,000	\$25,000	\$25,000	\$16,474	\$8,526	\$25,000	\$0	\$25,000	\$0	0%
Holiday Decorations	\$20,000	\$15,000	\$15,000	\$15,000	\$14,526	\$0	\$14,526	(\$474)	\$20,000	\$5,000	33%
Workers Compensation Insurance	\$2,000	\$2,000	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Property Insurance*	\$24,902	\$41,298	\$45,947	\$45,091	\$41,961	\$0	\$41,961	(\$3,130)	\$39,863	(\$5,228)	-12%
Telephone/Internet/Cable TV	\$12,500	\$12,500	\$7,000	\$14,000	\$7,850	\$7,850	\$15,699	\$1,699	\$15,000	\$1,000	7%
Website Maintenance	\$5,040	\$5,040	\$1,000	\$1,056	\$495	\$495	\$990	(\$66)	\$1,200	\$144	14%
Office Supplies	\$500	\$700	\$700	\$700	\$219	\$219	\$438	(\$262)	\$700	\$0	0%
Contingencies	\$3,000	\$11,004	\$0	\$7,500	\$0	\$0	\$0	(\$7,500)	\$7,500	\$0	0%
Youth Programs	\$45,000	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
TOTAL FIELD	\$877,043	\$985,255	\$957,826	\$976,619	\$498,287	\$427,218	\$925,505	(\$51,114)	\$1,039,269	\$62,651	7%
TOTAL EXPENDITURES	\$1,028,738	\$1,142,394	\$1,113,103	\$1,135,698	\$586,383	\$509,944	\$1,096,327	(\$39,371)	\$1,201,705	\$66,007	6%
									Total Expenditure Increase		\$66,006.92
<i>Other Sources/(Uses)</i>											
Capital Reserve Transfer		(\$200,000)	(\$200,000)	(\$175,000)	(\$175,000)	\$0	(\$175,000)	\$25,000	(\$175,000)	\$0.00	0%
Interfund Transfer-Excess/Shortage DS Revenues		\$24,084	\$23,229	\$24,338	\$30,582	\$0	\$30,582	\$7,354	\$15,586	(\$8,752)	-29%
TOTAL OTHER SOURCES AND USES		(\$175,916)	(\$176,771)	(\$150,662)	(\$144,418)	\$0	(\$144,418)	\$32,354	(\$159,414)	(\$8,752)	
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$0	\$532,250	(\$477,994)	\$54,256	\$80,366		\$0	(\$0)	
			FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026		FY 2027	
Net Assessment			\$965,414.03	\$965,283.04	\$965,283.04	\$1,108,803.61	\$1,158,783.40	\$1,216,236.15		\$1,293,862.36	
Net Golf Course			\$13,256.58	\$13,256.58	\$13,256.58	\$13,705.90	\$14,323.65	\$15,033.82		\$15,993.35	
Net to Residential			\$952,157.45	\$952,026.46	\$952,026.46	\$1,095,097.71	\$1,144,459.75	\$1,201,202.32		\$1,277,869.01	
No. of Residential Units			799	799	799	799	799	799		799	
Net Residential Unit Assessment			\$1,191.69	\$1,191.52	\$1,191.52	\$1,370.59	\$1,432.37	\$1,503.38		\$1,599.34	
Gross Residential Unit Assessment			\$1,267.75	\$1,267.75	\$1,267.75	\$1,458.07	\$1,523.79	\$1,599.34		\$1,701.42	
Gross Golf Course Assessment			\$12,677.52	\$12,677.50	\$12,677.50	\$14,580.70	\$15,237.93	\$15,993.43		\$17,014.21	
Assessment increase per unit compared to prior FY			\$0	\$0	\$0	\$190.32	\$65.72	\$75.55		\$102.08	6.38%

* Causes for Increase-FY25

Sampson Creek Entered into a contract with Vesta Property Services for onsite management. This removed the Field Operations Manager, Amenity Manager, and Facility staff and added a full time General Manager and Assistant Hours to those roles. Total for previous contract amount was \$167,593 (Total for Field Ops, Amenity Manager, and Facility Staff). New contract amount is \$183,369.

Landscape Maintenance Increase per Contract

Increase in Property Insurance Premium

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested in a custodian account with US Bank. The amount is based upon the estimated average balance of funds available during the fiscal year.

Youth Programs Income

Income earned from hosting a summer camp, Kids Night Out, Tiny Tots Soccer, and School Days Out.

Miscellaneous Income

Income earned from Clubhouse activities.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 6 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, to provide this service.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 and 2020 Special Assessment Bonds.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2016 Capital Improvement Revenue and Refunding Bonds and Series 2020 Capital Improvement Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc..

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

Maintenance:

General Manager

The District has contracted with Vesta Property Services for the property management of Sampson Creek Community Development District. Their responsibilities include supervising contracted vendors, coordinating of maintenance repairs and replacement of District grounds, buildings and roads, and to review/approve all related invoices.

Landscape Maintenance

The District has contracted with Ruppert Landscaping LLC to provide landscaping and irrigation maintenance services to all the common areas within the District. St. Johns Golf Management will provide maintenance of all Bermuda turf areas.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Ruppert Landscape	\$10,040	\$120,480
St. Johns Golf Club	\$2607	\$31,284
Contingency		<u>\$96,702</u>
Total		\$248,466

Lake Maintenance

The District has a contract with Lake Doctors who provide monthly water management services to all the lakes throughout the District.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Lake Doctors	\$2,666	\$32,000

Amenities and Recreation Management

The District has contracted with Vesta Property Services for providing a full-time Recreational Director, who coordinates special events and youth programs for the District and manages use of the recreational facilities. Included in this line is also a part-time facility assistant.

Security

Security Alarm services of the clubhouse provided by Certified Security Systems. Also included are the costs for St. Johns Sheriff's Office patrol and Central Security Agency.

Lifeguards and Pool Monitors

Cost to provide lifeguard services and pool monitors during the pool operation season from ASG/Vesta.

Pool Maintenance

The District currently has a contract with C Buss Enterprises for pool cleaning, water testing, treatment, checking chemicals and back washing of the Amenity Center pool.

Splash Pad Maintenance/Chemicals

The cost to maintain the newly built splash pad.

Janitorial Maintenance

Weekly cleaning of the clubhouse.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

Electric

The cost of electricity for Sampson Creek CDD for the following accounts:

Account Number	Description	Amount
08744-67061	380 St. John's Golf Drive #IRR	\$91.80
16229-99512	219 St. John's Golf Drive #Pool	\$13,189.48
19350-09421	211 St. John's Golf Drive #LITES	\$2,121.12
46974-44356	9402 Leo Maguire Pkwy #2	\$313.20
55613-33054	2125 County Road 210 W	\$1,136.76
59216-52565	205 St. John's Golf Drive	\$5,079.88
61084-35154	944 Leo Maguire Parkway #1	\$313.20
80369-00598	205 St. John's Golf Drive #Swim Club	\$8,451.64
72556-88074	Leo Maguire Parkway #Streetlights	\$31,755.68
33381-88364	1574 Drury Court #1	\$8,895.52
	Contingency	\$13,651.72
TOTAL		\$85,000.00

Water/Sewer

Cost of water/sewer from JEA for the following accounts:

Account Number	Description	Amount
8274324200	380 St. John's Golf Drive #IRR	\$15,406.75
1487324200	Eagle Point Drive #IRR	\$9,618.25
	Contingency	\$4,975.00
TOTAL		\$30,000.00

Refuse

This item includes the cost of garbage disposal for the District.

Permits

Pool permit fees from the St. Johns County Health Department.

Repairs and Maintenance

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

Street & Tennis Court Lighting Maintenance

Represents costs associated with repairs and replacement of district streetlights, tennis court lights and other facility lighting.

SAMPSON CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2027

Repairs and Replacements-Amenity Center

Represents costs associated with repairs and replacement for the Amenity Center.

Tennis Court Maintenance

Represents costs associated with repairs of the tennis courts.

Lighting Repairs and Maintenance

Represents costs associated with repairs of the lighting throughout the District.

Supplies

Miscellaneous supplies needed for the Clubhouse.

Special Events

Monthly events and organized functions the District provides for all residents.

Property Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Telephone/Internet/Cable Television

The District has contracted with Comcast to provide telephone, internet, and cable connectivity services and communications.

Website Maintenance

The monthly Constant Contact application fees for community communications via e-blasts and surveys.

Office Supplies

Miscellaneous office supplies.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Reserve

Money set aside for future replacements of capital related items.

Sampson Creek
Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Interest Income	\$5,000	\$3,958	\$3,958	\$7,916	\$5,000
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$232,934	\$239,388	\$0	\$239,388	\$341,826
TOTAL REVENUES	\$237,934	\$243,347	\$3,958	\$247,305	\$346,826
Expenditures					
Sidewalk Repairs	\$0	\$0	\$0	\$0	\$100,000
Landscape Enhancements	\$0	\$0	\$0	\$0	\$75,000
Repairs and Replacements	\$63,797	\$80,479	\$0	\$80,479	\$100,000
TOTAL EXPENDITURES	\$63,797	\$80,479	\$0	\$80,479	\$275,000
Other Sources/(Uses)					
Capital Reserve Transfer	\$175,000	\$175,000	\$0	\$175,000	\$175,000
TOTAL OTHER	\$175,000	\$175,000	\$0	\$175,000	\$175,000
EXCESS REVENUES	\$349,137	\$337,867	\$3,958	\$341,826	\$246,826

Sampson Creek
Community Development District
Debt Service Fund
Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Special Assessments - Levy ⁽¹⁾	\$552,515	\$542,340	\$10,174	\$552,515	\$552,515
Interest Income	\$2,500	\$5,983	\$5,983	\$11,967	\$2,500
Carry Forward Surplus ⁽²⁾	\$86,325	\$92,274	\$0	\$92,274	\$72,198
TOTAL REVENUES	\$641,340	\$640,598	\$16,158	\$656,756	\$627,213
Expenditures					
Series 2016					
Interest - 11/01	\$61,988	\$61,988	\$0	\$61,988	\$56,613
Interest - 05/01	\$61,988	\$0	\$61,988	\$61,988	\$56,613
Principal - 05/01	\$430,000	\$0	\$430,000	\$430,000	\$440,000
TOTAL EXPENDITURES	\$553,975	\$61,988	\$491,988	\$553,975	\$553,225
Other Sources/(Uses)					
Interfund Transfer In / (Out)-GF ⁽³⁾	(\$24,338)	(\$30,582)	\$0	(\$30,582)	(\$15,586)
TOTAL OTHER	(\$24,338)	(\$30,582)	\$0	(\$30,582)	(\$15,586)
EXCESS REVENUES	\$63,027	\$548,028	(\$475,830)	\$72,198	\$58,402

11/27 Interest Expense \$ 50,838

Lot Size	Unit Count	Per Unit 2016-1	Per Unit 2016-2	Total 2016-1	Total 2016-2
55'	48	\$488.52	\$41.34	\$23,448.96	\$1,984.32
65'	34	\$524.74	\$48.85	\$17,841.16	\$1,660.90
75'	43	\$577.72	\$56.37	\$24,841.96	\$2,423.91
85'	37	\$633.26	\$63.89	\$23,430.62	\$2,363.93
100'	56	\$796.11	\$75.16	\$44,582.16	\$4,208.96
100'	1	\$0.00	\$75.16	\$0.00	\$75.16
Golf Course	1	\$15,244.79	\$751.61	\$15,244.79	\$751.61
Total	220			\$149,389.65	\$13,468.79
Lot Size	Unit Count	Per Unit 2016-1	Per Unit 2016-2	Total 2016-1	Total 2016-2
55'	96	\$540.78	\$41.34	\$51,914.88	\$3,968.64
65'	160	\$579.30	\$48.85	\$92,688.00	\$7,816.00
65'	1	\$0.00	\$48.85	\$0.00	\$48.85
75'	232	\$636.88	\$56.37	\$147,756.16	\$13,077.84
85'	75	\$698.40	\$63.89	\$52,380.00	\$4,791.75
100'	16	\$875.73	\$75.16	\$14,011.68	\$1,202.56
Total	580			\$358,750.72	\$30,905.64

Net Assessment	\$552,515
Plus Collection Fees (6%)	\$35,267
Gross Assessment	\$587,782

⁽¹⁾ Net Amount Assessed.

⁽²⁾ Carry forward surplus is net of the reserve requirement.

⁽³⁾ Excess funds in the 2016 Revenue account after November 1st get transferred to the general fund.

Sampson Creek
Community Development District
Series 2016 Capital Improvement Revenue and Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$ 4,200,000.00	\$ 430,000.00	\$ 61,987.50	\$ -
11/01/26	\$ 3,770,000.00	\$ -	\$ 56,612.50	\$ 548,600.00
05/01/27	\$ 3,770,000.00	\$ 440,000.00	\$ 56,612.50	\$ -
11/01/27	\$ 3,330,000.00	\$ -	\$ 50,837.50	\$ 547,450.00
05/01/28	\$ 3,330,000.00	\$ 455,000.00	\$ 50,837.50	\$ -
11/01/28	\$ 2,875,000.00	\$ -	\$ 44,012.50	\$ 549,850.00
05/01/29	\$ 2,875,000.00	\$ 470,000.00	\$ 44,012.50	\$ -
11/01/29	\$ 2,405,000.00	\$ -	\$ 36,962.50	\$ 550,975.00
05/01/30	\$ 2,405,000.00	\$ 485,000.00	\$ 36,962.50	\$ -
11/01/30	\$ 1,920,000.00	\$ -	\$ 29,687.50	\$ 551,650.00
05/01/31	\$ 1,920,000.00	\$ 500,000.00	\$ 29,687.50	\$ -
11/01/31	\$ 1,420,000.00	\$ -	\$ 22,187.50	\$ 551,875.00
05/01/32	\$ 1,420,000.00	\$ 460,000.00	\$ 22,187.50	\$ -
11/01/32	\$ 960,000.00	\$ -	\$ 15,000.00	\$ 497,187.50
05/01/33	\$ 960,000.00	\$ 475,000.00	\$ 15,000.00	\$ -
11/01/33	\$ 485,000.00	\$ -	\$ 7,578.13	\$ 497,578.13
05/01/34	\$ 485,000.00	\$ 485,000.00	\$ 7,578.13	\$ 492,578.13
		\$ 4,200,000.00	\$ 587,743.75	\$ 4,787,743.75

Sampson Creek
Community Development District
Debt Service Fund
Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2023
Revenues					
Special Assessments - Levy ⁽¹⁾	\$73,780	\$72,423	\$1,357	\$73,780	\$73,780
Interest Income	\$750	\$2,699	\$2,699	\$5,398	\$750
Carry Forward Surplus ⁽²⁾	\$61,026	\$62,490	\$0	\$62,490	\$68,717
TOTAL REVENUES	\$135,557	\$137,612	\$4,056	\$141,667	\$143,248
Expenditures					
Series 2020					
Interest - 11/01	\$31,475	\$31,475	\$0	\$31,475	\$31,356
Interest - 05/01	\$31,475	\$0	\$31,475	\$31,475	\$31,356
Principal - 05/01	\$10,000	\$0	\$10,000	\$10,000	\$10,000
TOTAL EXPENDITURES	\$72,950	\$31,475	\$41,475	\$72,950	\$72,713
EXCESS REVENUES	\$62,607	\$106,137	(\$37,419)	\$68,717	\$70,535

11/27 Interest Expense \$31,238

Assessments per unit for FY 2024-2025:

Lot Size	Unit Count	Per Unit 2020-1	Total 2020-1
55'	48	\$73	\$3,510
65'	34	\$86	\$2,938
75'	43	\$100	\$4,288
85'	37	\$113	\$4,181
100'	57	\$133	\$7,578
Golf Course	1	\$1,329	\$1,329
Total	220		\$23,823.26

Lot Size	Unit Count	Per Unit 2020-2	Total 2020-2
55'	96	\$73	\$7,020
65'	161	\$86	\$13,912
75'	232	\$100	\$23,133
85'	75	\$113	\$8,475
100'	16	\$133	\$2,127
Total	580		\$54,666

Net Assessment	\$73,780
Plus Collection Fees (6%)	<u>\$4,709</u>
Gross Assessment	\$78,490

⁽¹⁾ Net Amount Assessed.

⁽²⁾ Carry forward surplus is net of the reserve requirement.

Sampson Creek

Community Development District

Series 2020, Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$ 2,470,000	\$ 10,000.00	\$ 31,475.00	\$ -
11/01/26	\$ 2,460,000	\$ -	\$ 31,356.25	\$ 72,831.25
05/01/27	\$ 2,460,000	\$ 10,000.00	\$ 31,356.25	\$ -
11/01/27	\$ 2,450,000	\$ -	\$ 31,237.50	\$ 72,593.75
05/01/28	\$ 2,450,000	\$ 10,000.00	\$ 31,237.50	\$ -
11/01/28	\$ 2,440,000	\$ -	\$ 31,118.75	\$ 72,356.25
05/01/29	\$ 2,440,000	\$ 10,000.00	\$ 31,118.75	\$ -
11/01/29	\$ 2,430,000	\$ -	\$ 31,000.00	\$ 72,118.75
05/01/30	\$ 2,430,000	\$ 10,000.00	\$ 31,000.00	\$ -
11/01/30	\$ 2,420,000	\$ -	\$ 30,881.25	\$ 71,881.25
05/01/31	\$ 2,420,000	\$ 10,000.00	\$ 30,881.25	\$ -
11/01/31	\$ 2,410,000	\$ -	\$ 30,762.50	\$ 71,643.75
05/01/32	\$ 2,410,000	\$ 60,000.00	\$ 30,762.50	\$ -
11/01/32	\$ 2,350,000	\$ -	\$ 30,050.00	\$ 120,812.50
05/01/33	\$ 2,350,000	\$ 65,000.00	\$ 30,050.00	\$ -
11/01/33	\$ 2,285,000	\$ -	\$ 29,278.13	\$ 124,328.13
05/01/34	\$ 2,285,000	\$ 270,000.00	\$ 29,278.13	\$ -
11/01/34	\$ 2,015,000	\$ -	\$ 26,071.88	\$ 325,350.00
05/01/35	\$ 2,015,000	\$ 300,000.00	\$ 26,071.88	\$ -
11/01/35	\$ 1,715,000	\$ -	\$ 22,509.38	\$ 348,581.25
05/01/36	\$ 1,715,000	\$ 305,000.00	\$ 22,509.38	\$ -
11/01/36	\$ 1,410,000	\$ -	\$ 18,506.25	\$ 346,015.63
05/01/37	\$ 1,410,000	\$ 315,000.00	\$ 18,506.25	\$ -
11/01/37	\$ 1,095,000	\$ -	\$ 14,371.88	\$ 347,878.13
05/01/38	\$ 1,095,000	\$ 320,000.00	\$ 14,371.88	\$ -
11/01/38	\$ 775,000	\$ -	\$ 10,171.88	\$ 344,543.75
05/01/39	\$ 775,000	\$ 330,000.00	\$ 10,171.88	\$ -
11/01/39	\$ 445,000	\$ -	\$ 5,840.63	\$ 346,012.50
05/01/40	\$ 445,000	\$ 445,000.00	\$ 5,840.63	\$ 450,840.63
Total		\$ 2,470,000	\$ 717,787.50	\$3,187,787.50

EIGHTH ORDER OF BUSINESS

Sampson Creek Agreement Tracker

Description	Entity	First Contract Date	Contract Start Date	Contract Renewals	Contract End Date
Mathews Design Rate Increase	Mathews Design Group	4/4/16	10/17/24	Automatic Annual Renewal	10/17/25 If Not Renewed
Lake Maintenance Services	Lake Doctors	9/1/01	9/12/24	Automatic Annual Renewal	9/30/25 If Not Renewed
License Plate Reader	Flock Safety	11/1/23	11/1/23	Automatic Annual Renewal	11/1/25 Cancellation 30 Days Prior to End of Term
Security Rate Change	Central Security	12/18/17	11/1/24	Automatic Annual Renewal	12/31/25 If Not Renewed
Amenity & Operations Maintenance	Vesta	10/1/23	10/1/23	Two (2) Additional One (1) Year Renewals	9/30/26 If not Renewed
Landscape Maintenance	Ruppert Landscape	10/1/25	10/1/25	Annual One (1) Year Renewals for Four (4) Years	10/1/29 with Four Annual Renewals
Pool Maintenance	C Buss Enterprises	10/6/22	10/6/22	Automatic Annual Renewal	10/31/23 ; Renewed for FY 24 & 25
District Counsel	Kutak Rock LLP	10/21/2021*	2/8/22	Automatic Annual Renewal	No End Date Unless Terminated
District Management	GMS	9/8/05	9/8/05	Automatic Annual Renewal	No End Date Unless Terminated
Dissemination Agent	GMS	9/22/16	9/22/16	Automatic Annual Renewal	No End Date Unless Terminated
Athletic Field Maintenance	Golf Course (Troon)	2/16/15	2/16/15	Automatic Annual Renewal	12/31/15 ("Initial Term") If Not Renewed
Lifeguards	TBD	N/A	3/17/25	None	Contract Only for Spring/Summer Season
Janitorial	Jani-King	10/12/11	1/1/20	Automatic Annual Renewal	12/31/20 If Not Renewed

*District transitioned from Hopping, Green & Sams to Kutak Rock at this date. The District Attorney remained the same.

ELEVENTH 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, **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.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>(via phone)</i>	Kutak Rock, LLP
Branden Marcinell	Matthews
Stephanie Taylor	Vesta Property Services
Jason Davidson <i>(via phone)</i>	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Chris Cessera	Ruppert Landscape
A.J. Pope	Ruppert Landscape
Sean Froehling	Fast-Dry Courts
Residents	

The following is a summary of the actions taken at the March 26, 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. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment *(regarding agenda items listed below)*

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Amenities Booking Requests – LPA Football Practice

Mr. Laughlin presented an amenity booking request from Liberty Pines Academy Football (LPA). Ms. Taylor reported that the LPA tried to get approval from Beachside High School and was waiting for their response. Their request was for use of the CDD’s field for two days per week. They were told that they had to reserve for any additional practices. Ms. Weitzel asked if it was for varsity or JV. Ms. Taylor confirmed that it was for both. Mr. Sean Spicer, of 421 St. Johns Golf Drive, an Assistant Coach for the LPA middle school football team, confirmed that he signed the forms as one organization, but there were two teams. They were optimistic about getting approval from Beachside, but there were some blackout dates and this was Plan B. Mr. Davis asked if this increased the number of kids that were on the field at one time. Mr. Spicer confirmed that overall, there were less kids than last year. There would be 25 kids for varsity and 25 kids for JV. Mr. Leary pointed out that Mr. Yuro was not present and he did not want to approve this request and Mr. Leary was against the request, given the issues that existed last time, as the schedule dates were not adhered to and there was damage on the field. He also did not like having 50 kids on half of the soccer field. However, he was in favor of approving one day with less kids. Ms. Weitzel asked if it was possible to approve Monday for varsity and Tuesday for JV. Mr. Spicer confirmed that it could work and they would take what they could get, but preferred jointly, due to the lack of coaches. This request was only for 30 days, concluding with a jamboree on May 2nd.

Ms. Weitzel questioned whether they anticipated using the Beachside field in the Fall season. Mr. Spicer anticipated using it in both seasons; however, there were certain days or weeks when they would not have access. Approximately 85% to 90% of the time, they would be at Beachside. Ms. Weitzel pointed out that Thursday was difficult for LPA to use the field, because the field was packed. Mr. Spicer indicated that he selected Thursday, because there were only three options. Ms. Weitzel noticed that it was less packed on Tuesday. Mr. Davis questioned the days that the field was not reservable. Ms. Taylor confirmed that Thursdays, Fridays, Saturdays and Sundays were not reservable. Mr. Davis recalled that LPA using the field

had always been on a trial basis and if the Board approved something, it should be on Mondays for this period only and LPA should be encouraged to find another location for the Fall that was better suited for their needs. Mr. Leary questioned what the Board was being asked to approve. Mr. Davis indicated that LPA was requesting use of the field on Mondays and Thursdays from 5:30 p.m. to 7:30 p.m. from March 30, 2026 until May 2nd and was in favor of approving Mondays only for use of half of the field, with the understanding that this would be the last time that their request would be approved. Ms. Weitzel was amenable to LPA using the field on Mondays, but not on Thursdays.

Mr. Davis MOVED to approve the amenity booking request from LPA Football to use the soccer field on Mondays from 5:30 p.m. to 7:30 p.m. from March 30, 2026 to May 2, 2026 and Ms. Weitzel seconded the motion.

Mr. Leary did not think that 50 players using half of the field was a feasible request, as it was unsafe.

On VOICE VOTE with Mr. Davis and Ms. Weitzel in favor and Mr. Leary dissenting, the LPA Football request to use the soccer field Mondays and Thursdays from 5:30 p.m. to 7:30 p.m. from March 30, 2026 to May 2, 2026 was approved. (Motion Passed 2-1)

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Team

1. Report

Mr. Oscar Meranda of Ruppert Landscape reported that in the last few days of February, they cleaned out the mulch beds, removing leaves and installing mulch. Through the first week of March, they completed 200 yards of the shredded brown mulch at the Amenity Center, St. Johns Golf Drive and Leo McGuire Parkway. Cutbacks on the grasses, were 75% completed and were currently working on the palmetto and wood line cutback on Leo McGuire Parkway. It was still on track to be completed by the end of the month, but if for whatever reason it was not completed, he would follow up with Ms. Taylor. They moved back their mowing service to weekly starting on March 16th, with heavy focus on the Amenity Center, Leo McGuire Parkway

and St. Johns Golf Drive. On Day 1, they would focus on the ponds and Leo Maguire Parkway on Day 2 and anything that was not completed, would be on Day 3. On the week of March 16th, they started the weekly mowing cycle. The amenities, St. Johns Golf Drive and the common areas were mow edged, line trimmed and blown. The annual beds received new soil and pre-emergent during this rotation. The team would visit each annual bed weekly, to ensure that the weeds were maintained; however, with the pre-emegent, it was not always 100% guaranteed that the weeds would be suppressed. The week of March 23rd, they continued their mowing rotation throughout the community and completed all of the ponds. They continue to cut back the damaged plants from the cold snaps. All of the islands had the ginger cleaned up. They cut half of the Arboricolas and Hawaiian Ties throughout the community. This was the standard routine that they would have throughout the mowing season, but anything that changed, they would communicate ahead of time and would continue to do monthly ride throughs with Ms. Taylor.

Mr. Meranda submitted irrigation reports. He was informed that the hybrid controller for Area 15 was installed and would confirm it. The main clock was also replaced with a new smart clock. It was programmed and everything was running. There was a mainline break this week, which they quickly repaired. The flowers at the main entrance from Leo Maguire Parkway were struggling, but now that the irrigation was working, they should bounce back. A few valves that were flagged, were shut down and scheduled to be replaced on March 20th. Mr. A.J. Pope, the Chemical Manager for Ruppert, reported that the pre-emergent application was completed two months ago, in order to catch the Spring weeds before they germinate. An herbicide application was started last week and would be completed next week. At the same time, he would be doing the first round of fertilizer on the turf, to provide macro and micro-nutrients to assist root growth and help the overall health of the grass throughout the season. Shortly after that, they would be doing the first granular application for the year. Ms. Taylor asked when they would start to see the weeds die out from the second application of the herbicide treatment. Mr. Pope indicated that right before the second application, they would start seeing some discoloration and necrotic spots on the leaves of the weeds inside of the turf, which was early near week. They were still having some cool nights, which slows down the herbicide, but the hot days would help push it along.

Mr. Pope pointed out that there were two different herbicides; one to treat the majority of the turf along the roadway, which was a two-week application and the other to treat the Bermuda around the ballfield, which was a 30 day second application. Mr. Leary recalled that the

Bermuda adjacent to the sidewalk was sprayed last year but had seen some growth coming back and asked if it was sprayed periodically. Mr. Pope confirmed that it would be sprayed as well. There Bermuda would have a slightly different program, which would provide the same results and same goal. Mr. Leary pointed out that one resident emailed the Board with concerns about the state of the neighborhood. Ms. Taylor confirmed that she received messages about it. Mr. Chris Cessera of Ruppert introduced himself. He was familiar with large CDDs, as he managed the Fleming Island Plantation CDD and was just promoted to Associate Branch Manager. Mr. Cessera previously worked for Valley Crest for 27 years and their Branch Manager used to live in Sampson Creek. His purpose was to come to this meeting to hear the Board's concerns, as Mr. Davidson voiced concerns to him about this CDD and asked him to assist Mr. Meranda. He walked the community and wanted to fix it. His specialty was cleaning up messes, recalled that he had a great relationship with the Board in the past and was not trying to sell the Board anything. Mr. Leary did not realize that Mr. Cessera worked with the CDD in the past when he was with Valley Crest. Mr. Cessera recalled that he started working with BrightView, which was once Valley Crest and was a hands-on manager.

Mr. Leary questioned what Mr. Cessera noticed. Mr. Cessera indicated that in the 45 minutes he drove through the community, going up and down the parkway and walking to the Amenity Center, he noticed cutbacks that still needed to be completed and Winter damage on plants that needed to be taken care of immediately. When pulling into the side entrance of the parking lot, there was 50 feet of Arboricola that was completely dead and going down the parkway, there was Fakahatchee grasses that needed to be cut back, Loropetalum shrubs that had 2 to 3 feet sheets on them and piles of debris all over the property. There were also weeds in beds and leaf drops. He could see the effort that his team has made, but they were nowhere near where they needed to be. However, he believed in Mr. Meranda and with the right support, they could get this turned around and fixed. He questioned overall what the Board's biggest concerns were and what he could do to try to correct them. His concern was that communication was at risk and reporting could be better. The overall attention period should be what they pour into a CDD of this size. Dealing with Fleming Island Plantation and Eagle Harbor, Mr. Cessera understood what the residents and homeowners were paying for and expected to see. Ms. Weitzel appreciated the effort that Ruppert have made, but three weeks ago, this community was an embarrassment. In her eight years of living in the community, she had not seen this community

look in worst shape than it currently looked. In addition, messages that the Board Members received from residents, was not good. Mr. Cessera agreed.

Ms. Weitzel recalled when the Board voted to hire Ruppert, she dissented, as she did not like Ruppert's salesperson. Mr. Cessera pointed out that the salesperson was no longer with Ruppert. Ms. Weitzel felt that it would take a great deal to bring the landscaping up to standard and it would need to happen quickly. Mr. Cessera understood, as there was a great deal of neglect on this property over the Winter months. There was no excuse and this was his first time seeing it. However, he felt that the things that were wrong were fixable and appreciated Ms. Weitzel's honesty. As far as the turf issues and plant material, this Winter was harsh. The lost plant material in North Florida, had not been lost in 27 years, such as the Arboricola. This year, their crew has been faced with more Winter cleanup. The landscaping was confused, as three weeks ago it was freezing and then they were into the 90-degree weather and then it was cold again this week. Therefore, while much of what he was seeing was neglect, most of the outstanding issues, should recover fine during the Spring, but they needed to get into cleanup mode immediately. Mr. Davis was happy to hear Mr. Cessera say that but believed that the Winter cold plant die off was temporary. What troubled him was the condition of the beds out front, because Ruppert was onsite every week. In addition, he was watching areas of grass die and stay dead and the dry areas get bigger. For example, there was one sprinkler head that had been sticking up for weeks, off of St. Johns Golf Drive. It was finally fixed and the grass around it was removed.

Mr. Davis further pointed out another area where Forest Glen Way meets Eagle Point Drive, where Ruppert was proposing to install sod, to replace the dead sod. However, there was a sprinkler head that had not been running for weeks, which caused the dead sod, but on the far side of the street, the grass was fine. In Area 20, which was by his house, the grass was dry. If Ruppert was driving around the neighborhood once a week, they should see these areas, especially the dead grass. In addition, the flower beds looked terrible. In Area 18, the grassy area at the end of Pond 25, the grass was getting thinner and now was completely covered with leaves. Furthermore, the area underneath the Oak trees, Ruppert promised to provide ground cover. Grass was not the right solution. The entire neighborhood would see this area every time they drive in. Mr. Davis wanted it to look green. Mr. Cessera appreciated this insight, as he was learning about the property. There were no excuses, as the cause was sheer neglect. He suggested

having a University of Florida Extension Agent come out and provide an assessment, as there were many solutions that they could come up with such as perennial peanut, which had beautiful yellow flowering. Mr. Leary pointed out that the irrigation was the number one issue. Mr. Polk indicated that they had a new Irrigation Manager, who was cleaning things up in the Irrigation Department and would have him run monthly irrigation inspections. Their crew were not irrigation techs, but they did not need to be. They just needed to tell Mr. Meranda about dry spots. There were internal communication issues, which they were trying to resolve. He was not promising that he could save this community but promised to work with Mr. Meranda to get these issues taken care of, so they could head in the right direction. He would be regularly coming out and riding the property with Mr. Meranda and would provide him with a punchlist.

Ms. Weitzel pointed out that there was neglect over the past several months and was hesitant to keep paying Ruppert. Mr. Laughlin was asked by Mr. Yuro how long mowing was paused during February and March. Mr. Meranda confirmed that no mowing was taking place at all, as it was not needed. Mr. Laughlin pointed out that Mr. Yuro felt that there should have been mowing where needed and proposed having the dead plant material replaced in exchange for previous issues. Mr. Cessera acknowledged that there were many things that they needed to handle and the first thing that he was going to do, was to clean up the mess that they had and was willing to work with the Board on what they could do to accommodate the non-mowing in February. Mr. Davis wanted to green up the dead space, whether with grass or ground cover. Mr. Cessera offered to have his Enhancement Manager, Kyle, walk around and look at all of the plant material, get with the Branch Manager and start replacing it. However, he asked if there were any warranty sod replacements in the past. Mr. Leary confirmed that no sod replacements were completed. Mr. Meranda reported that they performed an audit, got the irrigation up and running and with every inspection, they were repairing every mainline break. Mr. Cessera was more concerned about the areas that Mr. Davis eluded to. Mr. Meranda indicated that the areas that Mr. Davis referred to, were declining due to the cold weather. A Tree Technician came out to evaluate the tree roots and canopies on St. Johns Golf Drive and a proposal was provided to the Board to lift up the trees, to bring in more sunlight.

Mr. Davis recalled that Ruppert promised to address an area underneath the trees on the Hole 17 side. Mr. Cessera would have Ruppert address it, as well as Area 22, which Mr. Davis also requested be addressed. Mr. Davis wanted Ruppert to get the community green, so residents

felt good about the landscaping. Mr. Cessera agreed. Mr. Leary wanted to hear back from Mr. Cessera in a month and to have a community-wide sod replacement program, as many areas needed to be replaced with sod, especially in areas where irrigation was not working. Mr. Cessera pointed out that it would cost money to do so. Mr. Leary understood that they would have to spend money and was expecting the final proposal at this meeting. In his mind, the number one issue was irrigation. However, there were some positive things such as the wood line cutback and clearing out all of the debris along St. Johns Golf Drive. When Ruppert first started, he did not see anyone but felt like Ruppert got the message. Mr. Cessera tells his guys all the time, if they have green grass, clean flower beds and no trash, they would rarely get complaints. Mr. Leary preferred for Vesta and Ruppert to work together to work everything out, so that the Board would not have to provide direction.

- 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**

Mr. Leary questioned what the Board needed to approve tonight. Mr. Meranda indicated that he provided a sod proposal for Leo Maguire Parkway. The most updated one was provided to the Board. Mr. Laughlin pointed out that the new proposal was for the worst areas. Mr. Leary was in favor of approving the proposal, as it has been discussed for a long time. Mr. Davis pointed out that he did not see any dead grass, driving in off of Leo Maguire Parkway. Mr. Leary requested that Ruppert walk the second half of Leo Maguire Parkway, between St. Johns Golf Drive and Eagle Point Drive, as there was erosion, which he asked to be fixed for three years. Mr. Cessera pointed out if they could get some of the sod approved, he would provide free plants. Mr. Laughlin also presented a proposal from Ruppert, to pilot the jasmine bed on the curblin in Area 13, where the turf was struggling in a shaded area where there were mature Oak trees. They would remove the existing turf, re-grade it and install Asiatic Jasmine along the curblin and around the trees. Mr. Leary questioned the endgame. Mr. Meranda indicated that they discussed testing this jasmine with Vesta, see how it does within the next year and if the Board liked it, they could transition the turf along the curblin on St. Johns Golf Drive into jasmine ground cover. The work would be done in phases.

Mr. Davis felt that this area would collect dog feces, as many people walk their dogs in this area. Mr. Leary asked if Area 13 was on Eagle Point Drive. Mr. Davis indicated that Area 13

was right before St. Johns Golf Drive, where Holes 4 and 5 cross Eagle Point Drive. If the idea was to have a pilot program, Mr. Davis suggested using Golf and Country Club property. Mr. Leary asked why they were piloting. Mr. Cessera explained that depending on the soil conditions and the amount of water in the ground, the jasmine could be difficult. It is beneficial to do a pilot to ensure that the soil pH balance was right. Mr. Davis felt that they would be better off dropping little spots of sod into place, in order to lift it up. Mr. Meranda confirmed that they would not have beautiful sod in Area 13, due to the tree canopies, shade and roots that were spreading sideways. Mr. Cessera suggested doing a mulch bed with some ornamental grasses and bring it out to the curb. Rather than Area 13, Mr. Davis suggested starting with the destroyed areas underneath the big tree next to the basketball court and on the side of Hole 17. Mr. Leary felt that they should start from the St. Johns Golf Drive/Leo Maguire Parkway entranceway to the basketball court. Mr. Davis pointed out that when Ruppert pitched their company to the Board, they informed the Board that they knew exactly what to do with an area like that one, but it has not happened yet. Mr. Cessera promised to make that their main focus.

Mr. Cessera questioned whether the Board was receiving the monthly irrigation reports. Mr. Davis pointed out that the monthly irrigation report did not solve the problem, as every week there was area that was dry and was still dry the next week, which should never happen. Mr. Cessera agreed 100% but pointed out that the monthly irrigation report provided him with a starting point, so he knew who to look at and why things were not getting done. Ms. Taylor confirmed that the irrigation report for this month was received. They received one after the audit but was not receiving it monthly. Mr. Davidson pointed out that he understood the needs of the community and the Board and that there have been some shortcomings, which was why he requested that Mr. Cessera attend this meeting. Mr. Davidson requested a full analysis of everything that the Board was discussing and an action plan. He understood that the Board was frustrated but requested that the Board give Mr. Cessera time to remedy the situation, which was challenging. However, if he could not do so, the Board could look at alternative solutions. Mr. Davis agreed but asked if the Board should approve the sod proposal. Mr. Leary wanted to allow Mr. Cessera and the Vesta team come back with alternatives. Mr. Cessera pointed out that he would schedule a drive through with Mr. Meranda and their enhancement team and would provide an action plan to Ms. Taylor in a week.

- **Tennis and Basketball Court Replacements** (*Item 6D*)

Ms. Taylor requested that the Board discuss the tennis and basketball replacements at this time, as Mr. Sean Froehling with Fast-Dry Courts, was present. Mr. Froehling questioned the history of the courts. Ms. Taylor recalled that the tennis courts were built in 2001/2002 and the last time that it was serviced, was in early 2024. There were cracks before the resurfacing. They did the resurfacing and the cracks came back within months, which was why they were looking at rebuilding them. The asphalt base was disintegrating. In the updated proposal, they were looking at fencing it in.

Mr. Yuro joined the meeting in person.

Mr. Froehling acknowledged that the tennis courts were in better shape than the basketball courts, as the basketball court was showing worse signs. Some fiberglass repairs were made, but there were cracks and some of it was lifting. Therefore, a rebuild of the basketball courts was 100% warranted. In his opinion, the District could get a lower contract amount for the tennis courts and do a resurfacing, as there was much more life in the asphalt. Mr. Leary pointed out that this was exactly what he was asking for. Ms. Weitzel questioned how many years they had until a rebuild was needed. Mr. Froehling believed that they would get many more years out of the asphalt on the tennis courts, as the cracks were mainly paving machine cracks. Fast-Dry were strong proponents of fiberglass and included that in their proposal. The asphalt would crack at some point and the fiberglass either gives the paint more strength to hide the cracks or inhibits the appearance of them. Therefore, they suggested patching all of the cracks and adding fiberglass to everything inside of the fence line. Most of the cracks were not heaved or spalled. There were no dangerous spots, but there were a couple of places where the glass puckered, but that could be a moisture issue. Mr. Froehling reported that there was a great deal of sediment build up on the east and west most courts and recommended before any work was done on the courts, the drainage be improved. There was also a great deal of imminent root intrusion, causing some evidence of lifting. Mr. Davis pointed out that there was one area on the edge by the fence that was torn up. Mr. Froehling would look at this area, because if the Board chooses to do a resurfacing, it should be cut out and patched.

Mr. Davis recalled that the cost to do a rebuild was \$300,000 for all four courts and questioned the cost to do what Mr. Froehling was referring to. Ms. Weitzel recalled seeing a cost of \$282,500 for the rebuild and \$51,500 for the fence. Mr. Froehling indicated that what he was

proposing was \$100,000 less. Ms. Weitzel recalled that Fast-Dry proposed making one large tennis court area and removing the trees. Mr. Davis was interested in hearing that the court would last longer, but the question was whether it would be worth \$200,000 to make the court last a couple of more years or \$300,000 to make it last 20 years. Ms. Taylor recalled when Mr. Froehling's colleague, Amy, came out, she recommended a rebuild, based on the amount of moisture found on the asphalt base, plus the age of the asphalt and questioned why Mr. Froehling felt differently. Mr. Froehling felt that the community could still benefit from a rebuild and believed that Amy was primarily seeing that the cracks were pervasive and were along every single pavement seam. He pointed out that he has been in the business for 11 years and have seen many cracked courts and in his opinion, these tennis courts were not in danger of cracks getting out of control. If they did a resurfacing and repainted them every five years, they would get 10 to 20 years out of them. Ms. Weitzel's biggest concern was that she looked at it as a safety standpoint, because the courts get so much usage. She asked before and received a response from multiple companies that they had two years left before the courts get unsafely played on.

Mr. Froehling indicated that he resurfaced courts all of the time and his opinion was that these tennis courts did not have to be rebuilt. However, the basketball courts should be rebuilt as there was delamination of fiberglass and the lifting of cracks. There was also a drainage issue and felt that some landscape barriers would be helpful. Mr. Yuro questioned the difference in construction time, if they were going to resurface the courts versus having to rebuild them. Mr. Froehling indicated that it would take a couple of weeks to pull the asphalt out, scratch the rock, re-fortify the rock with a few truckloads and re-compact it. Then the asphalt had to cure for 30 to 45 days. Mr. Davis asked if this was to redo the basketball court. Mr. Froehling confirmed that it was to redo either the tennis or basketball court. If it was just a resurfacing, they could do four tennis courts in under three weeks. Mr. Yuro estimated that a re-build would take three to four months. Mr. Leary asked if Fast-Dry subcontracted the asphalt or did it in-house. Mr. Froehling indicated that they work with All Pro Surfaces, their main subcontractor. They had six surfacing crews and a couple of in-house crews, most of which were contractors. It was common to subcontract it out, as most tennis court contractors did not have their own paving crew, as the equipment was extremely expensive. Mr. Yuro questioned the last company that resurfaced the courts. Ms. Taylor recalled that it was Court Surfaces.

Ms. Weitzel noticed dead spots on Court 1 and a slope and felt that Court 4 needed to be looked at. In addition, the fence, was rolling up on the bottom, causing balls to go under the fence and was separating from the pole. She asked if it was \$200,000 to resurface the tennis courts. Mr. Froehling replied affirmatively, which included the rebuild of the basketball court. Ms. Weitzel pointed out that there was a huge difference between a rebuild and resurfacing and she just wanted to make smart decisions with the communities money. She did not want to resurface and have a similar conversation in three years and have angry residents. Mr. Davis questioned what guarantee Fast-Dry provided. Mr. Froehling confirmed that they provided a one-year warranty. Cracks were not covered, but fiberglass was a proactive approach to prevent cracks. Mr. Yuro felt that what Mr. Froehling was saying made sense, as they could get 10 plus years out of it. Mr. Davis asked if the price was \$100,000 if they just did the resurfacing of the two tennis courts. Mr. Leary recalled that prior resurfacing was a fraction of that cost. Mr. Yuro recalled paying \$30,000 for the last resurfacing, but they did not do a full membrane. Mr. Leary questioned the best practice for fencing. Mr. Froehling indicated that it depends on what they choose. If the Board wanted the fence mesh, they would do it first, as they did not want to get paint on the surface, but if the Board chose not to do the fence, they could resurface the courts as is. However, there were some gouges, especially where the fence mesh sunk and it was best to patch it. Mr. Davis asked if a fence redo was in order, as part of this project. Mr. Froehling confirmed that it was the time to do it, as the fence looked terrible. The fence currently had 9-gauge fence mesh, which was acceptable, but they would use a slightly thicker mesh. Mr. Yuro asked if they do anything down at the bottom to prevent it from curving up. Mr. Froehling indicated that they offer a bottom rail option.

Ms. Weitzel was in favor of the resurfacing, but if they were going to do the fencing, they talked about conjoining all four courts. However, if they were not rebuilding, they still needed to have a plan for the middle section, because the trees had to be removed. Mr. Leary questioned why the trees had to go, as they were cutting the roots. Mr. Froehling pointed out that consistently pruning the roots, should prevent root intrusion. Ms. Weitzel did not see the need to have two separate fenced in tennis areas and questioned what they were still going to do in that middle area. Mr. Froehling indicated that they could excavate in between courts. All of the fence options could be done with a rebuild or resurface, as their fence crew would be separate from their surfacing crew. Mr. Leary appreciated Mr. Froehling's honesty but felt that this problem

was messy and they needed to break it down into pieces. Their options were to either keep the courts and fences as they were and resurface them or make aesthetic changes, which was a separate project that they needed renderings for. Mr. Davis recalled that the quotes that they received separated out the tennis and basketball courts. There was also a quote from Ruppert for \$10,000 to remove the existing landscaping and two trees in the middle and a separate quote to redo the landscaping, including drainage solutions for around the edge of the tennis court. On the outside edges of both courts, the ground was higher than the low of the court and there should be at least 1 inch drop from the end of the courts down to the landscaping, with a French drain around it, so the groundwater would have a place to go. He requested a quote from Fast-Dry for the primary resurfacing and a couple of fence options. Mr. Froehling would provide a resurfacing option on the same itemized quote.

Mr. Davis did not recommend, if they did the resurfacing, not joining the courts. Mr. Froehling recommended preparing the area in the middle landscaping for removal and drainage. Mr. Davis preferred to have the fence and landscaping removed and to resurface and re-install the fence in the same configuration. Ms. Weitzel wanted to see the options side by side and questioned the life span of the basketball court, before it was unsafe to play on. Mr. Froehling indicated that there were cracks that were slightly raised but did not see any tripping hazards or anything alarming and questioned whether the Board had a timeframe to rebuild the basketball courts. Mr. Davis felt that if they did a complete rebuild of the basketball courts before the tennis courts get resolved, they were making the wrong move for the residents. They should do something that would solve the residents problems and requested a quote for the resurfacing of the tennis courts and separate fence quotes. Mr. Laughlin pointed out that it was included in the \$282,500 quote. Mr. Yuro wanted the option with the lower rail. Mr. Froehling left the meeting. Mr. Yuro felt that what Mr. Froehling stated made more sense to him, because there was no way that an asphalt tennis court should deteriorate as fast as an asphalt road. Mr. Leary wanted to see an apples-to-apples comparison with all three vendors and questioned whether they all provided the same recommendation. Ms. Taylor confirmed that all three vendors recommended a rebuild and this was the first time that she heard anything about resurfacing the tennis courts. However, when all three vendors provided their proposals, Fast-Dry was the company that she felt was the most proactive dealing with cracks and was the only company that suggested a fiberglass

membrane. Mr. Leary requested that the other two companies provide a bid on a fiberglass membrane and whether they were willing to resurface.

- **Tennis Court Relandscape** (*Item 6E*)

Mr. Davis recalled Ruppert's quote for \$10,700 to remove the existing landscaping and trees all around the tennis courts and a separate quote for \$39,500 for a number of different plants, rock, perforated pipe and a drainage box. Mr. Yuro was not concerned about the \$10,700 removal but wanted to obtain additional bids for the second quote, because anyone could do that work. Mr. Leary felt that at a bare minimum, they could resurface the tennis courts and install landscaping to improve the drainage or aesthetics and requested renderings. Mr. Davis recommended between now and the next meeting, that the Board walk the interior edge of the tennis courts and look at the level of the landscaping, as through the fence line, there were hedges and a mound where the roots causing the water to not get out. The hedges were too close to the courts and needed to be reduced. Mr. Leary preferred to remove the bushes and put in different material. Mr. Yuro recalled that this was part of the \$10,700 proposal. Mr. Marcinell pointed out that it was \$10,700 to remove the landscaping and \$39,500 for drainage and plantings; however, he would not recommend adding a perforated pipe, as there were many drainage structures and recommended doing a trench drain, to get the water away from the courts. Mr. Davis proposed getting a couple of landscapers to tell them what to do, with the goal of getting the level of the landscaping down and ensuring that the water could flow freely through and drain. Ms. Taylor asked if the Board wanted her to get quotes on the exact plant material that Ruppert suggested. Mr. Davis wanted to see what other landscapers recommended. Ms. Weitzel preferred to obtain bids from other landscaping companies, as Ruppert currently needed to focus on the issues that were brought up earlier. Mr. Yuro requested that Mr. Marcinell provide a recommendation on the type of drain.

B. Attorney

Mr. Haber did not have much to report, as the Legislative Session recently ended in Tallahassee. However, there were two big Bills that he wanted to bring to the Board's attention. The first Bill, which he did not expect to impact this District, was the ability for members of a community to recall Board Members, to the extent those Board Members commit certain specified violations in the Statute. There was an entire process where a petition was needed with

a certain number of signatures and an opportunity to respond. If all of that was met, then there was an actual recall election held by the Supervisor of Elections, which must be paid for by the individual seeking the recall. This was due to a District in Osceola County, that had Board Members stealing money from the District, allegedly and then refusing to meet to address the topic. The legislation was sponsored by representatives from Osceola County. The other Bill that hopefully would not impact the District, but had the possibility of impacting it, was regarding sovereign immunity, where certain cases could not be brought against the CDD. But there are a limited number of cases, primarily negligence or tort cases, where someone gets injured, which was the result of a failure for the CDD to properly maintain an improvement that resulted in the injury. In those cases, a lawsuit can be brought against the CDD, but there were monetary limits on the amount that the plaintiff could recover. Those monetary limits were increased from what they were statutorily. To the extent that this District was sued and lost and those higher limits were reached, the District's general liability insurance was still below \$1 million and the District should be in good shape. His office would circulate an update on Bills that were of interest to the Board.

Mr. Leary asked if Mr. Haber would be drafting the field usage agreement with the LPA. Mr. Haber replied affirmatively. Mr. Leary asked if the LPA paid a deposit, as previously there was field damage and they violated the agreement. Mr. Laughlin requested that there be language included in the agreement. Mr. Haber explained if a contractor did something that resulted in damage to the CDD, the CDD would have the right to make a claim, without there being a clause in the agreement. Therefore, there was likely recourse under the law and in the agreement, to address the issue. Mr. Davis thanked Mr. Haber for his response on the email that he sent regarding the speed sign, as he asked Mr. Haber if placement or visual clearance came up in any regulations and if there was potential liability for the District placing a sign too close to a tree, so it could not be viewed. Mr. Haber reported that he did not see anything about the placement of a sign, relating to the distance from trees or obstacles.

C. Engineer

Mr. Marcinell reported that Ms. Taylor contacted him to inquire whether they were able to transfer the ownership of roads and he contacted Mr. Clint Lynch, the Chief Engineer for St. Johns County, who indicated that the Board of County Commissioners had recently been pushing

back on accepting any new roads for county ownership or maintenance and would be surprised if they accepted a 20-year-old road. Mr. Yuro shared earlier with Mr. Marcinell that he looked at this eight or ten years ago and was told that before the Board of County Commissioners would even consider it, the CDD needed to bring the roads up to brand-new levels, which included a video inspection of every storm pipe. However, it would cost \$1 million to do the inspections and make any corrections, before it even got presented to the Board of County Commissioners and it was highly unlikely that the Board of County Commissioners would even accept the roads at that point. Mr. Haber indicated that he represented many developers that established new communities and one of the exhibits that was included in the petition to establish a new CDD, was to show what improvements the CDD was going to finance and construct. They further needed to identify who was going to operate and maintain the roadways. Spine roads like the ones in St. Johns and Sampson, were owned by the county.

D. District Manager

Mr. Laughlin recalled that he was contacted by a company that was interested in purchasing land that the District owns at the entrance of Old County Road (CR) 210 and Leo McGuire Parkway. However, it was a conservation easement, which the CDD could not sell. They then asked whether there were any other areas in the community that they could purchase to develop it commercially. Mr. Laughlin informed them that the Board would not be interested in that at all. Mr. Yuro did not think that anything was available. Mr. Laughlin further reported that the initial plans were to have the budget on this agenda for discussion; however, they were still finalizing it but provided a rough draft to the Board. He planned to meet with Mr. Davidson and Ms. Taylor, to discuss each individual line item and obtain Vesta pricing. At this time, the preliminary increase was 2.6% or \$41 for the entire year. The budget would be on next month's agenda for discussion purposes, as the Board would not be approving it until May and adopting it in August. When the budgeted was adopted, the Board could lower the price but not increase it.

Ms. Weitzel asked if the concerns raised by the Board to Ruppert were not satisfactory to the Board and the Board needed to look elsewhere, whether this needed to be decided for budgeting purposes. Mr. Laughlin indicated that it should be approved prior to the budget adoption. When Yellowstone was the landscaper, the landscaping line item was \$201,000 and it was possible that some of the companies could honor the prices that they submitted previously,

as long as it was under the \$195,000 threshold. However, there could be a contingency line item, but if they had issues through August and wanted to switch landscape companies, they could engage another landscape company or remove the contingency line item. Mr. Yuro questioned why there was a 62% increase in water. Mr. Laughlin noticed that it increased from \$18,000 to \$30,000 and believed that it was due to the mainline breaks. Mr. Yuro pointed out that most of the mainline breaks were at the pump house. Mr. Davis recalled where tons of water was coming out into the street. Mr. Leary estimated that almost half of the year, \$12,000 was spent on water. Mr. Yuro requested that staff review the water bills.

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. In the Pond Report, she asked Lake Doctors to check the bulkheads at each pond, as they were approaching growing season. Everything looked good except for Pond 25A. Lake Doctors planned to spray this pond earlier this week, but due to the wind, they were unable to and were aiming for tomorrow.

5. Proposal for Fountain Nozzle Repair

Ms. Taylor reported that the pond fountain nozzle broke again. The contractor was able to come out and fix it and proposed installing a premium nozzle, which was made out of sturdier material, as the current one was made out of two pieces, which break when joined together. The cost for the premium nozzle was \$605, which she could approve, but wanted to bring it before the Board, as it would change the height of the fountain.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Proposal from Lake Doctors for the fountain nozzle repair in the amount of \$605 was approved.
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Mr. Davis questioned why someone would sell the District something that was in two parts, versus one. Ms. Taylor did not know as it was a cheaper version. Ms. Weitzel recalled

forwarding an email from Mr. Williams, who complained about the trash and debris that was building in the lake and questioned whether this was done by Lake Doctors. Ms. Taylor confirmed that Lake Doctors mainly did algae treatments and if they pulled out algae and trash, it was an additional fee. Ms. Weitzel pointed out that according to the email, there was massive trash and debris on Cross Pointe Way, between 1876 and 1900. Mr. Leary believed that this was the homeowners responsibility. Ms. Weitzel requested that someone respond to Mr. Williams. Mr. Davis pointed out that his property was behind Pond 25 and he was picking up trash regularly. Mr. Leary felt that it was appropriate for Ms. Taylor to respond to Mr. Williams.

Ms. Taylor reported that there were a couple of crosswalks that needed to be painted. A color-coded map was provided to the Board. The blue lines were where people were crossing the street, but there was no stop sign, such as from St. Johns Golf Drive to Drury Court. There were five crosswalks, but one of them was on Forest Glen Way, against a cul-de-sac, which was not necessary. The purple ones were where the flow of traffic was going in one direction, but had a stop sign in the other direction, such as from Glenfield Crossing onto Foxtail Court, where someone could turn without having to stop, but had to stop at Foxtail Court to turn onto Glenfield Crossing. The red ones were where stop signs were all around the intersection. It would cost \$200 for a new crosswalk. There was also a proposal from Duval Asphalt to repaint all of the stop bars and current crosswalks, in the amount of \$4,000 and an additional \$800, to paint the four that were blue where there was no stopping, for a total amount of \$5,000. If the Board wanted to just paint the four that were blue, she requested that the Board approve a not-to-exceed amount of \$1,000. Mr. Marcinell recommended re-painting all of the crosswalks, even the one in the cul-de-sac, due to the liability of excluding a single one. Mr. Yuro pointed out that the blue ones, where there was a crosswalk with no stop sign, should have a crossing sign.

Mr. Marcinell reported that when he was performing an inspection for the curbing, he noticed a painted crosswalk and another section and sidewalk near it, that was not painted. It was odd to have two of them back-to-back. Ms. Weitzel asked if a push button was needed. Mr. Yuro did not think that it needed one. Mr. Yuro was not against the proposal but wanted to know if it was thermoplastic versus paint. Mr. Marcinell pointed out that it was a raised layer that was used on crosswalks for longevity and for people that were blind. Mr. Yuro preferred thermoplastic over paint, as paint fades. Shearwater just repaved a section of road that was half a mile or three quarters of a mile and were using thermoplastic striping on all of a stop bars and center striping.

If Duval Asphalt was repainting all of the stop bars and crosswalks with thermoplastic for \$4,000, Mr. Yuro was in favor of it. Ms. Taylor would come back to the Board with that information and an updated proposal. Mr. Leary requested photos of the locations.

6. Slide Colors

Ms. Taylor reported that the slide resurfacing was going to be scheduled; however, the color schemes, did not fit their current colors and requested Board approval. The slide colors were included in the agenda package. Their current colors were Traffic White with a hint of Ivory. Ivory and Tan would be too close to the color of the actual structural beams. Mr. Davis asked if Ms. Taylor had a recommendation. Ms. Taylor felt that Traffic White was closer to what the slide currently had but was concerned with how bright it would be and the amount of pollen that would show on it. However, they could ensure that maintenance stays up to date on the pressure washing. Ms. Weitzel questioned why they would not go with Ivory. Ms. Taylor was concerned that Ivory would clash with the beam color. Mr. Laughlin suggested Window Grey. Ms. Weitzel thought that Grey was pretty and assumed that the pollen and all of the dirt would show less on Grey than White. Mr. Yuro did not have an opinion on colors. Mr. Davis preferred to go with Ms. Taylor's recommendation.

7. Proposal for Speed Radar Sign

Ms. Taylor reported that Mr. Don Clark of Stripe Zone was able to perform an onsite visit and dimmed the brightness of the radar sign and permanently disabled the white lighting. There was a noticeable difference while driving at night. A quote was provided for an exact replica of the sign that was next to the Amenity Center parking lot. There was a big difference, as the sign that was further from the Amenity Center, was \$700 to \$850 and the sign that was closest to the Amenity Center was \$7,000. Mr. Yuro pointed out that when the sign was approved, two signs were approved. Mr. Laughlin recalled that the Board approved a not-to-exceed amount for two signs. Mr. Yuro indicated that only one sign was approved, because the Board had issues with the location of the other sign. Mr. Leary recalled that the vendor came back to the Board and stated that there were more options for these signs and the Board assumed that it would be the same spec, but the actual sign cost was significantly lower than the original sign that was installed. Mr. Laughlin believed that the sign closest to the Amenity Center was a radar sign, which was \$3,050. Mr. Leary asked if it included the sign and the post. Mr. Laughlin replied

affirmatively. Mr. Davis pointed out that first sign was for the inbound traffic and had yellow numbers. Mr. Laughlin confirmed that this was the \$3,050 sign. Mr. Davis questioned the cost for the new sign, which was white with green and red numbers, facing outbound traffic. Mr. Laughlin indicated that it was \$6,150. Mr. Davis questioned whether they had to spend any more time and money, as the most important problem, was resolved, but felt that the green and red numbers were still too bright and the placement of the sign was not appropriate. It should be brought into the neighborhood and be visible by 100 yards without any obstructions but did not know if it was worth doing any changes at all. Ms. Weitzel agreed with lowering the brightness of the red and green and if the speed limit was 25 miles-per-hour, it should be green.

8. Proposal for Tree Canopy Life

Ms. Taylor presented proposals with Taylor Tree Services in the amount of \$50,000 and Quills Tree Services in the amount of \$45,000, to lift up the tree canopies on sidewalks and roadways. There was a third proposal, but it was much higher and was not included. Taylor Tree Services did quite a bit of work in this community and helped with cutting down any dead trees in the preserves. Quills Tree Services lifted tree canopies in 2023. Mr. Yuro questioned the amount spent last time. Ms. Taylor recalled that \$38,000 was spent. Ms. Weitzel asked if staff was happy with the job that Quills did last time. Mr. Laughlin did not receive any complaints. Mr. Yuro was in favor of lifting the tree canopies, as they would get complaints from the School Board. Ms. Weitzel preferred to use the same company as last time. Mr. Leary questioned where they would get the \$38,000 from. Mr. Laughlin indicated that it would come from capital. Mr. Laughlin pointed out that Taylor Tree would elevate tree canopies eight to ten feet over the sidewalk, but Quills would elevate them 10 feet. Ms. Weitzel asked if this work could be completed over the Summer, as there were only two more months of school. Mr. Laughlin noted that the ideal time was when the trees were dormant. Ms. Weitzel was concerned that during the growing season, the trees would grow faster. Ms. Taylor pointed out if the tree company could schedule the work as soon as possible, they would not have additional growth, but if not, they should do this work in October/November. Mr. Yuro suggested including this item in the budget and budgeting \$15,000 to \$20,000. Mr. Laughlin would add a General Fund line item for tree trimming. Ms. Weitzel preferred to wait until October. Mr. Laughlin recommended including it as a capital expense in the budget.

9. Proposal for Streetlight Pole

Ms. Taylor reported that it took some time to find the closest match to their current streetlight pole, which was taken down in an accident, because they did not make it any more. As a result, she worked with a lighting company and found out this morning from Beacon Electric, that they could not replace the streetlight pole that had two light fixtures on it, in the medians. It was helpful to have lights in the medians, as it lights up both sides of the road. It was not the best option to have one light fixture in those medians, as it would not give off enough light and would meet with the lighting company representative and their installation crew representative, to discuss what they had and requested that this item be placed on hold. In the Reserve Study, it was tentatively scheduled to replace these light poles in the next three years and if the Board selects a streetlight pole and decided to do this project in the next three years, the light would have to be replaced again. Mr. Yuro asked if they were only replacing one light pole. Ms. Taylor was only planning on replacing one at this time but did not want to replace it with something that they could not match. Mr. Davis requested a side-by-side comparison. Mr. Yuro recalled replacing one light pole five or six years ago on CR 210, which looked different than all of the other ones, but it was close and suggested that Ms. Taylor see who the vendor was. Mr. Davis asked if the driver's insurance was covering the replacement of this pole. Ms. Taylor indicated that the CDD would pay for it and the insurance company would send a check.

Mr. Laughlin recalled that in one community, a large monument got hit and the proposals were provided to the driver today and their insurance company was already cutting a check, but there were times where the insurance company requested proof of payment and recommended not doing anything until the pole was being replaced. Mr. Davis pointed out that the Board could decide not to replace it this year and replace all 10 poles later. Mr. Laughlin indicated that they could not wait years, but it could take as long as four or five months. Mr. Leary pointed out that the Reserve Study indicated that streetlight poles may need to be replaced, but that did not mean that they would be replaced. Mr. Davis requested that they match the pole as close as they could and get it replaced; however, they should choose one that has the option of a double light. Mr. Leary asked if they were looking at the level of illumination at the entrance ways, especially the one at Leo Maguire Parkway, as it could be brighter. Ms. Taylor indicated that this was one of

the things that she was talking to their installation team about and planned to discuss this with the lighting team, as she would like more illumination.

10. Proposals for Painting Golf Cart Bridges

Ms. Taylor presented a proposal from Tropical Pressure & Painting to repaint the golf cart bridge off of CR 210, in the amount of \$6,400. She asked for some updates and Mr. Mark Burdetsky was able to add in the lighted caps to the railing posts and a step on either side of the bridge, to make it easier to get onto the bridges. That raised the cost of the proposal from \$5,800 to \$6,400. Ms. Weitzel questioned when this work would be completed. Ms. Taylor indicated that they held off on pressure washing of the awning poles and entrance monuments, because she wanted to see if the Board was interested in painting and pressure washing the bridges. Therefore, if the Board were to approve the work, it could be scheduled relatively soon. Ms. Weitzel voiced concern that they were approaching prom season and the bridges would be heavily used. A quote was also provided to pressure wash and repaint the bridge closest to the Amenity Center parking lot, which was in the amount of \$4,200. She contacted Mr. Chris Reiner at the golf course but had not heard back from them. Mr. Leary pointed out that he received an email from the club saying that Mr. Reiner moved to a different club. Ms. Taylor was not aware of this and would reach out to the golf course. Mr. Leary indicated that the bridge closest to the Amenity Center needed to be repainted, but it should be paid for by the golf course, as the golf course owned it. Ms. Taylor would inform Mr. Burdetsky to proceed with these projects and to hold off on the bridges until they learned more.

Ms. Taylor reported that in addition to Robert's daily tasks, there were a couple projects that he was focusing on in the upcoming month. He will be cleaning out the debris in storm drains throughout the neighborhood, due to the number of leaves dropping this season and the recent storm. He completed pressure washing and deep cleaning of the pool deck, to ensure that they were ready for Spring Break. He was going to strengthen the stop sign at Stonehenge Trail Lane, where Cross Pointe Way intersects, as it was crooked and would then focus on strengthening the golf cart wooden posts that were near the playground/volleyball court, which were also crooked. Ms. Taylor did not have an update on the sidewalk repairs, but it was tentatively scheduled for April 6th through the 9th, as long as they did not have any bad weather. Information would be sent out to residents. Andrew was going to provide a comprehensive

proposal of all the replacements, as well as a history of all of the repairs that were made in the community. Mr. Davis pointed out that the panel in front of 413 St. Johns Golf Drive was still not replaced. Mr. Yuro noted that a panel in front of his house had a large gap and should be replaced sooner rather than later, as it was next to a school bus stop.

Ms. Taylor obtained two proposals for the meeting room flooring and was obtaining a third one. She would provide all proposals to the Board at the next meeting. She would also have color and flooring samples and requested a Board liaison, to ensure that the flooring recommendations that they receive, the Board was happy with. However, it was difficult to find a match, because the walls had both cool and warm tones. Ms. Weitzel questioned whether they should put much effort into it, as they were talking about eventually upgrading the meeting room. Mr. Laughlin pointed out that the Board needed to decide what route to take. Mr. Leary recalled saying at the last meeting, that if the floor was broken, it needed to be fixed but recommended not putting much time into choosing colors. Ms. Weitzel felt that the floor needed to be fixed prior to Summer Camp. Mr. Laughlin recommended discussing this matter further during the amenity meeting room upgrade. Ms. Taylor reported that the swing set sets have been installed and was waiting to hear back about the wooden slats. She planned to look for a different vendor. She had not obtained any quotes for the benches and picnic tables. Ms. Weitzel recalled that a resident emailed pictures of the playground climbing structure, which had peeling paint. Ms. Taylor reported that Robert was able to cut off the peeling material and it was not sticking out any more.

Ms. Taylor reported that the Amenity Center sign had many moving parts to it and would be an ongoing conversation. They needed more information on the best route to go in for the St. Johns Golf Drive sign, as the root system was up against the sign. Therefore, putting in turf would not be a good idea and recommended having a mulch bed with some plant material. The poles for the sign match the rest of the community but questioned whether the Board wanted it to match the light poles. In the meantime, Robert was going to cut the poles so they would be straight and at the same height and cap it off. Mr. Davis asked if these poles were by the Amenity Center and if they were not the same height. Ms. Taylor replied affirmatively. On one of the poles, the cap got torn off and the top of the pole was crooked. The other one was perfectly fine but asked if the Board wanted the sign posts to be the same color as the streetlight poles. If that was not the case, she could stick with the same poles. Mr. Yuro wanted the color to be the

same as the streetlights, signs and mailboxes. Ms. Taylor pointed out that at the next meeting, she would bring renderings for a new bigger sign. Spring Break was last week and there were new lifeguards. She spent most of her time on the pool deck and heard good things about their certification weekend and the quality of the lifeguards. They were going to start having audits in May in order to be rescue ready and a flyer would be sent to residents, as they would see lifeguards jump into the pool. Mr. Davis asked if they had lifeguards every weekend. Ms. Taylor confirmed that they would have lifeguards on weekends leading up to the end of May and then every day during the Summer.

Regarding upcoming events, they had a raffle for their mobile access registration form. Of the 70 households that participated, three went home with a nice cookie basket. A Spring paint workshop was held on the last Saturday of February. There was supposed to be a Spring Break bash on Tuesday, but it was 58 degrees and it was moved to Friday. Clarks Critters would be there with their reptiles. There were hot dogs, ices and live music. This Saturday was the Spring Fling, which was their Easter event. They would have inflatables, Easter crafts, the Easter Bunny and Easter egg hunt, which starts at 12:30 p.m. Movie on the Lawn was on Friday, April 3rd, with a showing of the movie Zootopia 2. On April 11th, there were going to be two events. In the morning, there was a Spring community yard sale and in the evening, there was a 21 and up Family Feud night. To finish out April, they were having a Resident Appreciation Day, where residents would receive free ice cream from Brewsters. In regards to Summer Camp, last year, the Board allowed non-residents and questioned whether the Board would allow non-residents this year, as they were at a plateau with 15 kids. Ideally, they wanted to have 30 kids. Her plan was to have non-residents who were connected with the community or the relative of a resident who lived in the community but not push it out to neighboring communities. Mr. Yuro was fine with this, as long as they were not preventing residents from joining.

Ms. Weitzel reported that many residents wait until closer to Summer Camp to register and wanted residents to have the opportunity to sign up. Ms. Taylor did not want to push it out to non-residents until after the Spring clean, as they would be promoting upcoming events, such as Summer Camp. Ms. Weitzel thanked Ms. Taylor for bringing back many of these community-based events like the paint workshop and Spring Break bash. Mr. Leary asked if Ms. Taylor had an update on the budget request that she was planning to make, which was to increase Robert's hours. Ms. Taylor did not have the numbers and would provide it at the next meeting; however,

Robert was currently part-time, working 20 hours and would like for Robert to work full-time at 40 hours. Mr. Leary felt that they should be looking for some offsets in the budget, as the hope was for Robert to substitute in some third-party work. Ms. Taylor pointed out that the pressure washing and storm drain cleaning were done by a third-party vendor, as Robert runs out of time. Mr. Davis requested better coverage on trash pickup in the forests. Mr. Laughlin pointed out that there were offsets in the budget for specific items, but what would be affected, was the repair and replacement (R&R) line item.

SIXTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

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

Mr. Davis felt that the pool deck renovation was a brilliant project and it should be completed. However, he would like to revise his statement made at the last meeting on the amenity meeting room upgrade, as his favorite things on the room renovation were the windows that face the pool and additional storage space. With those two items, he would support the project but was not confident in the design and questioned whether they would fund it with a bond or a bank loan and requested presentations on these two funding mechanisms. Mr. Laughlin pointed out if they were not going to use the bond funds that they already had, MBS could make a presentation. However, the cost of issuance of a bond would be approximately \$200,000 to \$300,000. The other option was to take out a private five-year bank loan. Ms. Weitzel pointed out from a resident perspective, she wanted to know where they were going with this, because they seem to have the same conversation every month. She wanted to know the status of the projects and where the Board was heading. Regarding the tennis and basketball court replacements, Mr. Laughlin indicated that bond money could be used for the engineering report but did not know if the resurfacing with fiberglass was considered to be a maintenance item or enhancement and was looking into that. However, it was possible for the tennis court resurfacing, to be paid out of the capital. At this time, there was healthy capital.

Regarding Ms. Weitzel's question, Mr. Davis recalled that the Board spent the last three months discussing the basketball court, as it would cost \$400,000 to rebuild them and now all of a sudden, they were discussing resurfacing the tennis courts. Ms. Weitzel pointed out that these

conversations were taking place prior to her being on the Board and felt that the Board needed to start making decisions on the direction. Mr. Leary recalled that the amenity meeting room was discussed for two years and up until the last meeting, felt that the Board was moving ahead with that project. In addition, a great deal of money was spent on designs and bids. However, he felt that the pool deck and meeting room upgrades, added a tremendous amount to the community and liked the designs as they were. He proposed having the two meeting room bidders attend a meeting, so they could discuss the project and share some ideas and thoughts, as well as having the top bidders on the pool deck renovation attend a meeting. He would also like to look at the least cost to get the tennis and basketball courts fixed and taking out a loan. Mr. Yuro did not disagree and was of the opinion, if the money was set aside, the money should be spent on these upgrades, but if they wanted to take out a loan or a bond, that was a different conversation. However, if they were looking at a loan or a bond, they should communicate that to the residents, to make sure that the residents were aware that the Board was obligating them to spend additional money. Mr. Davis pointed out if the tennis courts were \$60,000 instead of \$300,000, then they had enough money in the existing bonds. Mr. Laughlin must confirm that the prices were still the same.

Regardless of the recommendation of the vendor today about the basketball courts, Mr. Davis felt that they could let it go longer, as residents were not asking for it. Mr. Yuro felt if they did the basketball courts ahead of the tennis courts, there would be an uproar from residents. Mr. Davis agreed. Mr. Leary pointed out that the amenity room upgrade was \$295,000. Mr. Davis recalled that the pool deck renovation was \$189,000. Mr. Laughlin indicated that the lowest bid was \$164,000. Mr. Davis felt that both projects would be valuable to residents but did not need MBS to do a presentation at this time, as he wanted to wait for the tennis court quote. However, he liked Mr. Leary's suggestion of having the vendors come before the Board to discuss the amenity meeting room and pool deck renovations. Ms. Weitzel recalled that they had renderings of the windows and asked if they had renderings of the upgraded furniture. Mr. Yuro believed that they had all of the designs. Mr. Yuro did not think that it hurts to hear from the vendors but felt that there was vagueness in the pool proposal. Mr. Laughlin pointed out that the pool proposal was updated by Urban Edge. They submitted off of the plans that ETM provided for the splash pad and provided different options. Mr. Laughlin would reach out to the vendors and ask

them to attend the next meeting. Mr. Davis requested a list of projects for future agenda packages and including the space between the tennis courts on this list.

D. Tennis Court Landscape Demo

E. Tennis Court Relandscape

Mr. Laughlin presented a proposal for the tennis court landscape demo, which was for the removal of all of the landscaping around the tennis court and a proposal for the tennis court relandscape. They were not at the point of replanting. Mr. Leary pointed out for the tennis court landscape demo; he wanted to be clear about the problems that they were trying to solve. Mr. Laughlin indicated that the drainage needed be solved. Putting in the landscaping was an aesthetic matter. Mr. Davis pointed out that they needed to wipe out all of the existing landscaping in order to fix the drainage. Mr. Yuro noted that the roots were definitely an issue. Mr. Davis indicated that the biggest issue was whether to remove the two trees or just trim the roots. Mr. Leary felt that they needed to break it out into bare essentials, fix the existing courts and define it clearly. Mr. Laughlin pointed out that maintaining the landscaping falls under maintaining what they currently had, as they were just demoing it and re-building it. He would include this on the capital improvement list, under tennis court median renovation and include the basketball court rebuild. Mr. Davis noted that whichever project they do, they should go through the effort of improving the drainage, to extend the life of the replacement.

SEVENTH ORDER OF BUSINESS

Contracts Review

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Request

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Public Comments

No public was present.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of February 19, 2026 Meeting

B. Financial Statements as of February 28, 2026

C. Check Register

Mr. Laughlin presented the minutes of the February 19, 2026 Board of Supervisors meeting, Financial Statements as of February 28, 2026 and Check Register for March 26, 2026, totaling \$113,020.32.

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

ELEVENTH ORDER OF BUSINESS

Proposals for Security Services

The Board entered into a Closed Session to discuss the proposals for security services at 9:07 p.m. The Closed Session ended at 9:23 p.m.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from Central Security for seven days per week security services with no car and unarmed guards in the amount of \$84,448 was approved.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 16, 2026
@ 6:00 p.m. @ St. Johns Golf & Country
Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for April 16, 2026 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Sampson Creek Community Development District

[PERIODS INCLUDED: October 01,
2025 thru March 31, 2026]



Thursday, April 9, 2026

Financial Services Dashboard Status Report - March 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: **4/9/26**
 % of Fiscal Year Completed: **50.00%**

Topic **Status**

Financial State Of The Union:

[PERIODS INCLUDED: October 01, 2025 thru March 31, 2026]

10) In Good Order

Balance Sheet - General Fund

Beginning Fund Balance/Cash & Cash Equivalents (Unaudited)	\$	331,113.27			10) In Good Order
Excess Revenue/Cash and Cash Equivalents Current Fiscal Year	\$	473,519.32			10) In Good Order
Current Ending Fund Balance/Cash & Cash Equivalents	\$	804,632.59			10) In Good Order

FYTD Tax Assessments Collected	\$	1,808,633		98.16%	10) In Good Order
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General Fund

Category	Budget	Actuals		Actuals % Budget	
Total Revenues	\$ 1,232,236	\$ 1,204,320		98%	10) In Good Order

[PERIODS INCLUDED: October 01, 2025 thru March 31, 2026]

Total	\$	1,135,698	\$	586,383		52%	10) In Good Order
Administrative	\$	159,079	\$	88,096		55%	20) Watch Item
Field Operations	\$	976,619	\$	498,287		51%	10) In Good Order

General Fund - Material Line items

Administrative

Engineer	\$	15,000	\$	13,374		89%	20) Watch Item
Attorney	\$	23,963	\$	6,317		26%	10) In Good Order

Field Operations

Security Operations	\$	83,500	\$	40,967		49%	10) In Good Order
Repairs & Maintenance	\$	32,849	\$	17,111		52%	10) In Good Order
Electric	\$	82,500	\$	42,311		51%	10) In Good Order
Landscape	\$	248,398	\$	127,978		52%	10) In Good Order

Recreation Facility

Onsite Staffing	\$	193,091	\$	97,745		51%	10) In Good Order
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Long Term Debt

	<u>10/1/25</u>	<u>Principal Payments</u>		<u>3/31/26</u>	
Series 2016	\$ 4,200,000	\$ -	\$	4,200,000	10) In Good Order
Series 2020	\$ 2,470,000	\$ -	\$	2,470,000	10) In Good Order
	<u>\$ 6,670,000</u>	<u>\$ -</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)	20) Watch Item
Funding ⁽¹⁾	\$ 175,000	\$ 175,000	\$ -	\$ -	10) In Good Order
Account Balance	\$ 349,137	\$ 337,867	\$ -	\$ (11,269)	10) In Good Order

Series 2020 Construction Account

	<u>10/1/25</u>	<u>Actual to Date</u>	<u>Interest Income</u>	<u>3/31/26</u>	
Account Balance	\$ 526,195	\$ 41,836	\$ 7,620	\$ 491,978	10) In Good Order

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

Financial Services Dashboard Status Report - March 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: **4/9/26**
 % of Fiscal Year Completed: **50.00%**

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

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

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

Sampson Creek
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Sampson Creek
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 58,103	\$ -	\$ -	\$ 58,103
Petty Cash Account	\$ 488	\$ -	\$ -	\$ 488
Capital Projects Account	\$ -	\$ -	\$ 21,005	\$ 21,005
Due from General Fund	\$ -	\$ -	\$ 3,680	\$ 3,680
Deposits	\$ 820	\$ -	\$ -	\$ 820
<u>Investments:</u>				
US Bank Custody	\$ 820,768	\$ -	\$ -	\$ 820,768
State Board of Administration	\$ -	\$ -	\$ 312,798	\$ 312,798
<u>Series 2016</u>				
Reserve	\$ -	\$ 193,381	\$ -	\$ 193,381
Revenue	\$ -	\$ 548,028	\$ -	\$ 548,028
Construction	\$ -	\$ -	\$ 7,163	\$ 7,163
<u>Series 2020</u>				
Reserve	\$ -	\$ 112,710	\$ -	\$ 112,710
Revenue	\$ -	\$ 106,137	\$ -	\$ 106,137
Construction	\$ -	\$ -	\$ 492,362	\$ 492,362
Total Assets	\$ 880,179	\$ 960,257	\$ 837,009	\$ 2,677,445
Liabilities:				
Accounts Payable	\$ 71,867	\$ -	\$ -	\$ 71,867
Due to Capital Reserve	\$ 3,680	\$ -	\$ -	\$ 3,680
Total Liabilities	\$ 75,547	\$ -	\$ -	\$ 75,547
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 820	\$ -	\$ -	\$ 820
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 741,410	\$ -	\$ 741,410
Debt Service - Series 2020	\$ -	\$ 218,847	\$ -	\$ 218,847
Capital Projects - Series 2016	\$ -	\$ -	\$ 7,163	\$ 7,163
Capital Projects - Series 2020	\$ -	\$ -	\$ 491,978	\$ 491,978
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 337,867	\$ 337,867
Unassigned	\$ 803,813	\$ -	\$ -	\$ 803,813
Total Fund Balances	\$ 804,633	\$ 960,257	\$ 837,009	\$ 2,601,898
Total Liabilities & Fund Balance	\$ 880,179	\$ 960,257	\$ 837,009	\$ 2,677,445

Sampson Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,216,236	\$ 1,216,236	\$ 1,193,869	\$ (22,367)
Interest Income	\$ 15,000	\$ 7,500	\$ 6,488	\$ (1,012)
Clubhouse Income	\$ 1,000	\$ 500	\$ 3,963	\$ 3,463
Total Revenues	\$ 1,232,236	\$ 1,224,236	\$1,204,320	\$ (19,916)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,400	\$ 600
FICA Expense	\$ 918	\$ 459	\$ 413	\$ 46
Engineering	\$ 15,000	\$ 7,500	\$ 13,374	\$ (5,874)
Dissemination	\$ 2,337	\$ 1,169	\$ 1,169	\$ 0
Arbitrage	\$ 1,200	\$ 600	\$ -	\$ 600
Assessment Roll	\$ 5,843	\$ 5,843	\$ 5,843	\$ 0
Attorney	\$ 23,963	\$ 11,982	\$ 6,317	\$ 5,665
Annual Audit	\$ 4,000	\$ 3,800	\$ 3,800	\$ -
Trustee Fees	\$ 8,869	\$ 4,434	\$ 4,445	\$ (10)
Management Fees	\$ 67,702	\$ 33,851	\$ 33,851	\$ (0)
Information Technology	\$ 1,169	\$ 584	\$ 585	\$ (0)
Telephone	\$ 400	\$ 200	\$ 407	\$ (207)
Postage	\$ 600	\$ 300	\$ 186	\$ 114
Printing & Binding	\$ 400	\$ 200	\$ 114	\$ 86
Insurance	\$ 12,053	\$ 12,053	\$ 10,885	\$ 1,168
Legal Advertising	\$ 1,350	\$ 675	\$ 427	\$ 248
Other Current Charges	\$ 1,000	\$ 500	\$ 708	\$ (208)
Office Supplies	\$ 100	\$ 50	\$ -	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,079	\$ 90,375	\$ 88,096	\$ 2,279

Sampson Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Field				
General Manager (Vesta)	\$ 193,091	\$ 96,545	\$ 97,745	\$ (1,200)
Landscape Maintenance (Brightview Landscape)	\$ 166,398	\$ 83,199	\$ 58,370	\$ 24,829
Landscape Maintenance (St Johns Golf)	\$ 30,000	\$ 15,000	\$ 13,033	\$ 1,967
Landscape Maintenance Contingency	\$ 52,000	\$ 26,000	\$ 56,575	\$ (30,575)
Lake Maintenance	\$ 30,000	\$ 15,000	\$ 16,160	\$ (1,160)
Security	\$ 83,500	\$ 41,750	\$ 40,967	\$ 783
Lifeguards/Pool Monitors	\$ 46,434	\$ 23,217	\$ 2,105	\$ 21,112
Pool Maintenance	\$ 35,000	\$ 17,500	\$ 19,758	\$ (2,258)
Splash Pad Maintenance/Chemicals	\$ 6,000	\$ 3,000	\$ 3,000	\$ -
Janitorial Maintenance	\$ 22,500	\$ 11,250	\$ 10,931	\$ 319
Electric	\$ 82,500	\$ 41,250	\$ 42,311	\$ (1,061)
Water	\$ 18,500	\$ 9,250	\$ 12,205	\$ (2,955)
Refuse Service	\$ 500	\$ 250	\$ -	\$ 250
Permits	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Fitness Equipment Lease	\$ 27,000	\$ 13,500	\$ 13,274	\$ 226
Repairs & Maintenance	\$ 32,849	\$ 16,425	\$ 17,111	\$ (687)
Street & Tennis Court Lighting Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Repairs & Replacements-Amenity Center	\$ 20,000	\$ 10,000	\$ 3,393	\$ 6,607
Tennis Court Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Supplies	\$ 12,500	\$ 6,250	\$ 9,822	\$ (3,572)
Special Events	\$ 25,000	\$ 16,474	\$ 16,474	\$ -
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	\$ 7,000	\$ 7,850	\$ (850)
Website Maintenance	\$ 1,056	\$ 528	\$ 495	\$ 33
Office Supplies	\$ 700	\$ 350	\$ 219	\$ 131
Contingencies	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Subtotal Field Expenditures	\$ 976,619	\$ 522,329	\$ 498,287	\$ 24,042
Total Operations & Maintenance	\$ 976,619	\$ 522,329	\$ 498,287	\$ 24,042
Total Expenditures	\$ 1,135,698	\$ 612,704	\$ 586,383	\$ 26,321
Excess (Deficiency) of Revenues over Expenditures	\$ 96,538		\$ 617,937	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ -
Interfund Transfer-Excess/Shortage DS Revenues	\$ 24,338	\$ 24,338	\$ 30,582	\$ 6,245
Total Other Financing Sources/(Uses)	\$ (150,662)	\$ (150,662)	\$ (144,418)	\$ 6,245
Net Change in Fund Balance	\$ (54,124)		\$ 473,519	
Fund Balance - Beginning	\$ 54,124		\$ 331,113	
Fund Balance - Ending	\$ 0		\$ 804,633	

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
Revenues:													
Assessments - Tax Roll	\$ -	\$ 102,241	\$ 138,748	\$ 862,084	\$ 52,718	\$ 38,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,193,869
Interest Income	\$ -	\$ 735	\$ 493	\$ 641	\$ 2,163	\$ 2,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,488
Clubhouse Income	\$ -	\$ 428	\$ -	\$ 415	\$ -	\$ 3,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,963
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 103,404	\$ 139,241	\$ 863,140	\$ 54,881	\$ 43,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,204,320
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
FICA Expense	\$ 77	\$ 61	\$ 61	\$ 77	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413
Engineering	\$ 5,941	\$ 2,489	\$ 954	\$ 1,582	\$ 990	\$ 1,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,374
Dissemination	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,169
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843
Attorney	\$ 4,774	\$ -	\$ 1,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,317
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,445
Management Fees	\$ 5,642	\$ 5,642	\$ 5,642	\$ 5,642	\$ 5,642	\$ 5,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,851
Information Technology	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585
Telephone	\$ 53	\$ 66	\$ 68	\$ 76	\$ 80	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407
Postage	\$ -	\$ 159	\$ -	\$ -	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186
Printing & Binding	\$ 47	\$ 3	\$ 16	\$ 13	\$ 25	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114
Insurance	\$ 10,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,885
Legal Advertising	\$ 71	\$ 70	\$ 70	\$ 70	\$ 71	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427
Other Current Charges	\$ 100	\$ 119	\$ 103	\$ 111	\$ 146	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 34,900	\$ 9,702	\$ 9,550	\$ 8,863	\$ 16,594	\$ 8,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,096

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
<i>Operations & Maintenance</i>													
Field Expenditures													
Field/Amenity Operation Manager (Vesta)	\$ 16,291	\$ 16,291	\$ 16,291	\$ 16,291	\$ 16,291	\$ 16,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,745
Landscape Maintenance (Brightview Landscape)	\$ 9,748	\$ 9,748	\$ 9,748	\$ 9,632	\$ 9,748	\$ 9,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,370
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	\$ 44,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,575
Lake Maintenance	\$ 4,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,160
Security	\$ 7,066	\$ 6,446	\$ 6,312	\$ 7,357	\$ 5,716	\$ 8,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,967
Lifeguards/Pool Monitors	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ 1,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,105
Pool Maintenance	\$ 3,276	\$ 2,891	\$ 4,346	\$ 2,933	\$ 3,338	\$ 2,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,758
Splash Pad Maintenance/Chemicals	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Janitorial Maintenance	\$ 2,661	\$ 1,611	\$ 1,611	\$ 1,611	\$ 1,826	\$ 1,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,931
Electric	\$ 6,637	\$ 6,635	\$ 7,335	\$ 7,381	\$ 7,055	\$ 7,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,311
Water	\$ 1,416	\$ 4,218	\$ 2,832	\$ 1,217	\$ 2,412	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,205
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ 2,212	\$ 2,212	\$ 2,212	\$ 2,212	\$ 2,212	\$ 2,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,274
Repairs & Maintenance	\$ 1,700	\$ -	\$ 1,125	\$ 920	\$ 12,154	\$ 1,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,111
Street & Tennis Court Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Replacements-Amenity Center	\$ -	\$ -	\$ 171	\$ 2,215	\$ 165	\$ 841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,393
Tennis Court Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ 2,421	\$ 909	\$ 1,482	\$ 1,821	\$ 2,583	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,822
Special Events	\$ 5,120	\$ -	\$ 3,406	\$ 4,430	\$ 3,044	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,474
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	\$ 1,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,850
Website Maintenance	\$ 99	\$ 99	\$ 99	\$ 99	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 109,574	\$ 70,212	\$ 71,912	\$ 68,783	\$ 76,036	\$ 101,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498,287
Total Operations & Maintenance	\$ 109,574	\$ 70,212	\$ 71,912	\$ 68,783	\$ 76,036	\$ 101,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498,287
Total Expenditures	\$ 144,474	\$ 79,914	\$ 81,462	\$ 77,645	\$ 92,630	\$ 110,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 586,383
Excess (Deficiency) of Revenues over Expendi	\$ (144,474)	\$ 23,490	\$ 57,779	\$ 785,495	\$ (37,749)	\$ (66,604)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 617,937
Other Financing Sources/Uses:													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ (175,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (175,000)
Interfund Transfer-Excess/Shortage DS Revenue	\$ -	\$ 30,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,582
Total Other Financing Sources/Uses	\$ -	\$ 30,582	\$ -	\$ -	\$ (175,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (144,418)
Net Change in Fund Balance	\$ (144,474)	\$ 54,073	\$ 57,779	\$ 785,495	\$ (212,749)	\$ (66,604)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473,519

Sampson Creek
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 552,515	\$ 552,515	\$ 542,340	\$ (10,174)
Interest	\$ 2,500	\$ 1,250	\$ 5,983	\$ 4,733
Total Revenues	\$ 555,015	\$ 553,765	\$ 548,324	\$ (5,441)
Expenditures:				
Interest - 11/1	\$ 61,988	\$ 61,988	\$ 61,988	\$ -
Principal - 5/1	\$ 430,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 61,988	\$ -	\$ -	\$ -
Total Expenditures	\$ 553,975	\$ 61,988	\$ 61,988	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,040		\$ 486,336	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (24,338)	\$ (24,338)	\$ (30,582)	\$ (6,245)
Total Other Financing Sources/(Uses)	\$ (24,338)	\$ (24,338)	\$ (30,582)	\$ (6,245)
Net Change in Fund Balance	\$ (23,298)		\$ 455,754	
Fund Balance - Beginning	\$ 86,325		\$ 285,656	
Fund Balance - Ending	\$ 63,027		\$ 741,410	

Sampson Creek
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 73,780	\$ 73,780	\$ 72,423	\$ (1,357)
Interest	\$ 750	\$ 375	\$ 2,699	\$ 2,324
Total Revenues	\$ 74,530	\$ 74,155	\$ 75,122	\$ 967
Expenditures:				
Interest - 11/1	\$ 31,475	\$ 31,475	\$ 31,475	\$ (0)
Principal - 5/1	\$ 10,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 31,475	\$ -	\$ -	\$ -
Total Expenditures	\$ 72,950	\$ 31,475	\$ 31,475	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,580		\$ 43,647	
Net Change in Fund Balance	\$ 1,580		\$ 43,647	
Fund Balance - Beginning	\$ 61,026		\$ 175,200	
Fund Balance - Ending	\$ 62,607		\$ 218,847	

Sampson Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 5,000	\$ 2,500	\$ 3,958	\$ 1,458
Misc. Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 5,000	\$ 2,500	\$ 3,958	\$ 1,458
Expenditures:				
Capital Outlay	\$ 63,797	\$ 31,899	\$ 80,479	\$ (48,581)
Total Expenditures	\$ 63,797	\$ 31,899	\$ 80,479	\$ (48,581)
Excess (Deficiency) of Revenues over Expenditures	\$ (58,797)		\$ (76,521)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Total Other Financing Sources (Uses)	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Net Change in Fund Balance	\$ 116,203		\$ 98,479	
Fund Balance - Beginning	\$ 232,934		\$ 239,388	
Fund Balance - Ending	\$ 349,137		\$ 337,867	

Sampson Creek
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 110	\$ 110
Total Revenues	\$ -	\$ -	\$ 110	\$ 110
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 110	
Net Change in Fund Balance	\$ -		\$ 110	
Fund Balance - Beginning			\$ 7,053	
Fund Balance - Ending			\$ 7,163	

Sampson Creek
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 7,620	\$ 7,620
Total Revenues	\$ -	\$ -	\$ 7,620	\$ 7,620
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 41,836	\$ (41,836)
Total Expenditures	\$ -	\$ -	\$ 41,836	\$ (41,836)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (34,217)	
Net Change in Fund Balance	\$ -		\$ (34,217)	
Fund Balance - Beginning			\$ 526,195	
Fund Balance - Ending			\$ 491,978	

Sampson Creek

Community Development District

Long Term Debt Report

FY 2026

Series 2016, Special Assessment Bonds		
Interest Rate:	2.50%	
Maturity Date:	5/1/26	\$430,000
Interest Rate:	2.625%	
Maturity Date:	5/1/27	\$440,000
Interest Rate:	3.00%	
Maturity Date:	5/1/31	\$1,910,000
Interest Rate:	3.125%	
Maturity Date:	5/1/34	\$1,420,000
Bonds outstanding - 9/30/2025		\$4,200,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$4,200,000
Series 2020, Special Assessment Bonds		
Interest Rate:	2.375%	
Maturity Date:	5/1/35	\$755,000
Interest Rate:	2.625%	
Maturity Date:	5/1/40	\$1,715,000
Bonds outstanding - 9/30/2025		\$2,470,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$2,470,000
Total Current Bonds Outstanding		\$6,670,000

2016 Bond

2020 - Combined

Stated:

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

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

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

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
FY 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&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
03/13/26	Distribution #8	\$ 59,431.18	\$ 568.10	\$ 1,177.26	\$ 57,685.82	\$ 38,078.11	\$ 17,297.79	\$ 2,309.92	\$ 57,685.82
TOTAL		\$ 1,915,440.63	\$ 73,991.40	\$ 36,828.97	\$ 1,808,633.04	\$ 1,193,869.13	\$ 542,340.46	\$ 72,423.41	\$ 1,808,633.00

97.72%	Gross Percent Collected
\$ 44,681.17	Balance Remaining to Collect

C.

SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

April 16, 2026

GENERAL FUND		
<i>DATE</i>	<i>CHECK NUMBERS</i>	<i>AMOUNT</i>
03/26/26	9103-9106	\$19,530.30
04/02/26	9107-9114	\$48,186.38
04/09/26	9115-9125	\$50,616.86
<u>AUTOPAY</u>		
03/27/26	8028-8032	\$2,033.32
03/31/26	VOID 8017,8033	-\$830.02
04/09/26	8034-8036	\$8,477.08
Total		\$128,013.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/26/26	00048	3/20/26	0F616870	202603	320-57200-54502			*	840.96		
			INSPECTION 03/26								
		3/23/26	53251171	202603	320-57200-54600			*	81.30		
			SVCS 03/26								
CINTAS CORPORATION										922.26	009103
3/26/26	00334	3/18/26	23356477	202603	320-57200-54600			*	524.46		
			WATER SVCS 03/26								
CRYSTAL SPRINGS										524.46	009104
3/26/26	00497	10/31/25	770820-1	202510	320-54100-46200			*	9,747.58		
			LANDSCAPE MGMT 10/25								
		10/31/25	774362	202510	320-54100-46203			*	4,121.00		
			INITIAL IRRIGATION AUDIT								
		3/23/26	817617	202603	320-54100-46202			*	695.00		
			HYBRID CONTROLLER 03/26								
		3/23/26	817618	202603	320-54100-46202			*	3,120.00		
			TREE CANOPY EVALUATE 3/26								
RUPPERT LANDSCAPE LLC										17,683.58	009105
3/26/26	00424	3/20/26	21331	202603	320-54100-46202			*	400.00		
			CUT DOWN DEAD TREE 03/26								
TAYLOR TREE SERVICES, INC										400.00	009106
4/02/26	00311	3/30/26	33466	202603	320-57200-54500			*	1,136.00		
			INSTALL NEW BACKFLOW 3/26								
BOB'S BACKFLOW & PLUMBING SERVICES										1,136.00	009107
4/02/26	00469	3/25/26	5784	202604	320-57200-45200			*	5,229.35		
			POOL SVCS 04/26								
CBUSS ENTERPRISES										5,229.35	009108
4/02/26	00048	3/31/26	93658538	202604	320-57200-54600			*	308.00		
			ZOLL 3 AED AUTO AGREE								
CINTAS CORPORATION										308.00	009109
4/02/26	00319	3/28/26	1110618-	202604	320-57200-41000			*	528.92		
			SVCS 04/26								
COMCAST										528.92	009110
4/02/26	00285	4/01/26	JAK04260	202604	320-57200-45300			*	1,611.00		
			SVCS 04/26								
JANI-KING OF JACKSONVILLE										1,611.00	009111
4/02/26	00031	4/01/26	360131B	202604	320-54100-46300			*	2,360.00		
			WATER MGMT 04/26								
THE LAKE DOCTORS, INC.										2,360.00	009112

SAMC SAMPSON CREEK SHENNING											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/26	00497	3/26/26	818879	202603	320	54100	46200		LANDSCAPE MAINT 03/26	*	9,747.58		
		3/30/26	820381	202603	320	54100	46202		FLOWER ROTATION 2OF4 3/26	*	5,235.62		
		3/30/26	820384	202603	320	54100	46203		CONTROLLER UPDATE 03/26	*	4,034.00		
		3/30/26	820398	202603	320	54100	46202		MAINLINE LEAK 03/26	*	1,705.00		
RUPPERT LANDSCAPE LLC												20,722.20	009113
4/02/26	00377	4/01/26	431553	202604	320	54100	34000		SVCS 04/26	*	16,290.91		
VESTA PROPERTY SERVICES, INC												16,290.91	009114
4/09/26	00480	4/07/26	2026-625	202604	320	57200	54502		SVCS 04/26	*	932.50		
ALDRIDGE & SONS PLUMBING												932.50	009115
4/09/26	00416	4/03/26	04032026	202604	320	57200	49400		OUTDOOR MOVIE 04/26	*	500.00		
BOUNCERS, SLIDERS, AND MORE INC.												500.00	009116
4/09/26	00397	4/01/26	SAMPSON2	202603	320	57200	34501		SECURITY SVCS 03/26	*	6,433.00		
CENTRAL SECURITY AGENCY												6,433.00	009117
4/09/26	00131	4/01/26	433	202604	310	51300	34000		MGMT FEE 04/26	*	5,641.83		
		4/01/26	433	202604	310	51300	35100		INFO TECH 04/26	*	97.42		
		4/01/26	433	202604	310	51300	31300		DISSEMINATION AGENT SVCS	*	194.75		
		4/01/26	433	202604	310	51300	42000		POSTAGE 04/26	*	38.37		
		4/01/26	433	202604	310	51300	41000		TELEPHONE 04/26	*	71.98		
GOVERNMENTAL MANAGEMENT SERVICES												6,044.35	009118
4/09/26	00026	4/02/26	29140	202603	310	51300	32200		AUDIT FYE 09/30/25	*	3,800.00		
GRAU & ASSOCIATES												3,800.00	009119
4/09/26	00340	4/07/26	194889	202603	310	51300	31100		SVCS THRU 03/31/26	*	1,417.10		
MATTHEWS DESIGN GROUP, INC.												1,417.10	009120
SAMC SAMPSON CREEK SHENNING													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00497	10/31/25	773005	202510	320-54100-46202		TRIM CANOPIES 10/25	*	1,625.00		
		12/29/25	791543	202512	320-54100-46202		DEAD TREE REMOVAL 12/25	*	1,265.00		
		2/26/26	810364	202602	320-54100-46203		EXTEND ZONE 02/26	*	1,906.00		
		3/31/26	821585	202603	320-54100-46202		MULCH 03/26	*	15,400.00		
		3/31/26	821586	202603	320-54100-46202		PINE STRAW 03/26	*	4,500.00		
RUPPERT LANDSCAPE LLC										24,696.00	009121
4/09/26	00424	4/02/26	21404	202604	320-54100-46202		CUT DOWN TREE 04/26	*	400.00		
TAYLOR TREE SERVICES, INC										400.00	009122
4/09/26	00188	3/25/26	8120066	202603	310-51300-32300		FEE 03/01/26-02/28/27	*	4,444.69		
US BANK										4,444.69	009123
4/09/26	00501	3/31/26	00076444	202603	310-51300-48000		NOTICE OF MEETING 03/26	*	74.08		
USA TODAY MEDIA CORP.										74.08	009124
4/09/26	00377	3/31/26	431759	202603	320-57200-45100		POOL MONITORS 03/26	*	1,875.14		
VESTA PROPERTY SERVICES, INC										1,875.14	009125
TOTAL FOR BANK A									118,333.54		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/31/26	00022	1/20/26	4200-012	202601	320	54100	43100		SERVICE THRU 01/19/2026	V	1,103.02-	1,103.02-	008017
									JEA				
3/27/26	00022	3/18/26	14873242	202603	320	54100	43100		SVCS 03/26	*	69.75	69.75	008028
									JEA				
3/27/26	00022	3/18/26	82743242	202603	320	54100	43100		SVCS 03/26	*	1,144.57	1,144.57	008029
									JEA				
3/27/26	00467	3/19/26	1604224	202603	320	57200	34500		OFF DUTY OFFICER 03/26	*	273.00	273.00	008030
									ROLLKALL TECHNOLOGIES LLC				
3/27/26	00467	3/20/26	1604857	202603	320	57200	34500		OFF DUTY OFFICER 03/26	*	273.00	273.00	008031
									ROLLKALL TECHNOLOGIES LLC				
3/27/26	00467	3/24/26	1607204	202603	320	57200	34500		OFF DUTY OFFICER 03/26	*	273.00	273.00	008032
									ROLLKALL TECHNOLOGIES LLC				
3/31/26	00467	3/29/26	1609923	202603	320	57200	34500		OFF-DUTY POLICE-3/29/26	*	273.00	273.00	008033
									ROLLKALL TECHNOLOGIES LLC				
4/09/26	00319	4/04/26	1110956-	202604	320	57200	41000		SERVICE THRU 05/13/2026	*	935.57	935.57	008034
									COMCAST				
4/09/26	00016	4/06/26	MAR26	202603	320	54100	43000		SERVICE THRU 04/06/2026	*	7,268.51	7,268.51	008035
									FLORIDA POWER & LIGHT				
4/09/26	00467	4/03/26	1611940	202604	320	57200	34500		OFF-DUTY POLICE-04/02/26	*	273.00	273.00	008036
									ROLLKALL TECHNOLOGIES LLC				
TOTAL FOR BANK Z											9,680.38		
TOTAL FOR REGISTER											128,013.92		

SAMC SAMPSON CREEK SHENNING

Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 14
Acct#: 32499
Acct zip: 32092

Receipt No: 0F61687041
Receipt Date: 03/20/2026
Payment Term: NET 10 DAYS
Customer No: 32499
Receipt Type: CHG-S
PO Number:
Service Visit No: 11887581

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

Bill To:
SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR,
ST AUGUSTINE, FL 32092

Serviced:
SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR, SAMPSON CREEK COMMUNITY
ST AUGUSTINE, FL 32092

Repairs & Maintenance - Amenity Center
320-57200-54502

Item	Qty	Description	Unit Price	Net Amount	Tax
DISPBAT	2	BATTERY RECYCLE & DISPOSAL	23.51	47.02	Y
IN	5	INSPECTION, EXTINGUISHER ANNUAL	15.37	76.85	Y
EXB64	1	BATTERY, 6V 4 AH	111.30	111.30	Y
INEX	4	INSPECTION EXIT LIGHTING COMPREHENSIVE INSP	36.12	144.48	Y
EXB12N	1	BATTERY, 1.2 VOLT NICAD, SINGLE AA SIZE CELL	85.71	85.71	Y
EESEAL	5	FLAG SEAL/TAMPER INDICATOR	5.00	25.00	Y
INEL	5	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	36.12	180.60	Y
SC	1	Service Charge	170.00	170.00	Y

Sub Total: 840.96

Tax: 0.00

Total: 840.96

Amount Received: 0.00

Balance Due: 840.96

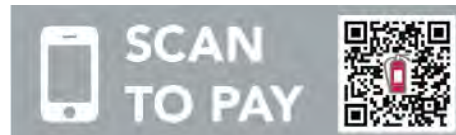
Please pay =====>

Work Authorized By: JULIE TALLAKSEN
Work Signed By: JULIE TALLAKSEN

Work Performed By: Sullivan, Fernando
Date Completed: 03/20/2026

Julie Tallaksen

Signature: X _____



Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 14
Acct#: 32499
Acct zip: 32092

Receipt No: 0F61687041
Receipt Date: 03/20/2026
Payment Term: NET 10 DAYS
Customer No: 32499
Receipt Type: CHG-S
PO Number:
Service Visit No: 11887581

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

Bill To:
SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR,
ST AUGUSTINE, FL 32092

Serviced:
SAMPSON CREEK CDD
219 SAINT JOHNS GOLF DR, SAMPSON CREEK COMMUNITY
ST AUGUSTINE, FL 32092

CINTAS FIRE PROTECTION

#98454000012007

#98452300012007

#502087000199

BY SIGNING THIS DOCUMENT, I HEREBY REPRESENT I
HAVE THE AUTHORITY TO ENTER INTO THIS CONTRACT
ON BEHALF OF MY EMPLOYER.

PLEASE PAY FROM THIS INVOICE
WE ACCEPT VISA/MC/AMEX AND DISCOVER
TO MAKE PAYMENT BY PHONE:

570.891.0476

Fire Protection Service Report

CINTAS FIRE 636525 JACKSONVILLE, FL 455692408

Cintas is your single source for all your fire protection needs - www.cintas.com. Fire Extinguishers - Fire Alarms - Sprinkler Systems - Emergency & Exit Lighting - Kitchen Suppression Systems - Special Hazards Suppression Systems

CUSTOMER INFORMATION

SAMPSON CREEK CDD	32499	SERVICE DATE: 03/20/2026		
219 SAINT JOHNS GOLF DR SAMPSON CREEK COMMUNITY	ST AUGUSTINE	FL	32092	
FIRE TECHNICIAN: Sullivan, Fernando				
SERVICED BY: Sullivan, Fernando			ACCEPTED BY: JULIE TALLAKSEN	

PORTABLE EQUIPMENT - SERVICED: (5)

EQUIPMENT-SERVICES	Monthly	Annual	Recharge	Internal	Hydro-Test	Other
10 LB ABC DRY CHEM	0	1	0	0	0	0
5 LB ABC DRY CHEM	0	2	0	0	0	0
5 LB CARBON DIOXIDE	0	1	0	0	0	0
5 LB CLEAN GUARD FE-36	0	1	0	0	0	0

PORTABLE EQUIPMENT INTERNAL MAINTENANCE/HYDROSTATIC TESTS COMING DUE: (1)

Equipment	Year	Quantity
5 LB CARBON DIOXIDE	2027	1

EMERGENCY LIGHTS - SERVICED: (9)

EQUIPMENT-SERVICES	Monthly Visual Inspection and 30 Second Functional Test		Annual Visual Inspection & Battery Load Test		Annual Visual Inspection and Certified 90 Minute Functional Test	
	Pass	Fail	Pass	Fail	Pass	Fail
COMBO EXIT/EMERGENCY LT	0	0	1	0	0	0
EMERG LIGHT - DC BACKUP	0	0	4	0	0	0
EXIT SIGN - DC BACKUP	0	0	4	0	0	0

EMERGENCY LIGHTS - BATTERY & BULB REPLACEMENTS:(2)

Equipment	Location	Replacement Part	Qty
EMERG LIGHT - DC BACKUP	MEETING ROOM	BATTERY, 6V 4 AH	1
EXIT SIGN - DC BACKUP	MEETING ROOM	BATTERY, 1.2 VOLT NICAD	1

During our inspection of your fire safety equipment, our fire service technician noted the above deficiencies with the current condition of your fire safety equipment. These deficiencies result in your equipment not complying with current national fire codes (NFPA).

This condition poses or may pose an immediate risk to life safety. We recommend you take immediate action to upgrade, repair, or replace your equipment to assure adequate fire protection and life safety

We urge you to contact our office to obtain a quotation for upgrading, repairing, or replacing your fire safety equipment to help assure it will function as needed in the event of a fire.

ACCEPTED BY: JULIE TALLAKSEN

Site Survey Report

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 14

Receipt No: 0F61687041
Receipt Date: 03/20/2026
Customer: SAMPSON CREEK CDD
Customer No: 32499

Seq	Description	Location	Mfg	Mfg Year	Next Exch	Serial No
10	10 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	GYM	ANSUL	2025	2031	I42595115
20	5 LB CARBON DIOXIDE FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	ELECTRICAL ON SIDE OF BLDG SHED	AMEREX	2022	2027	B-72514777
30	5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	MEETING RM.	ANSUL	2025	2031	BZ511483
40	5 LB ABC DRY CHEM FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	ADM. OFFICE	ANSUL	2025	2031	I42692806
50	5 LB CLEANGUARD FE-36 FLAG SEAL/TAMPER IND; FIRE EXT. INSPECTION	GYM SERVER CLOSET	ANSUL	2022	2028	H09075262
60	EXIT SIGN - DC BACKUP BATTERY RECYCLE & DISPSAL; BATTERY, 1.2 VOLT NICAD; INSPECTION, EXIT LIGHT	MEETING ROOM		1900	1900	
70	EMERG LIGHT - DC BACKUP BATTERY RECYCLE & DISPSAL; BATTERY, 6V 4 AH; INSP EMERGENCY LIGHT	MEETING ROOM		1900	1900	
80	EXIT SIGN - DC BACKUP INSPECTION, EXIT LIGHT	OFFICE EXIT		1900	1900	
81	EXIT SIGN - DC BACKUP INSPECTION, EXIT LIGHT	GYM		1900	1900	
100	EXIT SIGN - DC BACKUP INSPECTION, EXIT LIGHT	GYM FRONT DOOR		1900	1900	
110	EMERG LIGHT - DC BACKUP INSP EMERGENCY LIGHT	O/S BATHROOMS		1900	1900	
120	EMERG LIGHT - DC BACKUP INSP EMERGENCY LIGHT	MENS ROOM		1900	1900	
130	EMERG LIGHT - DC BACKUP INSP EMERGENCY LIGHT	WOMENS BATHROOM		1900	1900	
150	COMBO EXIT/EMERGENCY LT INSP EMERGENCY LIGHT	O/S RESTROOMS		1900	1900	

Date Completed: 03/20/2026

Maintain With Your Fire and Safety Records - Thank You for Your Business

FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

The terms and conditions below are excerpts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S.) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,

OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY: LIQUIDATED DAMAGES. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000 AS LIQUIDATED DAMAGES. If Customer wishes to increase the limitation of liability, Customer may, as of right, enter into a supplemental agreement with Cintas to obtain a higher limit by paying an additional amount consistent with the increase in liability; such a payment, however, shall in no way be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio arbitration law. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in Warren County, Ohio. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.



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 # 5325117102
Invoice Date 03/23/2026
Credit Terms NET 30 DAYS
Customer # 10552255
Cintas Route LOC #0292 ROUTE 0009
Order # 7062502519
Payer # 10552255

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

Supplies
320-57200-54600

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000005150417	Unit Description: OFFICE				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
43201	SKIN TONE BNDG BROWN REFILL	1 EA	\$7.03	\$7.03	
43301	SKIN TONE BNDG DARK BROWN REFILL	1 EA	\$7.03	\$7.03	
43959	COMFORT DOT MED	1 BOX	\$16.21	\$16.21	
50239	HYDROGEN PEROXIDE 2 OZ	1 EA	\$15.63	\$15.63	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
	Unit Subtotal:			\$56.35	
Unit 000000000017631113	Unit Description: FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
Unit 000000000017631116	Unit Description: OFFICE HALLWAY				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
	Unit Subtotal:			\$24.95	
	Invoice Sub-total			\$81.30	
	Tax			\$0.00	
	Invoice Total			\$81.30	

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

Invoice

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

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

Note



Handwritten signature 'cintas' and initials 'EP' over a horizontal line.

Date	Détails	Qty.	Each	Amount	
02-27-26	T260586970035	PRIMO 5G PURIFIED WATER PET BOTTLE CUP PLASTIC FLAT 9 OZ CLEAR 4GM POLY 50 CT 5.0 GALLON PRIMO PET BOTTLE DEPOSIT 5.0 GALLON PRIMO PET BOTTLE RETURN DELIVERY FEE Sales Tax Total	21 5 21 -21 1	10.49 6.49 6.00 6.00 14.99	220.29 32.45 126.00 -126.00 14.99 0.00 267.73
03-13-26	T260726970019	PRIMO 5G PURIFIED WATER PET BOTTLE CUP PLASTIC FLAT 9 OZ CLEAR 4GM POLY 50 CT 5.0 GALLON PRIMO PET BOTTLE DEPOSIT 5.0 GALLON PRIMO PET BOTTLE RETURN DELIVERY FEE Sales Tax Total	18 6 18 -18 1	10.49 6.49 6.00 6.00 14.99	188.82 38.94 108.00 -108.00 14.99 0.00 242.75
	R2607522541350	BOTTOM LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL BOTTOM LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL Sales Tax Total	1 1	6.99 6.99	6.99 6.99 0.00 13.98
Total New Charges:					556.59

How to Read Your Bill

Delivery Calendar:
Your scheduled deliveries for the next three months.

Customer Account Number:
For prompt service, please use this number when referring to your account.

Summary:
Previous balance and posted payments since last bill.

Total New Charges:
This information provides totals for various products and transactions.

Important Monthly Message

Important Monthly Promotions:
Register online for access to your account. You can view and pay your bill, check delivery schedule and order products all online.

Bottle Deposits:
Highlights bottle deposits and returns.

Easy to Pay:
Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card payments

Mail Remittance With Payment To:
Please detach remittance and mail using business envelope provided.

Billing Rights Summary

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

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

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

Electronic Funds Transfer Notice

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

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

Insufficient Funds Notice

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

We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).
For further information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

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

Address Changes

Mailing address only Mailing and delivery address

Name

Address

City

State

Zip Code

()

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

- ✓ Detach this remittance and return with your payment.
- ✓ Write the complete account number on your check.
- ✓ Mail remittance and payment using the enclosed envelope.



INVOICE

Date	Invoice#
Mar 23,2026	817617

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance Contingency
320-54100-46202

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

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 22,2026	4782471

Description	Price	Total
<p>Hybrid Controller Identified four valves in Area 15 that are currently operated by Hunter NODE controllers. We propose to install a Hunter Hybrid controller and eliminate the individual NODE controllers. This upgrade will provide a centralized, visible controller location, ensuring the valves can be easily located and serviced in the future - even if they become covered or buried over time. We will also perform a full inspection of the irrigation system in Area 15 and submit a separate proposal outlining any defects or necessary repairs identified during that inspection.</p> <p>Controller 1 Zone 1 (1) Hunter Hybrid</p>	\$695.00	\$695.00

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$695.00
Sales Tax:	\$0.00
Amount Due:	\$695.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice #
Oct 31,2025	770820

Please Remit Payment to:
Ruppert Landscape LLC
 P.O. Box 780912
 Philadelphia, PA 19178-0912

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

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

Property Name	Terms	Due Date
Sampson Creek CDD (261195)	Net 30 Days	Nov 30,2025

QTY	Description	Price	Total
1	Landscape Management Installment For October As Per Contract, Due Nov 30, 2025 <p style="text-align: center; color: red;">Landscape Maintenance 320-54100-46200</p> October 2025	\$9,747.58	\$9,747.58

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Subtotal:	\$9,747.58
Sales Tax:	\$0.00
Amount Due:	\$9,747.58

Thank you for your business!

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice#
Mar 23,2026	817618

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

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

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 22,2026	4782480

Description	Price	Total
<p>Tree Canopy Elevation St John's Golf Dr Elevate the 13 Oak Trees along St John's Golf up the Amenity parking lot entrance. The goal is to allow as much sunlight come in for the curb line future planting and pond banks. All debris and material will be removed and hauled offsite.</p> <p>001.320.54100.46202</p>	\$3,120.00	\$3,120.00

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$3,120.00
Sales Tax:	\$0.00
Amount Due:	\$3,120.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



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

Invoice

BILL TO

Sampson Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21331	03/20/2026	\$400.00	03/20/2026	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
1265 Stonehedge Trail Ln St. Augustine, FL 32092 Cut down very dead pine tree on the other Side of pool screen Some or all debris will be put back in wooded area Completed on 3-20-2026	1	400.00	400.00

BALANCE DUE

\$400.00

Pay invoice

Landscape Maintenance Contingency
320-54100-46202

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

MANAGE MY ACCOUNT

Pay Bill

View Bill

View Recent Payments

Request an Extension

Request a Payment Arrangement

Bill and Letter History

Update Account

Billing Preference

AutoPay Settings

MyBudget Levelized Billing

Alert Preferences

Report or Track an Outage

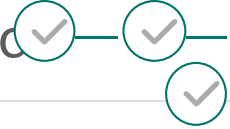
Add Service

Move Service

Stop Service

Daily Usage

Account Balance



Step 3/3

Thank you for your payment.

We have sent a confirmation email to shenning@gmssf.com. If your service has been disconnected and you have paid the required amount, a reconnect order will be issued automatically.



Account:
1487324200

Your account balance has been updated to reflect the payment.

Confirmation No.	38363570031926
Payment Selection	Account Balance
Payment Amount	\$69.75
Bank	Wells Fargo
Account Posting Date	03/19/2026

Total: \$69.75

Total Amount Paid:
\$69.75



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

SAMPSON CREEK COMMUNITY

Account #: 1487324200
Bill Date: 03/18/26
Cycle: 15

Amount Due
\$69.75
Please pay by 04/09/26 to avoid
1.5% late payment charge.

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

TOTAL SUMMARY OF CHARGES

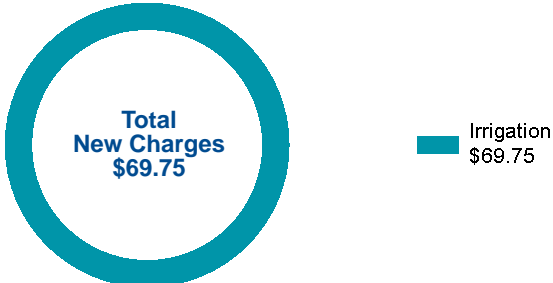
Irrigation	\$	69.75
Total New Charges	\$	69.75
<i>(A complete breakdown of charges can be found on the following pages.)</i>		
Previous Balance	\$	91.19
Payment(s) Received		-91.19
Balance Before New Charges		0.00
New Charges		69.75

A late payment charge will be assessed for unpaid balance. \$ **69.75**

MESSAGES

Please pay \$69.75 by 04/09/26 to avoid 1.5% late payment charge and service disconnections.

Remember to follow your watering days. A second day is added during Daylight Savings Time. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.



001.320.54100.43100
march 2026

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: 03/18/26
Please pay by 04/09/26 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
\$69.75	

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

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

02421487324200000000000000004000006975010100000001500011



Account #: 1487324200 Bill Date: 03/18/26 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: 02/12/26 - 03/15/26 Reading Date: 03/15/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514069205	31	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: 02/12/26 - 03/15/26 Reading Date: 03/15/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
72802699	31	2621	Regular	3/4	8000 GAL

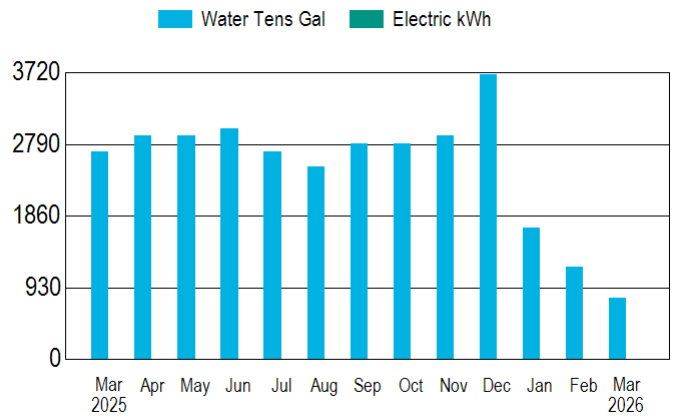
Basic Monthly Charge \$ 18.23

Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 5.35

Total Current Irrigation Charges \$ 51.52

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	27,000	12,000	8,000	258



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	Amount Due \$1,144.57 Do not pay. AutoPay will process your payment on 04/09/26.
Bill Date: 03/18/26	
Cycle: 15	

TOTAL SUMMARY OF CHARGES

Water	\$	500.49
Sewer		117.20
Irrigation		526.88
Total New Charges	\$	1,144.57

(A complete breakdown of charges can be found on the following pages.)

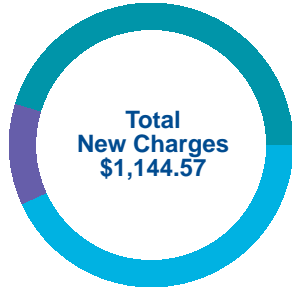
Previous Balance	\$	2,320.34
Payment(s) Received		-2,320.34
Balance Before New Charges		0.00
New Charges		1,144.57

Do not pay. AutoPay will process your payment on 04/09/26. \$ 1,144.57

MESSAGES



Remember to follow your watering days. A second day is added during Daylight Savings Time. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.



001.320.54100.43100
March 2026

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: 03/18/26
Do not pay. AutoPay will process your payment on 04/09/26.	TOTAL AMOUNT PAID
\$1,144.57	

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



Phone: (904) 665-6000



Online: jea.com



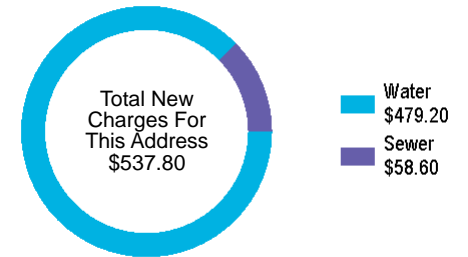
SAMPSON CREEK COMMUNITY

Account #: 8274324200

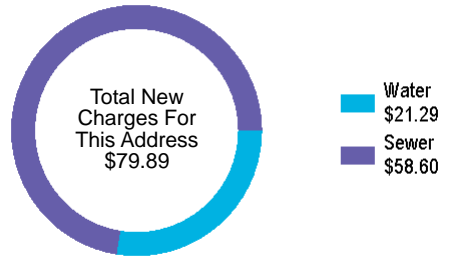
Bill Date: 03/18/26

Cycle: 15

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
1054 EAGLE POINT DR	I	\$22.22	Irrigation 1 - Commercial	02/12/26 - 03/15/26	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.23																		
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		3.99																		
			<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>31</td> <td>505</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)	74457419	31	505	Regular	1000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
74457419	31	505	Regular	1000 GAL																
1148 STONEHEDGE TRAIL LN APT 1	I	\$76.85	Irrigation 1 - Commercial	02/12/26 - 03/15/26	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		27.48																		
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94																		
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		21.43																		
			<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>31</td> <td>342</td> <td>Regular</td> <td>11000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514012958	31	342	Regular	11000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
514012958	31	342	Regular	11000 GAL																
1401 CRESTED HERON CT	I	\$89.28	Irrigation 1 - Commercial	02/17/26 - 03/15/26	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		50.63																		
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94																		
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		10.71																		
			<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>3</td> <td>9553</td> <td>Regular</td> <td>0 GAL</td> </tr> <tr> <td>101588398</td> <td>23</td> <td>9</td> <td>Regular</td> <td>9000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	62253178	3	9553	Regular	0 GAL	101588398	23	9	Regular	9000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
62253178	3	9553	Regular	0 GAL																
101588398	23	9	Regular	9000 GAL																
219 SAINT JOHNS GOLF DR	W	\$457.91	Swimming Pool - Water	02/20/26 - 03/15/26	Commercial Water Service															
Detail Charges:Basic Monthly Charge		60.11																		
Water Consumption Charge		397.80																		
			<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>23</td> <td>5722</td> <td>Regular</td> <td>130000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	94648188	23	5722	Regular	130000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
94648188	23	5722	Regular	130000 GAL																
219 SAINT JOHNS GOLF DR	W	\$21.29	Commercial - Water/Sewer	02/12/26 - 03/15/26	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>31</td> <td>5</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	31	5	Regular	1000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
514050548	31	5	Regular	1000 GAL																
219 SAINT JOHNS GOLF DR	S	\$58.60	Commercial - Water/Sewer	02/12/26 - 03/15/26	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>31</td> <td>5</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	31	5	Regular	1000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
514050548	31	5	Regular	1000 GAL																



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
219 SAINT JOHNS GOLF DR APT 1	W	\$21.29	Commercial - Water/Sewer	02/12/26 - 03/15/26	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>31</td> <td>150</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	31	150	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	31	150	Regular	1000 GAL											
219 SAINT JOHNS GOLF DR APT 1	S	\$58.60	Commercial - Water/Sewer	02/12/26 - 03/15/26	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>31</td> <td>150</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	31	150	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86955411	31	150	Regular	1000 GAL											
380 SAINT JOHNS GOLF DR	I	\$26.21	Irrigation 1 - Commercial	02/12/26 - 03/15/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 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>514034028</td> <td>31</td> <td>50</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)	514034028	31	50	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514034028	31	50	Regular	2000 GAL											
825 HAMPTON CROSSING WAY	I	\$30.47	Irrigation 1 - Residential	02/12/26 - 03/15/26	Residential Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1-7 KGal @ \$4.02)		12.24													
			<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>31</td> <td>414</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)	83711246	31	414	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83711246	31	414	Regular	3000 GAL											
884 EAGLE POINT DR APT 1	I	\$39.45	Irrigation 1 - Commercial	02/12/26 - 03/15/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		27.48													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 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>31</td> <td>393</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	31	393	Regular	3000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83715860	31	393	Regular	3000 GAL											
885 EAGLE POINT DR	I	\$121.20	Irrigation 1 - Commercial	02/12/26 - 03/15/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 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>81849996</td> <td>31</td> <td>603</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)	81849996	31	603	Regular	21000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
81849996	31	603	Regular	21000 GAL											
982 EAGLE POINT DR	I	\$121.20	Irrigation 1 - Commercial	02/12/26 - 03/15/26	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 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>82580203</td> <td>31</td> <td>1432</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)	82580203	31	1432	Regular	21000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
82580203	31	1432	Regular	21000 GAL											





Client Information

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

Receipt

Transaction #: 368960
Date: 03/19/2026
Total Amount: **\$273**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6401833	1604224		St Johns Golf - Leo		4.00	\$60/hr	\$240
				Total Officers Pay			\$240
				Coordination			
				Casey Romein	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$20
				Subtotal			\$260
				RollKall Fees			\$13
				Tax			\$0
						Total	\$273



Client Information

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

Receipt

Transaction #: 369069
Date: 03/20/2026
Total Amount: **\$273**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6406859	1604857		St Johns Golf - Leo		4.00	\$60/hr	\$240
				Total Officers Pay			\$240
				Coordination			
				Casey Romein	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$20
				Subtotal			\$260
				RollKall Fees			\$13
				Tax			\$0
						Total	\$273



Client Information

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

Receipt	
Transaction #:	369730
Date:	03/25/2026
Total Amount:	\$273

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6425696	1607204		St Johns Golf - Leo		4.00	\$60/hr	\$240
				Total Officers Pay			\$240
				Coordination			
				Casey Romein	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$20
				Subtotal			\$260
				RollKall Fees			\$13
				Tax			\$0
						Total	\$273



Client Information

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

Receipt

Transaction #: 370254
Date: 03/30/2026
Total Amount: **\$273**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6444658	1609923		St Johns Golf - Leo		4.00	\$60/hr	\$240
				Total Officers Pay			\$240
				Coordination			
				Casey Romein	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$20
				Subtotal			\$260
				RollKall Fees			\$13
				Tax			\$0
						Total	\$273

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

Repairs & Maintenance
320-57200-54500

33466

Invoice Date

3/30/2026

Bill To
St. John's Golf/ Sampson Creek c/o Vesta Property Services 200 Business Park Cir, Ste 101 St. Augustine, FL 32095

Job Location
St. John's Golf/ Sampson Creek Various Address St. Augustine, FL 32092



P.O. Number	Terms	Due Date
	Net 30	4/29/2026

Serviced	Description	Quantity	Price Each	Amount
3/24/2026	Meter #86955411- Potable (No current backflow)			
	Labor 2 Men to install a new backflow, flush, test, certify, and insulate	2.5	200.00	500.00
	1' Wilkins 975XL2 Serial# ABA11123	1	436.00	436.00
	Piping & Materials	1	60.00	60.00
	Insulation to protect the device against future freeze damage.	1	50.00	50.00
	Conbraco - .75' Pressure Relief Valve (Lead Free)	1	45.00	45.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	45.00	45.00

Total	\$1,136.00
Payments/Credits	\$0.00
Balance Due	\$1,136.00

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

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.: 5784
Terms: Net 30
Invoice date: 03/25/2026
Due date: 04/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: APRIL	1	\$1,850.00	\$1,850.00
2.	LIQUID BLEACH	PER GAL	610	\$4.75	\$2,897.50
3.	SULFURIC ACID	PER GAL	30	\$8.70	\$261.00
4.	TRICHLOR	PER LB	20	\$7.95	\$159.00
5.	GUTTER GRATE	2"X4" GRATE FOR GUTTER, PER EACH	5	\$12.37	\$61.85

Total **\$5,229.35**

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](#)



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 # 9365853838
Invoice Date 03/31/2026
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	
			Invoice Sub-total	\$308.00	
			Tax	\$0.00	
			Invoice Total	\$308.00	

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

Note

Supplies
 320-57200-54600

Hello Office Sampson Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 219 SAINT JOHNS GOLF DR, HOME OFC, SAINT AUGUSTINE, FL, 32092-1053		
Previous balance		\$533.74
Payment - thank you	Mar 14	-\$533.74
Balance forward		\$0.00
Regular monthly charges	Page 3	\$520.40
Taxes, fees and other charges	Page 3	\$8.52
New charges		\$528.92
Amount due Apr 18, 2026		\$528.92

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 28, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

0 0 1 . 3 2 0 . 5 7 2 0 0 . 4 1 0 0 0
A p r i l 2 0 2 6

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment



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 **Apr 18, 2026**

Please pay **\$528.92**

Amount enclosed \$

Make checks payable to Comcast
Do not send cash

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

849574140111061800528927

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- 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.

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Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$520.40

Comcast Business	\$498.40
Bundled services	\$288.95
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
TV services	\$129.55
TV Select Business Video.	\$39.95
Music Choice	\$29.95
TV Box + Remote	\$9.95
Broadcast TV Fee	\$49.70
Internet services	\$34.95
Static IP - 1	\$34.95
Voice services	\$44.95
Mobility Voice Line Business Voice.	\$44.95

Service fees	\$22.00
Directory Listing Management Fee	\$11.00
Voice Network Investment	\$11.00

Taxes, fees and other charges \$8.52

Other charges	\$8.52
Federal Universal Service Fund	\$4.02
Regulatory Cost Recovery	\$4.50

What's included?



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



TV: Keep your employees informed and customers entertained



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

Visit business.comcast.com/myaccount for more details

Additional information

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

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

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

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- ✓ Advanced WiFi with features that you can control
- ✓ The fastest mobile service with 5G cellular and millions of WiFi hotspots

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Call: **1-855-867-5006**

Visit: **comcastbusiness.com/accountreview**

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ADP99996-0002



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

Invoice	
Date 04/01/2026	Number JAK04260030
Due Date 04/30/2026	Cust # 126069
Invoice Amount \$ 1,611.00	Amount Remitted

Sold To:
 SAMPSON CREEK C.D.D.

For:
 Same as Sold To

219 ST. JOHNS GOLF DRIVE
 ST. AUGUSTINE FL 32092

Janitorial Services
 320-57200-45300

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
JAK04260030	04/01/2026	126069	GREENWALT		DARRYL HALL ENTERPRISES LLC	04/30/2026
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR APRIL				1611.00	1611.00
Pay On-Line: https://linktr.ee/janikingjax						
Make All Checks Payable To: JANI-KING OF JACKSONVILLE						
					Amount of Sale	\$ 1,611.00
					Sales Tax	\$ 0.00
					Total	\$ 1,611.00

MAKE CHECK PAYABLE TO:



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

Lake Maintenance
320-54100-46300

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

SAMPSON CREEK CDD SJGCC
VESTA PROPERTY SERVICES
219 St Johns Golf Dr
St. Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
707136	4/1/2026	\$2,360.00

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

0000000014920001000000036013100000023600072

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

Sampson Creek CDD SJGCC 219 St Johns Golf Dr St. Augustine, FL 32092
Invoice Due Date 5/1/2026 Invoice 360131B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2026	Water Management - Zone 1,Water Management - Zone 2,Water Management - Zone 3,Water Management - Zone 4,Water Management - Zone 5,Water Management - Zone 6		\$393.35	\$0.00	\$393.35
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
	Please remit payment for this month's invoice.		\$393.33	\$0.00	\$393.33
			\$393.33	\$0.00	\$393.33
				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice: \$2360.00 **This Invoice Total:** \$2360.00

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

Customer #: 707136
Portal Registration #: AF01BA4E
Customer E-mail(s): staylor@vestapropertyservices.com,jdavidson@vestapropertyservices.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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



INVOICE

Date	Invoice#
Mar 30,2026	820381

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance
320-54100-46202

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

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 29,2026	4600320

Description	Price	Total
Flower Rotation 2 of 4	\$5,235.62	\$5,235.62

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$5,235.62
Sales Tax:	\$0.00
Amount Due:	\$5,235.62

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice#
Mar 30,2026	820398

Please Remit Payment to:

Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

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

Agreement with:

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 29,2026	4843853

Description	Price	Total
3" Mainline Leak at Valve at Sleeve Going Under Road Emergency mainline repair at the entrance Island and exit side. Controller 1 (3) Lateral line break 2" less than 3 feet of pipe, 1.5 feet in depth. Controller 1 Zone 3 (1) Repair/Replace 2" standard valve. Damage mainline at sleeve going under the road. Labor	\$1,705.00	\$1,705.00

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$1,705.00
Sales Tax:	\$0.00
Amount Due:	\$1,705.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice#
Mar 30,2026	820384

Please Remit Payment to:

Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance Contingency
~~320-54100-46202~~ **320-54100-46203**

Stephanie Taylor

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

Agreement with:

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 29,2026	4782449

Description	Price	Total
Controller Upgrade Upgrade the existing irrigation control system to a modern, user-friendly smart controller. This upgrade will serve as the first phase in transitioning the property to a fully integrated smart irrigation system across the main landscaped areas. The new system will improve scheduling accuracy, provide remote management capabilities, and establish the foundation for future smart upgrades while ensuring proper irrigation coverage and minimizing water waste. ICC2 w/expansion mode Controller 1 Zone 1 (1) new controller (1) Expansion Code Total Price \$1970.00 (1) Solar Sync Total Price \$479.00 (1) Centrellus Cell Card Total Price \$1,013.00 Set Up System Total Price \$572.00	\$4,034.00	\$4,034.00

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.

Subtotal:	\$4,034.00
Sales Tax:	\$0.00
Amount Due:	\$4,034.00



INVOICE

Date	Invoice#
Mar 26,2026	818879

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

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

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 25,2026	

Description	Price	Total
Landscape Management For March As Per Contract, Due Apr 25, 2026 Maintenance \$8598.51 Irrigation \$1149.06 <p style="text-align: center; color: red;">Landscape Maintenance 320-54100-46200</p>	\$9,747.58	\$9,747.58

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$9,747.58
Sales Tax:	\$0.00
Amount Due:	\$9,747.58

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



Invoice

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

Invoice # 431553
Date 04/01/2026
Terms Net 30
Due Date 05/01/2026
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

Aldridge & Sons Plumbing Contractors, Inc
 PO Box 600921
 Jacksonville, FL 32260-0921
 USA
 +19042873855

Invoice
 Repairs & Maintenance-
 Amenity Center
 320-57200-54502



BILL TO
Sampson Creek CDD C/O Vesta Properties 219 St Johns Golf Dr St. Augustine, FL 32092

SHIP TO
Sampson Creek CDD C/O Vesta Properties St Johns Golf and Country 219 St Johns Golf Dr St. Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026-62540	04/07/2026	\$932.50	05/07/2026	Net 30	

SERVICE TECHNICIAN
 Jeremy Watts

DATE		DESCRIPTION	QTY	RATE	AMOUNT
02/27/2026	14 Plumbing Commercial	Outside water fountain leaking. Need main shut off located (clubhouse)			
02/27/2026	14 Plumbing Commercial	Found water fountain and bottle filler continuously running. Will order Elkay cartridge and return	1	213.00	213.00
04/06/2026	14 Plumbing Commercial	Found two issues with water fountain, leak on supply inside the unit and drinking side not shutting off when water is on. Access areas are rusted and had to cut bolts to work. Replaced supply line and tee fitting. Replaced Elkay push button assembly. Now working properly at this time but would suggest replacing entire unit at some point	1	719.50	719.50

BALANCE DUE

\$932.50

All invoices are due upon receipt, If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorney's fees, incurred in the collection of unpaid portion.



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice

Date: April 3rd, 2026
 Invoice Number: 04032026.24

Name / Address
 Attn: Julie Tallaksen
 St. John's Golf & CC/Sampson Creek CDD
 219 St. John's Golf Dr.
 St. Augustine, FL 32092

Additional Details:

Special Events
 320-57200-49400

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Outdoor Movie (Zootopia 2)	1	\$500.00		\$350.00	\$350.00
2	Popcorn (100)	1	\$150.00		\$150.00	\$150.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:	Subtotal			\$500.00
	Sales Tax (0.0%)			n/a
	Total			\$500.00

Invoice

CENTRAL SECURITY AGENCY

Remit To:

Central Security Agency
2131A State Road 16
St Augustine, FL 32084

Invoice Number: SAMPSON2026-004
Invoice Date: 2026-04-01
Due Date: 2026-04-16
Terms: Net 15
Dates of Service: 2026-03-01 to 2026-03-31
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

March 2026 (Not April)

Guard Services
320-57200-34501

INVOICE TOTAL	\$6,433.00
OUTSTANDING BALANCE	\$6,433.00

Description	Qty	Rate	Total
Security Services (hourly) CDD Security	184.00	\$32.00	\$5,888.00
Fuel	1.000	\$45.00	\$45.00
Patrol Vehicle	1.000	\$500.00	\$500.00

Total Hours: 184.00

None

INVOICE TOTAL	\$6,433.00
OUTSTANDING BALANCE	\$6,433.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 433
Invoice Date: 4/1/26
Due Date: 4/1/26
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 -April 2026 001.310.51300.34000		5,641.83	5,641.83
Information Technology -April 2026 001.310.51300.35100		97.42	97.42
Dissemination Agent Services - April 2026 001.310.51300.31300		194.75	194.75
Postage 001.310.51300.42000		38.37	38.37
Telephone 001.310.51300.41000		71.98	71.98
Total			\$6,044.35
Payments/Credits			\$0.00
Balance Due			\$6,044.35

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29140
Date 04/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,800.00</u>
Current Amount Due	\$ <u>3,800.00</u>

001.310.51300.32200
March 2026

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,800.00	0.00	0.00	0.00	0.00	3,800.00

Payment due upon receipt.

Project Manager Branden Marcinell



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

April 07, 2026
Invoice # 194889

Project 0000020835.0000 16080.00 - Sampson Creek CDD

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

- CDD Monthly Meeting and General Correspondence
Check with SJC on Transfer of Roadway Ownership
Assist on Addition of Crosswalk Requirements and Locations

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 March 31, 2026

Table with 4 columns: Phase, Description, Hours, Rate, Amount. Includes rows for Professional Engineer and Total Labor.

Table with 4 columns: Phase, Description, Hours, Rate, Amount. Includes rows for Reimbursable Expenses and Total Reimbursables.

Total Due: 1,417.10

Billed to Date 001.310.51300.31100

Summary table with 4 columns: Category, Current Due, Prior Billed, Billed to Date. Includes rows for Labor, Expense, Unit, and Totals.



INVOICE

Date	Invoice#
Oct 31,2025	773005

Please Remit Payment to:

Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

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

Agreement with:

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Nov 30,2025	4544094

Description	Price	Total
Trim back the canopies of one oak, one magnolia, and two crape myrtle trees. Limbs will be cutback 6ft from the roof of the amenity. Also, removal of tree roots in between the tennis courts that are going under the tennis court.	\$1,625.00	\$1,625.00

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$1,625.00
Sales Tax:	\$0.00
Amount Due:	\$1,625.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice#
Dec 29,2025	791543

Please Remit Payment to:

Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance Contingency
320-54100-46202

Stephanie Taylor

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

Agreement with:

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Jan 28,2026	4606661

Description	Price	Total
Dead Tree Replacement Removal and replacement of the dead tree along St Johns Golf Dr. by the cart path. Tree was removed and hauled offsite, replaced with a 15gal Crape Myrtle Dynamite (red flowering). (1) 15 gal Crape Myrtle Dynamite Tree Removal	\$1,265.00	\$1,265.00

For billing questions contact Colleen Ryan Tel: 904-778-1030

For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$1,265.00
Sales Tax:	\$0.00
Amount Due:	\$1,265.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice#
Mar 31,2026	821585

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance Contingency
320-54100-46202

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

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 30,2026	4600366

Description	Price	Total
Mulch Shredded brown mulch 200 cubic yards	\$15,400.00	\$15,400.00

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$15,400.00
Sales Tax:	\$0.00
Amount Due:	\$15,400.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice#
Mar 31,2026	821586

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

Landscape Maintenance Contingency
320-54100-46202

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

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Apr 30,2026	4726574

Description	Price	Total
Pine Straw 600 bales Pinestraw	\$4,500.00	\$4,500.00

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$4,500.00
Sales Tax:	\$0.00
Amount Due:	\$4,500.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



INVOICE

Date	Invoice#
Feb 26,2026	810364

Please Remit Payment to:
Ruppert Landscape LLC
P.O. Box 780912
Philadelphia, PA 19178-0912

001.320.54100.46203

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

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

Property Name	Terms	Due Date	Order Number
Sampson Creek CDD (261195)	Net 30 Days	Mar 28,2026	4703586

Description	Price	Total
Extend Zone Area located on the left side of the entrance to the Gulf parking lot along St Johns Drive that is currently no receiving irrigation coverage. We will extend irrigation zone 24 by trenching approximately 150 linear feet and install four (4) additional rotor heads. This improvement will provide proper irrigation coverage for the existing plant material and turf in this area. Controller 1 Zone 24 (4) Broken 6" rotor head, standard	\$1,906.00	\$1,906.00

For billing questions contact Colleen Ryan Tel: 904-778-1030
For customer service contact Jr., Oscar Leonel Miranda Tel: 904-312-0382

Thank you for your business!

Subtotal:	\$1,906.00
Sales Tax:	\$0.00
Amount Due:	\$1,906.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



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

Invoice

BILL TO

Sampson Creek CDD

Landscape Maintenance
Contingency
320-54100-46202

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21404	04/02/2026	\$400.00	04/02/2026	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
1265 Stonehedge Trail Ln St. Augustine, FL 32092 Behind address above Cut down sycamore tree that is leaning from the wood line and about to touch pool screen Haul away debris "some debris will be put back in wooded area "	1	400.00	400.00

BALANCE DUE

\$400.00

Pay invoice

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8120066
Invoice Date: 03/25/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Sampson Creek CDD
c/o GMS - South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351
United States

Sampson Creek Community Development District Capital Improvement Revenue Bonds, Series 2020

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,444.69

All invoices are due upon receipt.

001.310.51300.32300

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**Sampson Creek Community Development District
Capital Improvement Revenue Bonds, Series 2020**

Invoice Number:	8120066
Current Due:	\$4,444.69
Direct Inquiries To: Phone:	Schuhle, Scott A (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8120066
 Invoice Date: 03/25/2026

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

Sampson Creek Community Development District
 Capital Improvement Revenue Bonds, Series 2020

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$4,125.00
Incidental Expenses 03/01/2026 to 02/28/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69



USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Sampson Creek Cdd/Gms		764139	03/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007644442	Mar 1- Mar 31, 2026	\$74.08	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$74.08	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: APRIL 30, 2026
Sampson Creek Cdd/Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	<p>Legal Entity: USA TODAY Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</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
3/1/26	Balance Forward	\$71.36
3/10/26	PAYMENT - THANK YOU	-\$71.36

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/12/26	12137253	SAG St Augustine Record	March Meeting	March Meeting	\$74.08

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	\$74.08
Service Fee 3.99%	\$2.96
*Cash/Check/ACH Discount	-\$2.96
*Payment Amount by Cash/Check/ACH	\$74.08
Payment Amount by Credit Card	\$77.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sampson Creek Cdd/Gms		764139		0007644442		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$74.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74.08
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		\$77.04
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0000764139000000000000007644420000740867173



Invoice

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

Invoice # 431759
Date 03/31/2026
Terms Net 30
Due Date 04/30/2026
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	81.21	23.09	1,875.14
Total			1,875.14

001.320.57200.45100
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	Mar 20	-\$910.72
Balance forward		\$0.00
Partial charges	Page 3	\$12.52
Regular monthly charges	Page 3	\$910.72
Taxes, fees and other charges	Page 4	\$12.33
New charges		\$935.57
Amount due Apr 25, 2026		\$935.57

Your bill explained

- We've applied a partial charge of \$12.52 as a result of TV Standard and Public View Service change(s) made to your account on Mar 14.
- Regular monthly charges have increased by \$12.52 as a result of service change(s) made to Voice services, Bundled services, StreamStore and other regular monthly charges.
- Any payments received or account activity after Apr 04, 2026 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

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

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

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 **Apr 25, 2026**
Please pay \$935.57

Amount enclosed \$
Make checks payable to Comcast
Do not send cash

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

849574140111095600935577

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App

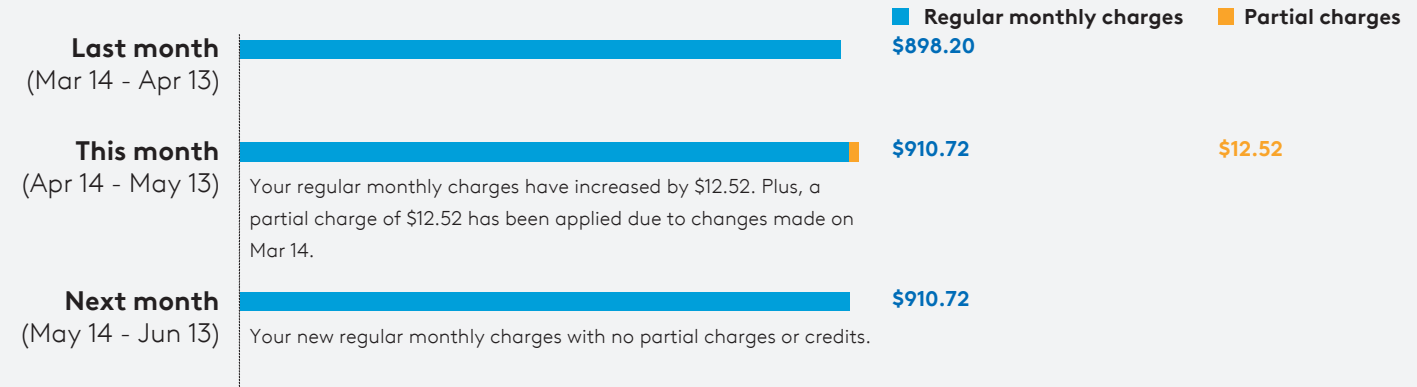


In-Store

Visit 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 \$12.52

Services removed	Mar 14 - Apr 13	-\$74.95
TV Standard and Public View Service		
Services added	Mar 14 - Apr 13	\$87.47
TV Standard and Public View Service		

Please note: Credits for service you were billed for in advance last month.

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 Mar 14 - Apr 13. We've applied a charge of \$12.52 as a result of your change(s) on Mar 14. For more details about the change to your service please go to business.comcast.com/myaccount.

Regular monthly charges \$910.72

Comcast Business	\$863.72
Bundled services	\$456.95
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
TV services	\$316.87
TV Standard Business Video.	\$124.95
Service Discount	-\$62.48
Discount will end on Mar 13, 2027	
CableCARD Service To Additional TV.	\$43.50
Service Discount	-\$43.50
Digital Adapter	Included

What's included?

- Internet:** Fast, reliable internet on our Gig-speed network
- TV:** Keep your employees informed and customers entertained
- Voice Numbers:** (904)599-9094, (904)819-9956, (904)217-8268

Visit business.comcast.com/myaccount for more details

You've saved \$105.98 this month with your service discount.

continues...

...continued

Equipment Fee TV Box.	\$200.00	
Regional Sports Fee	\$4.70	
Broadcast TV Fee	\$49.70	
Voice services		\$89.90
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90	

StreamStore		\$25.00
Public View Service Business Video.	\$25.00	

Service fees		\$22.00
Directory Listing Management Fee	\$11.00	
Voice Network Investment	\$11.00	

Taxes, fees and other charges		\$12.33
Other charges		\$12.33
Federal Universal Service Fund	\$5.82	
Regulatory Cost Recovery	\$6.51	

Additional information

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

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

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

Sampson Creek CDD
FPL Electric

Code to 001.320.54100.43000

March-26

08744-67061	380 St. John's Golf Drive #IRR	\$	30.80
16229-99512	219 St. John's Golf Drive #Pool	\$	1,451.84
19350-09421	211 St. John's Golf Drive #LITES	\$	129.61
46974-44356	9402 Leo Maguire Pkwy #2	\$	32.17
55613-33054	2125 County Road 210 W	\$	48.76
59216-52565	205 St. John's Golf Drive	\$	129.48
61084-35154	944 Leo Maguire Parkway #1	\$	32.66
80369-00598	205 St. John's Golf Drive #Swimclub	\$	614.78
72556-88074	Leo Maguire Parkway #Streetlights	\$	4,477.20
33381-88364	1574 Drury Court #1	\$	321.21
Total		<hr/> \$	<hr/> 7,268.51 <hr/>

*****V#16**

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



Electric Bill Statement

For: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

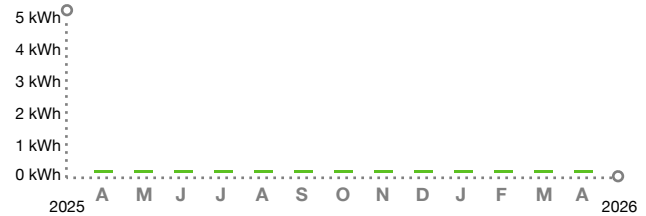
\$30.80

TOTAL AMOUNT YOU OWE

Apr 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
Total new charges	30.80
Total amount you owe	\$30.80

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 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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08744-67061

ACCOUNT NUMBER

\$30.80

TOTAL AMOUNT YOU OWE

Apr 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
Total new charges	\$30.80
Total amount you owe	\$30.80

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	0	0	0
Service days	31	29	29
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: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

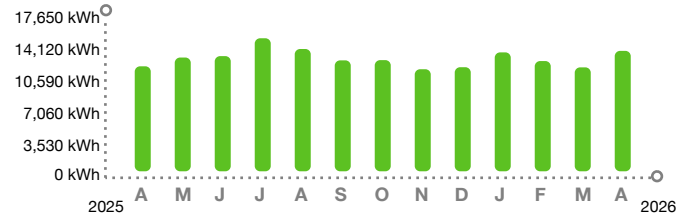
\$1,451.84

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,323.16
Payments received	-1,323.16
Balance before new charges	0.00

Total new charges	1,451.84
Total amount you owe	\$1,451.84

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 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

\$1,451.84

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	1,323.16
Payment received - Thank you	-1,323.16
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$450.81
Fuel: (\$0.032010 per kWh)	\$463.86
Demand: (\$15.03 per KW)	\$465.93
Electric service amount	1,414.31
Gross receipts tax (State tax)	36.30
Taxes and charges	36.30
Regulatory fee (State fee)	1.23
Total new charges	\$1,451.84
Total amount you owe	\$1,451.84

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	38251		23760		14491
Demand KW	31.23				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	14491	12505	12633
Service days	31	29	29
kWh/day	467	431	435
Amount	\$1,451.84	\$1,323.16	\$1,236.16

KEEP IN MIND

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Electric Bill Statement

For: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

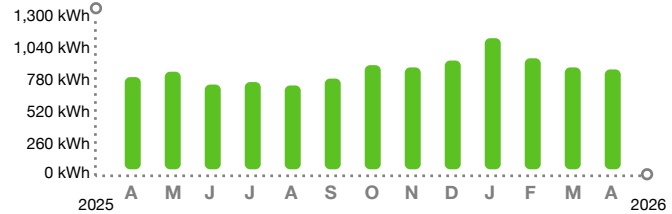
\$129.61

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 17, 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	131.94
Payments received	-131.94
Balance before new charges	0.00

Total new charges	129.61
Total amount you owe	\$129.61

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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19350-09421

ACCOUNT NUMBER

\$129.61

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	131.94
Payment received - Thank you	-131.94
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)	\$83.72
Fuel: (\$0.032020 per kWh)	\$28.34
Electric service amount	126.26
Gross receipts tax (State tax)	3.24
Taxes and charges	3.24
Regulatory fee (State fee)	0.11
Total new charges	\$129.61
Total amount you owe	\$129.61

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	67191		66306		885

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	885	903	817
Service days	31	29	29
kWh/day	28	31	28
Amount	\$129.61	\$131.94	\$116.61

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

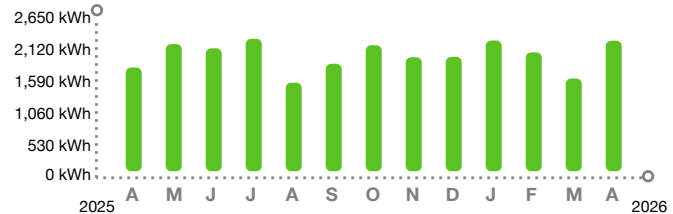
\$321.21

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 17, 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	232.29
Payments received	-232.29
Balance before new charges	0.00
<hr/>	
Total new charges	321.21
Total amount you owe	\$321.21

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

ACCOUNT NUMBER

\$321.21

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	232.29
Payment received - Thank you	-232.29
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)	\$223.17
Fuel: (\$0.032020 per kWh)	\$75.54
Electric service amount	312.91
Gross receipts tax (State tax)	8.03
Taxes and charges	8.03
Regulatory fee (State fee)	0.27
Total new charges	\$321.21
Total amount you owe	\$321.21

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	99939		97580		2359

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	2359	1675	1875
Service days	31	29	29
kWh/day	76	58	65
Amount	\$321.21	\$232.29	\$250.50

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: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

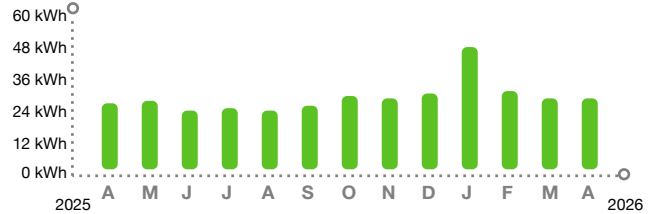
\$32.17

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.17
Payments received	-32.17
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	32.17
<hr/>	
Total amount you owe	\$32.17

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 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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46974-44356

ACCOUNT NUMBER

\$32.17

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	32.17
Payment received - Thank you	-32.17
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
Total amount you owe	\$32.17

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	17000		16971		29

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	29	29	27
Service days	31	29	29
kWh/day	1	1	1
Amount	\$32.17	\$32.17	\$27.05

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: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

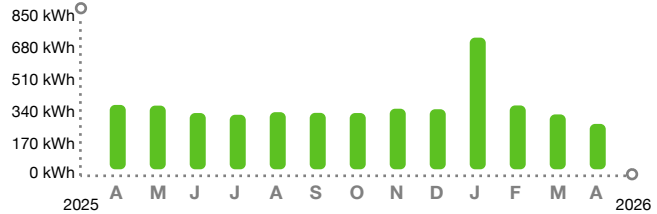
\$48.76

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 17, 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	55.91
Payments received	-55.91
Balance before new charges	0.00
Total new charges	48.76
Total amount you owe	\$48.76

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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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5385 N NOB HILL RD
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55613-33054
ACCOUNT NUMBER

\$48.76
TOTAL AMOUNT YOU OWE

Apr 27, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	55.91
Payment received - Thank you	-55.91
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)	\$24.88
Fuel: (\$0.032020 per kWh)	\$8.42
Electric service amount	47.50
Gross receipts tax (State tax)	1.22
Taxes and charges	1.22
Regulatory fee (State fee)	0.04
Total new charges	\$48.76
Total amount you owe	\$48.76

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	01117		00854		263

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	263	318	373
Service days	31	29	29
kWh/day	8	11	13
Amount	\$48.76	\$55.91	\$60.41

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: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

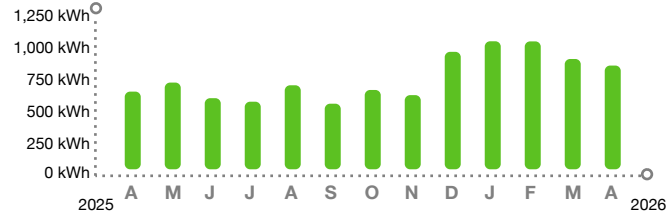
\$129.48

TOTAL AMOUNT YOU OWE

Apr 28, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 29, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 18, 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	136.76
Payments received	-136.76
Balance before new charges	0.00

Total new charges	129.48
Total amount you owe	\$129.48

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

\$129.48

TOTAL AMOUNT YOU OWE

Apr 28, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	136.76
Payment received - Thank you	-136.76
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)	\$83.62
Fuel: (\$0.032020 per kWh)	\$28.31
Electric service amount	126.13
Gross receipts tax (State tax)	3.24
Taxes and charges	3.24
Regulatory fee (State fee)	0.11
Total new charges	\$129.48
Total amount you owe	\$129.48

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	59895		59011		884

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	884	940	662
Service days	31	29	29
kWh/day	28	32	22
Amount	\$129.48	\$136.76	\$96.97

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

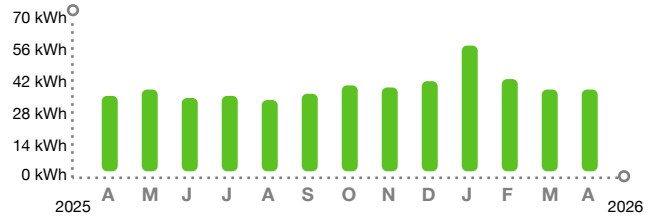
\$32.66

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 17, 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	32.66
Payments received	-32.66
Balance before new charges	0.00
<hr/>	
Total new charges	32.66
Total amount you owe	\$32.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

Apr 27, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	32.66
Payment received - Thank you	-32.66
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
Total amount you owe	\$32.66

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20667		20628		39

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	39	39	36
Service days	31	29	29
kWh/day	1	1	1
Amount	\$32.66	\$32.66	\$27.53

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: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

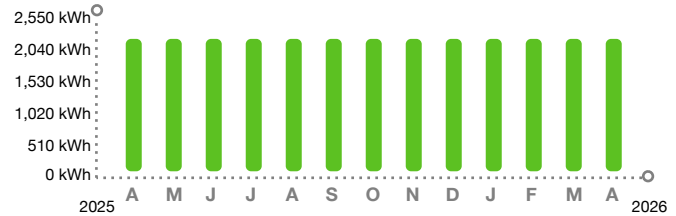
\$4,477.20

TOTAL AMOUNT YOU OWE

Apr 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
<hr/>	
Total new charges	4,477.20
Total amount you owe	\$4,477.20

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 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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for ways to pay.

72556-88074

ACCOUNT NUMBER

\$4,477.20

TOTAL AMOUNT YOU OWE

Apr 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 May 6, 2026.

Usage Type	Usage
Total kWh used	2302

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	2302	2302	2302
Service days	31	29	29
kWh/day	74	79	79
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: 03-06-2026 to 04-06-2026 (31 days)
kWh/Day: 74
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: 03-06-2026 to 04-06-2026 (31 days)
kWh/Day: 74
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
					Electric service amount		4,468.66
					Gross receipts tax (State tax)		4.74
					Regulatory fee (State fee)		3.80
					Total	2,302	4,477.20

* 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: Mar 6, 2026 to Apr 6, 2026 (31 days)

Statement Date: Apr 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

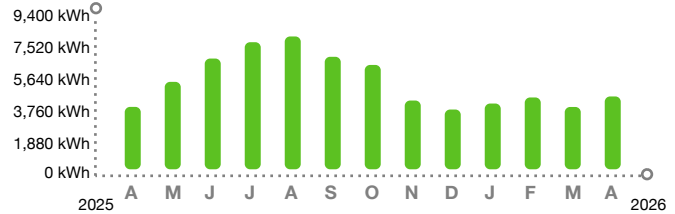
\$614.78

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	601.97
Payments received	-601.97
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	614.78
<hr/>	
Total amount you owe	\$614.78

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 26, 2026 is considered LATE; a late payment charge of 0.6875% will apply.
- The amount due on your account will be drafted automatically on or after April 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

\$614.78

TOTAL AMOUNT YOU OWE

Apr 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	601.97
Payment received - Thank you	-601.97
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$145.22
Fuel: (\$0.032010 per kWh)	\$149.42
Demand: (\$15.03 per KW)	\$270.54
Electric service amount	598.89
Gross receipts tax (State tax)	15.37
Taxes and charges	15.37
Regulatory fee (State fee)	0.52
Total new charges	\$614.78
Total amount you owe	\$614.78

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	71889		67221		4668
Demand KW	17.54				18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 6, 2026	Mar 6, 2026	Apr 4, 2025
kWh Used	4668	3994	3999
Service days	31	29	29
kWh/day	150	137	137
Amount	\$614.78	\$601.97	\$515.93

KEEP IN MIND

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Client Information

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

Receipt

Transaction #: 370978
Date: 04/03/2026
Total Amount: **\$273**

Job #	Invoice #	Date/Time	Location	Officers	Quantity	Rate(\$)	Amount Due(USD)
6462153	1611940		St Johns Golf and CC		4.00	\$60/hr	\$240
				Total Officers Pay			\$240
				Coordination			
				Casey Romein	0.00	\$0/hr	\$0
				Total Coordination Fees	0.00	\$0/hr	\$0
				Total Jurisdiction Fees			\$20
				Subtotal			\$260
				RollKall Fees			\$13
				Tax			\$0
						Total	\$273